

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144225/FH/2025

Date registered valid: 21 October 2025

Proposal: Erection of single storey front, side and rear extension, application of render to the front, new front boundary wall, together with a gable roof alteration to the front and elevational alterations

Address: 76 Manley Road, Manchester, M16 8ND

Ward(s): Chorlton Park Ward

Applicant: Mr Dara Albarzinji

Agent (if any): Mr Jonathan Renshaw, ebrdesigns.com ltd

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 10 December 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 November 2025

Standard consultations: Printed: 12 November 2025 Expired: 3 December 2025

Neighbour notifications: Printed: 30 October 2025 Expired: 20 November 2025

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

The application relates to a two-storey detached dwellinghouse of redbrick with a red tile hipped roof. The property features white uPVC windows, including a two-storey rectangular bay to the front, a paved driveway and front garden bordered by stone gateposts with a black metal gate and mature hedging, and a spacious rear garden.

Manley Road is a residential street situated within the Chorlton Park ward of Manchester, close to Maine Road Football Club, Wilbraham Road (A6010), and the British Muslim Heritage Centre. The area is predominantly residential in terms of its character, consisting of a mixture of terraced, semi-detached, and detached dwellinghouses.

The property is not listed, nor is it sited within a Conservation Area.







Description of development

The applicant is seeking planning permission for the erection of a single storey front, side and rear extension, application of render to the front, new front boundary wall, together with a gable roof alteration to the front and elevational alterations.

The proposal originally included the application of render to all elevations of the property; however, this element has since been omitted following negotiations between the agent of the application and the case officer.

Planning history

No previous history.

Consultations & Notification Responses

3no. letters of objection were received from **3no. local residents** in response to the application; the comments are summarised as follows:

- I have received no notice of planning permission for the development that has already started.
- The rear elevation shows a new boundary wall which I do not consent to. The existing boundary fence should remain in place.
- The footings for the proposed wall have already been dug, and they look a lot closer to the plot's boundaries than suggested by the drawings.
- It is unclear as to whether side facing windows and doors will be frosted.
- Work seems to have started before the consultation period even began.
- The description of development is misleading as the rendering is proposed to the whole property.
- I oppose the rendering to the property as it is not in-keeping with the red brick Victorian houses on the street and neighbouring streets.
- In 1991, Manchester City Council awarded Whalley Range a conservation area; the designation aims to protect the area's special architectural and visual qualities, which include its mature trees and historic layout.
- Having a rendered property on a tree lined street with historic buildings flagging it is not in-keeping with the area. The property should be kept in line with all others and be of brick walls.
- I also oppose the rear roof lights; these can be installed in a more sympathetic streamlined design as opposed to the pyramid style proposed style on the application. I am not opposed to the roof lights - but definitely the style proposed.
- The current proposals will have a negative impact on us; we object to the following:
 - o Use of render, particularly to rear elevation. We note there is no render colour or type specified. If approval is given to the submitted plans there is no restriction on a poor quality / visually obtrusive finish. We would prefer to see brick, as is normal for the area i.e. existing brick retained and new construction in a sympathetic brick.
 - o Proposed roof treatment to rear extension, particularly the large pyramid roof lights. We would prefer to see horizontal low profile glazed roof lights flush (or close to roof). In terms of the roof finish and colour green roof would be preferable.
 - o Use of site fires. Initial works have started the contractor is regularly burning timber / material in the rear of the property. We do not want smoke nuisance.
 - o In addition: Boundary treatment is not specified. We request that any treatment to the boundary (our fence with ivy growth) is agreed in advance and that there is no cutting back of boundary screening (trees / shrubs) without prior agreement.

- o The new roof area is not insignificant. We occasionally experience basement flooding due to drains surcharging. Increased roof area contributes to worsening of this problem. A green roof and /or smaller extension would assist.

MCC's Highways Services made the following comments in response to the application:

- Vehicle and pedestrian access to the development will be made from Manley Road via the existing dropped kerb.
- Clarification is sought to confirm if the driveway will remain. Whilst the principle of in-curtilage parking is acceptable, the applicant should verify that the length of the driveway is sufficient so that a vehicle does not overhang on the footway. Each driveway space should provide a minimum of 3.0m x 6.0m in line with MCCs standard minimum dimensions.
- There are no proposed changes to the footway/highway.
- It should be confirmed that waste bins will be stored within the curtilage of the property and will be serviced in-line with surrounding operations.
- Any boundary treatments with frontage to the adopted highway should retain appropriate visibility from a height of 600mm upwards to protect sight lines. For the avoidance of doubt, all gating which is accessed from the highway must be inwardly opening to prevent obstruction to passing footway users.
- Detail should be sought from the applicant in relation to any proposed construction or fit-out arrangements, where there is an impact on the highway. It would be useful for a site layout plan to be provided, referencing the location for contractor parking, waste storage areas, and loading/unloading area

MCC's Flood Risk Management made the following comments in response to the application:

- FRA data provided is acceptable.
- No condition required.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN14 – Flood Risk
- Policy EN19 - Waste

The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places

Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1 – Sustainable Places





Proposed boundary wall

Submitted proposed boundary wall detail to front



Submitted proposed site plan

Issues

Principle – the principle of the proposal, to erect a single storey front, side and rear extension together with the application of render to the front elevation, the erection of a new front boundary wall, installation of a gable roof alteration to the front and elevational alterations, to provide additional and improved living accommodation for an existing dwellinghouse is acceptable, however, consideration must be given to the proposal's siting, scale, and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking, as well as other matters.

Siting, scale, and massing – the single storey side and rear extension would project north and east from the host dwellinghouse, replacing the existing single storey addition to the rear. It would project 3.5m rearwards from the host dwellinghouse, with a length of 12.5m, a sideward projection of 1.33m, and a width of 7.8m. To the rear, the extension would feature a flat roof form with a height of 3m, with a parapet wall detail to the side (measuring to 3.26m in height) and a hipped roof form measuring to 3.2m in height with an eaves height of 2.67m. It would be sited along the boundary shared with No.78 Manley Road and would maintain a gap of 0.7m to the boundary shared with No.74 Manley Road.

The single storey front extension would project south from the host dwellinghouse, with a frontward projection of 1.11m, a width of 2.73m, a dual pitch roof height of 3.32m and an eaves height of 2.31m. A gap of 2.12m would be maintained to the boundary shared with No.74 Manley Road and a gap of 3.71m would be maintained to the boundary shared with No.78 Manley Road.

The gable roof alteration would be sited to the front of the property, atop the existing projecting bay, measuring to 2.45m in depth, 2.92m in width, and 1.13m in height (set 2m below the existing ridge).

The overall siting, scale, and massing of the proposal is considered acceptable. The 3.5m rearward projection of the rear extension would not exceed the limit detailed within saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m). The extensions are understood as being subservient to the host dwellinghouse in terms of their dimensions, would avoid resulting in 'excessively large or bulky' additions to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing overbearing features into the area. Sufficient private outdoor amenity space would also be retained to the rear. It is also noted that single storey extensions to the side and rear of properties are a common feature along this section of Manley Road, whilst the proposed gable roof alteration to the front would be in-keeping with the frontages of the surrounding dwellinghouses to the east, south, and west of the application site. A precedent for developments of this type is therefore evident in this locale.

Appearance and visual amenity – the single storey side and rear extension would be constructed in brickwork to match the existing dwellinghouse with a flat roof form to the rear and a pitched roof form to the side, featuring roof tiles to match the existing dwellinghouse. The extension would feature 1no. window to the front, 1no. window and 1no. door along its eastern side elevation, and 1no. window and a set of bi-folding doors to the rear in addition to 2no. roof lanterns atop its flat roof to the rear (projecting upwards by 0.6m).

The single storey front extension would be constructed in brickwork and roof tiles to match the existing dwellinghouse. It would feature blank side elevations with 1no. door framed by windows and a glazed over light to the front.

The gable roof alteration would feature roof tiles to match the existing dwellinghouse with white scraped K-render to the front. The projecting bay window below would be re-clad in white scraped K-render to match the gable above.

Concerns were raised regarding the proposal's impact upon the visual amenity of the area. However, it is considered that the proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the established precedent of residential extensions in this locality as well as the existing pattern of gable roof forms fronting the highway. Sited at the front, side, and rear of the property, elements of the proposal would be visible within the street scene and public realm, however, its use of matching brickwork and roof tiles would provide a cohesive and blended appearance with the host dwellinghouse, ensuring that the extensions do not form prominent visual features. Further to this, whilst it is noted that the proposal would introduce render as a new material to the property, this is considered acceptable given that this would be in-keeping with the appearance of dwellinghouses located within the vicinity of the site which feature similar rendered elements (see figures included below). Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.



View of nearby dwellinghouses along Manley Road



Rendered elements proposed under current application

Impact upon heritage assets – concerns have been raised regarding the proposal's potential impact on the Whalley Range Conservation Area. However, the application property is not situated within the Conservation Area and does not share any boundaries with this designated heritage asset. Consequently, the proposal would not have a material impact on the architectural or historic significance of the Conservation Area.

Residential amenity – given that the side and rear extension would feature a maximum flat roof height to the rear of 3m, a pitched roof height of 3.2m and eaves height of 2.67m to the side, would replace an existing rear addition sited along the boundary shared with No.78 Manley Road and would not project significantly further than No.74's existing two storey outrigger, it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its side facing window and door in its eastern elevation have been conditioned to be obscurely glazed so as to avoid issues associated with overlooking and loss of privacy.

Similarly, given that the front extension would feature a maximum dual pitch roof height of 3.32m with an eaves height of 2.31m and adequate gaps maintained to the plot's shared boundaries (ranging from 2.12m to 3.71m), it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its blank side elevations should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

The gable roof alteration's siting on the front-facing roof slope of the property, away from neighbouring dwellinghouses, with subservient dimensions should also ensure that it does not cause issues associated with overshadowing, loss of light, loss of privacy, or loss of outlook, nor should it introduce an overbearing presence into the area.

Elevational alterations – the proposal also includes the following elevational alterations:

- Installation of 1no. skylight to the property's west facing roof slope.
- Removal of the existing chimney to the eastern side of the property.

These alterations are considered acceptable given their minimal impact upon the visual and residential amenity of the area.

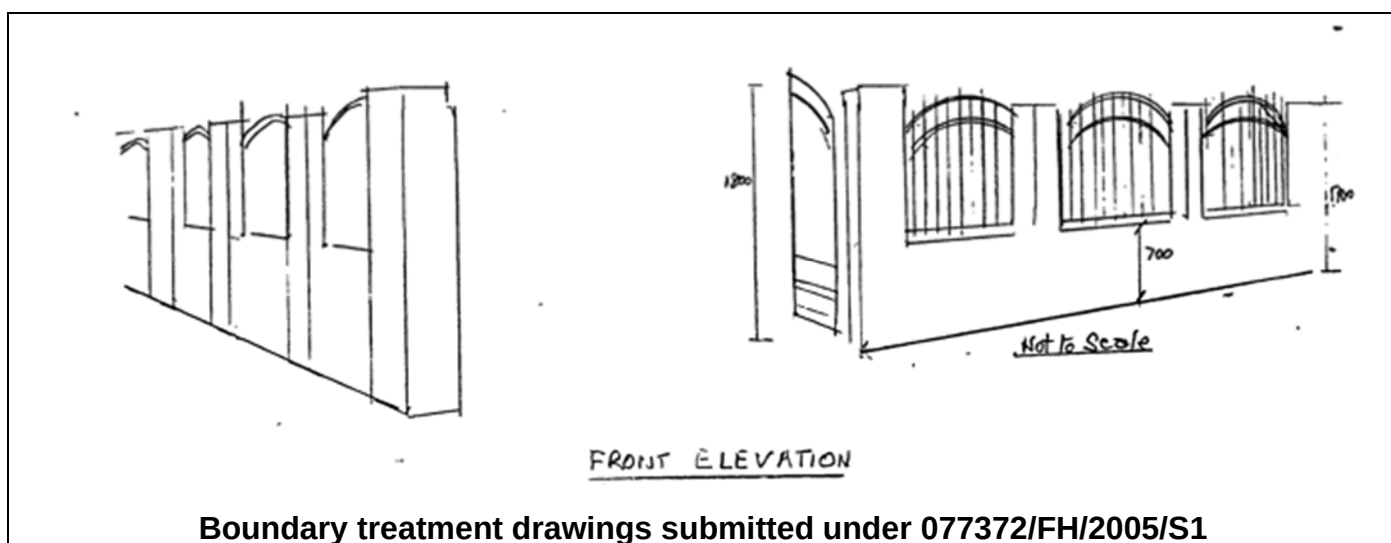
Waste storage – the proposal includes details of a timber bin store (able to accommodate 4no. 240L refuse bins) at the front of the property, away from the public footpath and highway, adjacent to the boundary shared with No.78 Manley Road. These provisions would ensure that the property's refuse bins would be screened from view so as to avoid resulting in a detrimental impact upon the visual amenity of the area and surrounding street scene.

Parking and highways impact – the proposed development would result in a reduction of the dimensions of the property's existing driveway; however, sufficient space for the parking of one vehicle would be retained, with measurements of at least 2.4m by 4.8m. Whilst Highways' comments suggest provision of a parking space measuring to 3m by 6m, this requirement is considered disproportionate to the scale of the development, as the proposal does not involve the construction of a new dwellinghouse but rather extensions and alterations to an existing dwellinghouse.

Boundary treatment – the proposal also involves the replacement of the existing front boundary treatment with a brick wall, brick piers and black railings. The piers would measure to a maximum height of 1.8m with a width of 0.3m and would be separated by 1.3m-wide sections of brick wall (measuring to 0.9m in height) capped by black railings (measuring to 0.9m in height).

It is noted that the following comments were made by Highways: *"any boundary treatments with frontage to the adopted highway should retain appropriate visibility from a height of 600mm upwards to protect sight lines. For the avoidance of doubt, all gating which is accessed from the highway must be inwardly opening to prevent obstruction to passing footway users"*. However, given that a 1m-high solid wall/fence could be erected at the front of the property under permitted development rights without an application for planning permission, the proposed front boundary treatment is considered acceptable. The proposal would be visually permeable above the 0.9m-high brick wall, therefore the proposal's impact upon pedestrian and highways safety in and around the application site is considered acceptable. The existing vehicular access and dropped kerb would be retained with no gates proposed.

It should also be noted that the proposed boundary treatment would also not be substantially dissimilar to that which was approved at No.61 Manley Road under 077372/FH/2005/S1 in 2005. It is therefore considered that the proposed boundary treatment would not be visually out-of-keeping with the surrounding area.



Flood risk – the property is sited within Flood Zone 2, as such, a Flood Risk Assessment has been submitted along with Product 4 data. MCC's Flood Risk Management reviewed the

planning submission, confirming that the submitted flood risk data and assessment is acceptable with no further conditions required.

Construction impacts – it is acknowledged that concerns were raised in relation to the proposal's impact upon residential amenity with noise and disturbance generated during the construction phase. However, any impacts associated with construction would be short lived and would not be material considerations which could be used to refuse planning permission. If there are any issues relating to noise or pollution associated with the construction phase, then these would be controlled through separate legislation such as the Environmental Pollution Act.

Other matters – concerns have been raised regarding the proposal's potential impact on the existing boundary treatment to the side and rear of the plot. However, no such works are included within the current application. Furthermore, under permitted development rights, the applicant could erect a fence or wall up to 2m in height along these boundaries without requiring planning permission. As such, concerns relating to the removal or alteration of the existing side and rear boundary treatment would not warrant refusal of the application. Any further issues arising in connection with this matter would constitute civil matters, which are governed by separate legislation.

Conclusion - given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale, and massing, impact upon the visual and residential amenity of the area, waste storage, and parking as it broadly complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester policies DM1 and SP1 of the Manchester Core Strategy, chapter 12 of the National Planning Policy Framework, and policy JP-P1 of Places for Everyone.

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 policies 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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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

1) 3-year time limit:

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

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

2) Specified plans:

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

'Proposed floor plans', numbered 'A0.3', received by the City Council as Local Planning Authority on the 26th November 2025.

'Proposed elevations', numbered 'A0.4', received by the City Council as Local Planning Authority on the 26th November 2025.

'Proposed boundary wall', numbered 'A0.5', received by the City Council as Local Planning Authority on the 26th November 2025.

'Site plan', numbered 'A0.6', received by the City Council as Local Planning Authority on the 26th November 2025.

Sample image of bin store, received by the City Council as Local Planning Authority on the 17th November 2025.

Product specification of scraped render in white, received by the City Council as Local Planning Authority on the 17th November 2025.

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

3) Materials:

The materials used in the external surfaces of the development hereby approved shall be as follows:

Single storey side and rear extension:

- Brickwork similar in appearance to the existing building in terms of type, size, colour and texture.
- A flat roof to the rear.
- Roof tiles similar in appearance to the existing building in terms of type, size, colour and texture to the side.
- uPVC windows.
- uPVC doors.

Single storey front extension:

- Brickwork similar in appearance to the existing building in terms of type, size, colour and texture.
- Roof tiles similar in appearance to the existing building in terms of type, size, colour and texture.
- uPVC windows.
- uPVC doors.

Gable roof alteration:

- White render as specified on the approved product specification of scraped render in white, received by the City Council as Local Planning Authority on the 17th November 2025.
- Roof tiles similar in appearance to the existing building in terms of type, size, colour and texture.

Front boundary wall:

- Brickwork similar in appearance to the existing building in terms of type, size, colour and texture, as shown on the approved drawing titled 'Proposed boundary wall', numbered 'A0.5', received by the City Council as Local Planning Authority on the 26th November 2025.
- Grey capping stones, as shown on the approved drawing titled 'Proposed boundary wall', numbered 'A0.5', received by the City Council as Local Planning Authority on the 26th November 2025.
- Black metal railings.

Render to the front of the dwellinghouse:

- White render as specified on the approved product specification of scraped render in white, received by the City Council as Local Planning Authority on the 17th November 2025.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

4) Bin store:

The proposed bin store, shown on the approved drawings labelled 'Site plan', numbered 'A0.6', received by the City Council as Local Planning Authority on the 26th November 2025 and the sample image of bin store, received by the City Council as Local Planning Authority on the 17th November 2025, shall be implemented and be in place prior to the first occupation of the development and shall be so maintained and retained at all times thereafter.

Reason - In the interests of residential amenity and safeguarding the character of the conservation area, pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC1 of the Unitary Development Plan for the City of Manchester.

5) Obscure glazing:

The window and door in the ground floor of the eastern side elevation of the development hereby approved shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall be retained as such thereafter.

Reason - In order to protect the amenity of neighbouring residents and in accordance with policies SP1 and DM1 of the Core Strategy.

6) Additional openings restriction:

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 re-enacting that Order with or without modification), no additional windows, doors or other openings shall be installed in the ground floor of the east and west elevations of the development hereby approved, without planning permission being granted by the Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Informatives:

1) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk

2) The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
MCC Flood Risk Management

78 Manley Road, Manchester, M16 8ND
74 Manley Road, Manchester, M16 8WB
13 Grosvenor Road, Manchester, M16 8JP
11 Grosvenor Road, Manchester, M16 8JP
67 Manley Road, Manchester, M16 8WF
65 Manley Road, Manchester, M16 8WF
63 Manley Road, Manchester, M16 8WF

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Flood Zone Plus Climate Change -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA