Planning

Growth & Development

Delegated officer report for planning application

Application no.	144896/FH/2026
Date registered valid:	8 January 2026
Proposal:	Erection of a singe-storey front entrance porch.
Address:	12 Stanwick Avenue, Manchester, M9 8PD
Ward(s):	Higher Blackley Ward
Applicant:	Mr Gintaras Liksa
Agent (if any):	
Case officer:	Harriet Aidoo Tel: 0161 234 4532 Email: harriet.aidoo@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	27 February 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 27 January 2026

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 14 January 2026 Expired: 4 February 2026

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site / building / area

This application relates to a ground floor bay fronted, hip roof, semi-detached dwellinghouse within a residential setting in the Higher Blackley ward of north Manchester. The site benefits from amenity space along the front, side, and rear, within curtilage parking space; together with boundary treatment, whilst incorporating a gated side access.



Figure 1. (Site visit 27.01.2026)

Site History

- No record.

Description of development

The submitted application proposes a front porch extension.

The initially submitted plan has been slightly revised in the interest residential amenity and revised plans were subsequently submitted, dated (16/02/26). The proposed side facing window would be obscurely glazed.

The proposal measuring approximately (1800mm deep x 2700mm wide x 3000mm high - [2450mm to eaves]) would be flush with the side elevation of the host building, whilst maintaining a separation distance of approximately 2479mm from the common shared boundary with no. 14 Stanwick Avenue. It would comprise of a shallow hip roof, a door along the front elevation; together with 1 no. obscurely glazed window along the side elevation facing the shared boundary with no. 14 Stanwick Avenue. It is intended to use external facing materials similar to the existing dwellinghouse.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No objections, comments, or representations were received.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)

2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications and therefore be given significant weight in the planning balance. The following policy is considered to be relevant:

- Sustainable and Resilient Places, JP-S1: Sustainable Development
- Places for People, JP-P1 Sustainable Places

3. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007:

- Chapter 2: Design

5. Draft National Planning Policy Framework - 16th December 2025 is under consultation and as such is a material consideration. However, until its adoption, the current NPPF (December 2024) is still in place. Of relevance are:

- Section 2 - Achieving sustainable development
- Section 4 - Decision-making
- Section 12 - Achieving well-designed places

ISSUES

In the case of this application, the initially submitted plan has been revised in the interest of residential amenity and revised plans were subsequently submitted, dated (16/02/26).

Principle of development

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise. The proposed development is an extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families; provided that there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. Consideration must therefore be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Residential and visual amenity

Impact of works (front porch extension) - In the case to this application, given the revised plan (dated, 16/02/26), it is considered that the issue raised with the applicant has been sufficiently overcome. Therefore, on this basis and in light of the existing context along the front elevation involving the existing projecting ground floor bay window and the partial recessed front building line; as it's intended to maintain a proposed a separation distance of approximately 2479mm from the common shared boundary with no. 14 Stanwick Avenue, it is considered that the proposal would have minimal impact upon the residential and visual amenity of the area and would cause less than substantial harm to the character and appearance of the host dwelling; and therefore, for these reasons and on balance, and subject to conditions, the proposed porch is considered to be acceptable in terms of its impact on residential amenity as there are no overbearing, overshadowing or loss of privacy impacts; pursuant with The Manchester Core Strategy Development Plan Document Policies EN1, SP1 and DM1 and saved Policy DC1 of the Unitary Development Plan.

Impact of works (Design and appearance) - In terms of design and appearance, the front porch is designed to match the style and features of the current host by using matching bricks, roof tiles and uPVC fenestration, and as such, the resultant impact on the surrounding area in terms of the design, scale, and appearance is considered acceptable; pursuant with The Manchester Core Strategy Development Plan Document policies SP1 and DM1 and saved policy DC1 of the Unitary Development Plan.

Impact of works (Refuse storage and collection) - The existing arrangement would be unaffected. The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

Impact of works (Vehicular access and car parking) - The existing arrangement would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document Policy DM1 and saved Policy DC1 of the Unitary Development Plan.

Conclusions - For the reasons outlined and on balance, and subject to planning conditions, it is considered that the front porch extension
responds positively to policy documents above.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct

prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, the initially submitted plan has been revised in the interest of residential amenity and revised plans were subsequently submitted, dated (16/02/26). The local planning authority had no other issues to raise with the applicant but have attached appropriate conditions to the approval.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 08 January 2026.

- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 08 January 2026.

- Proposed Site Plan with application site edged in red, Sheet no: 05, received by the City Council as the Local Planning Authority on 08 January 2026.

- Existing and Proposed Floor Plan, Sheet no: 01, received by the City Council as the Local Planning Authority on 08 January 2026.

- Existing and Proposed Roof Plan, Sheet no: 02, received by the City Council as the Local Planning Authority on 08 January 2026.

- Existing and Proposed Elevations, Sheet no: 03 and 04, received by the City Council as the Local Planning Authority on 16 February 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies SP1 and DM1 of the Core Strategy (2012).

3) The materials used to construct the external elevations of the development hereby approved shall match the existing dwellinghouse, in terms of colour, type, scale and method of coursing and pointing and as stated on the approved drawings and submitted application form.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies SP1 and DM1 of the Core Strategy (2012).

4) Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and reenacting that Order with or without modification), no windows, doors or other openings shall be inserted into the elevations of the porch extension hereby approved other than those shown on: Existing and Proposed Floor Plan, Sheet no: 01, received by the City Council as the Local Planning Authority on 08 January 2026; Existing and Proposed Roof Plan, Sheet no: 02, received by the City Council as the Local Planning Authority on 08 January 2026; and Existing and Proposed Elevations, Sheet no: 03 and 04, received by the City Council as the Local Planning Authority on 16 February 2026, without planning permission being granted by the Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies DM1 and SP1 of the Manchester Core Strategy (2012).

5) Before first occupation of the development thereby approved, the proposed window along the side elevation and as shown on: Proposed Elevations, Sheet no: 04, Rev A, received by the City Council as the Local Planning Authority on 16 February 2026, shall be opaquely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - In the interests of privacy, pursuant to policy to saved policies DC1 of the Unitary Development Plan for the City of Manchester and SP1 and DM1 of the Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

10 Stanwick Avenue, Manchester, M9 8PD
9 Stanwick Avenue, Manchester, M9 8PD
13 Stanwick Avenue, Manchester, M9 8PD
14 Stanwick Avenue, Manchester, M9 8PD
11 Stanwick Avenue, Manchester, M9 8PD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA