

Application Number	Date of Appln	Committee Date	Ward
142753/FH/2025	20th Oct 2025	18th Dec 2025	Crumpsall Ward

Proposal Erection of part single, part two storey rear extension, front porch, installation of rear roof dormer and single storey outbuilding and associated elevational alterations to host property, alteration to the side boundary elevation to include new timber gate and removal of existing outbuilding shutter.

Location 93 Hazelbottom Road, Manchester, M8 0GQ

Applicant Mr Ayaz Dar

Agent Mr Mohamed Ahmed, M1 Architecture Ltd

Executive Summary

This application is being reported to Committee as the applicant is an employee of Manchester City Council.

The applicant is seeking planning permission for erection of part single, part two storey rear extension, front porch, installation of rear roof dormer and single storey outbuilding and associated elevational alterations to host property, alteration to the side boundary elevation to include new timber gate and removal of existing outbuilding shutter. In total, 6no. neighbour responses were received during the course of the application, with 4no. of those objecting to the scheme. The key issues that were raised were concerns relating to the proposal's impact upon the visual and residential amenity of the area due to the siting, scale and massing of the proposal. These issues are fully considered within the main body of the report.

Description

The area surrounding the application site is mixed, consisting of residential properties and industrial uses in close proximity. To the north of the application site sits new build properties 95-105 Hazelbottom Road. Further new build residential development sits to the west of the applicant site along Stoneyholme Avenue, and further north along Brandforth Avenue. Such new built development is characterised by two storey dwellinghouses and apartment blocks up to four storeys in height.

Immediately to the east of the applicant site sits part of the Hendham Vale Industrial Park and Tennants Distribution Ltd, which is characterised by industrial and distribution uses. Such industrial uses run along the east side of Hazelbottom Road, extending up to Crescent Street to the north. At the point closest to the applicant site, soft landscaping separates the road of Hazelbottom Road with the industrial uses to the east.



Figure 1. Submitted location plan with application site edged in red



Figure 2. Aerial view of application site

The application site relates to an end-terraced, two storey, red brick dwellinghouse characterised by a gable roof, bay windows with turret roof feature, brown

fenestration and black lintel and sill features. The property sits against an unadopted access road to the side of the gable which allows access to the rear of the row of terraces.

Amenity space is available to the front and rear of the applicant site. The front amenity space consists of an area of hardstanding and gravel and the site is bounded by a low red brick wall. The rear amenity space is characterised by areas of hardstanding and a grassed garden. An outbuilding is sited to the rear of the applicant site and an outhouse is sited close to the property, shared with no.91 Hazelbottom Road. Boundary treatment in the form of grey painted timber fencing separates the applicant site with neighbouring property no.91 Hazelbottom Road. As existing, the gable boundary of the site is bounded by a high red brick wall and a roller shutter allows access into the site.

Amendments to the scheme

The scheme has been amended following concerns raised with the scale and size of the proposed outbuilding and proposed front porch.



Figure 3. Front view of application property



Figure 4. Rear view of application property



Figure 5. View of outhouse to be removed as a result of the proposal



Figure 6. View of outbuilding to be removed as a result of the proposal



Figure 7. View of roller shutter within boundary wall to be removed as a result of the proposal



Figure 8. Submitted existing plans of application property



Figure 9. Submitted existing elevations of application property

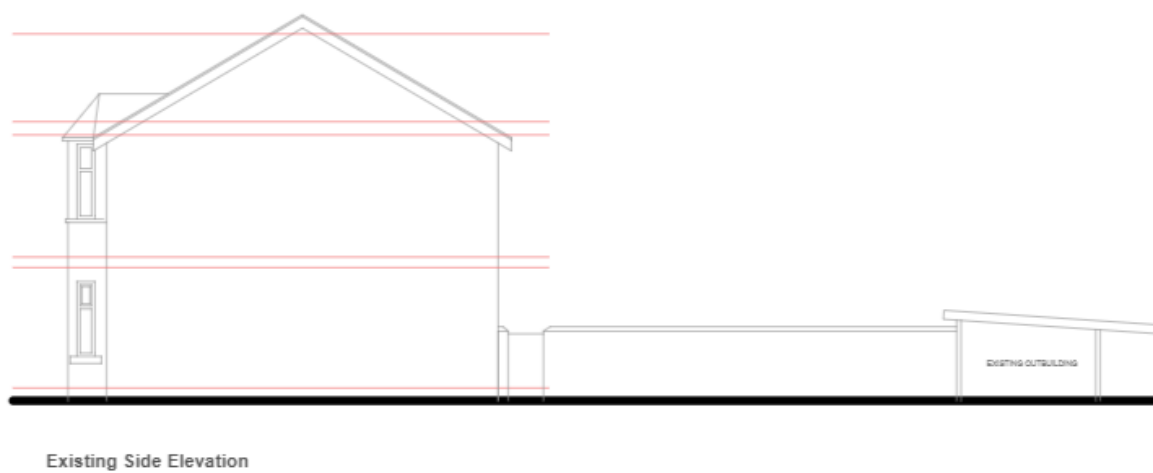


Figure 10. Submitted existing side elevation of application property and site boundary

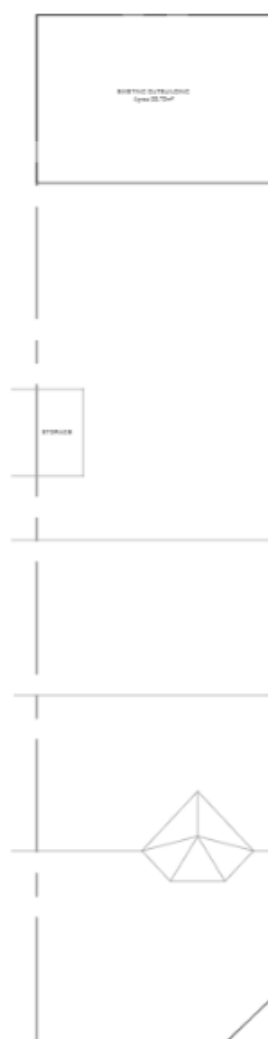


Figure 11. Submitted existing site plan of application property

Consultations

Local Representations

Local residents were consulted and **4no. responses** were received during the initial consultation.

3no. letters of objection were received in response to the application, summarised as follows:

- Concern regarding demolition of the existing outhouse which has a shared boundary. Concern is raised to any damage (or loss) the works may cause.
- The proposal would give rise to noise and dust during the construction. If any approval be allowed, working hours should be confined to 9am-5pm weekdays.
- The proposed front porch would erode the symmetry of the current terrace. If the works be approved the application should be granted to ensure bricks are Accrington brick to match the front of the property.
- A two storey rear extension would be visually intrusive given development along the terrace is restricted to single storey level.
- A flat roof dormer extension would appear out of character with the form of development in the immediate area.
- The outbuilding would be used as an independent dwellinghouse.
- The development proposed is overly large and would adversely impact the character of the existing property and garden.
- The proposal constitutes overdevelopment on the site and will result in a small amount of amenity space left for the applicant's use.

1no. neutral representation was received in response to the application, summarised as follows:

- Clarification is required as to whether the works would interfere with the current bin arrangements, interfere with arrangements for fire safety routes, and the existing access to the alley to the rear of the row of terraced properties.
- Request to have full contact details of the building contractors and confirmation of the hours for the construction workers to operate within.

1no. letter of objection was received in response to the re-notification undertaken for the application, summarised as follows:

- The revised application does not diminish the earlier objections which remain.

1no. neutral representation was received in response to the re-validation of the application, summarised as follows:

- To provide enhancement for biodiversity, a minimum of one Swift nest brick should be included as part of the development.

MCC Flood Risk Management

The Team recommended an informative relating to surface water is attached to any approval granted.

Policies

The Core Strategy Development Plan Document (2012-2027), Updated March 2024 following adoption of Places for Everyone Joint Development Plan

The "Core Strategy" was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below:

Policy SP1: Spatial Principles - Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1: Development Management - This policy states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document: -

- Appropriate siting, layout, scale, form, massing, materials, and detail.
- Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques.

Unitary Development Plan for the City of Manchester (1995)

The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy.

However, there are a number of policies that are extant and are relevant to consideration to the proposed extension to a residential dwellinghouse.

Policy DC1 of the Unitary Development Plan seeks to accommodate the demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. It relates specifically to residential extensions and the relevant criteria from this policy include:

DC1.1 states the Council will have regard to:

- a. The general character of the property
- b. The effect upon the amenity of neighbouring occupiers
- c. The overall appearance of the proposal in the street scene;
- d. The effect of the loss of any on-site car-parking

DC1.2 states extensions will be allowed subject to:

- a. They are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings)
- b. They do not create a loss of sunlight/daylight or privacy
- c. They are not out of character with the style of development in the area
- d. They would not result in the loss of off-street parking.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 states that notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.5 The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require adaptations to their homes.

DC26 of the Unitary Development Plan sets out the Council's approach to managing noise in relation to new development. It seeks to ensure that noise-generating uses do not cause unacceptable disturbance to noise-sensitive locations such as residential properties, schools, hospitals, and places of worship. The policy requires that developments likely to produce noise are appropriately sited and designed, with suitable mitigation measures, such as sound insulation or layout adjustments, where necessary. In mixed-use areas, the policy encourages a balanced approach that supports activity while safeguarding residential amenity.

Guide to Development In Manchester

The Guide aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development appropriate to Manchester. It seeks to retain the essential distinctiveness of its character areas, whilst not precluding new development.

National Planning Policy Framework (2024)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. The NPPF was updated in December 2024 and provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e., the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development which for decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Relevant chapters include:

- Chapter 12: Achieving well-designed places

Paragraph 131 states good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 135 states planning policies and decisions should ensure that developments:

- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)

Paragraph 139 states development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Places for Everyone Joint Development Plan Document (2022-2039)

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-S1: Sustainable Development

Policy JP-P1 Sustainable Places states that GM aims to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, whilst respecting and acknowledging the character and identity of the locality in terms of design, siting, size, scale and materials used.

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.

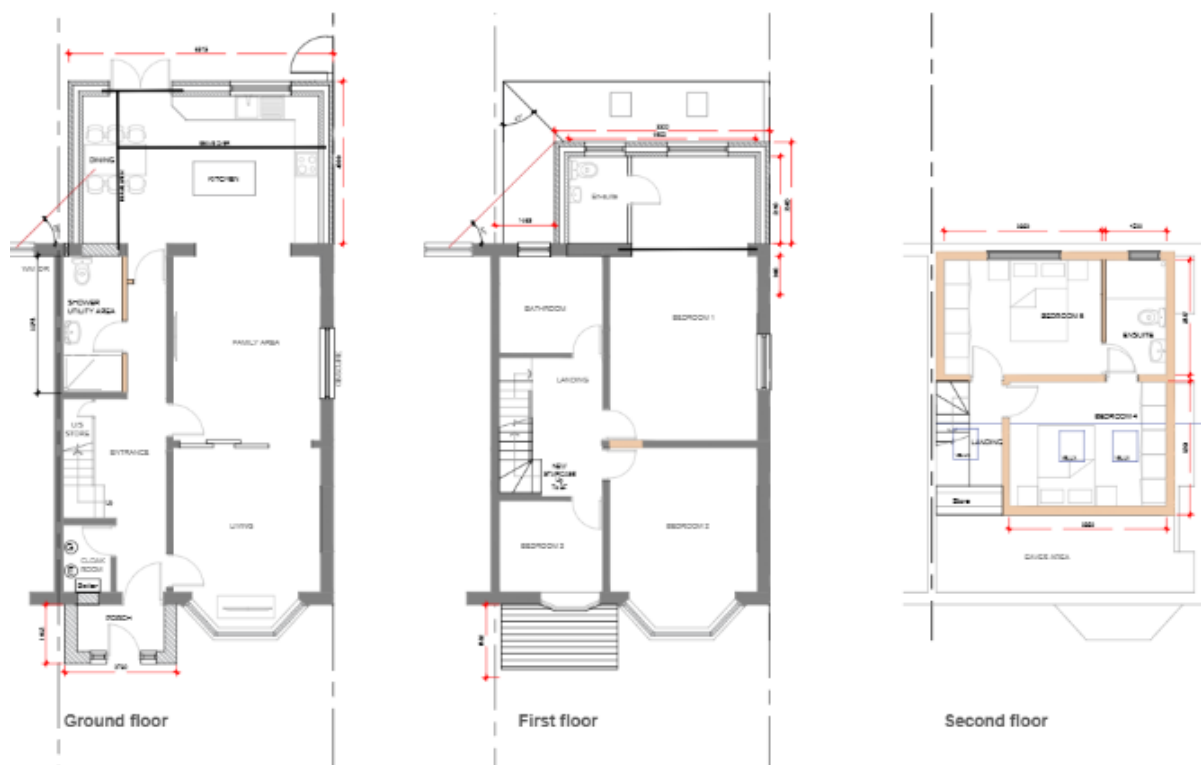


Figure 12. Submitted proposed plans of application property



Figure 13. Submitted proposed elevations of application property

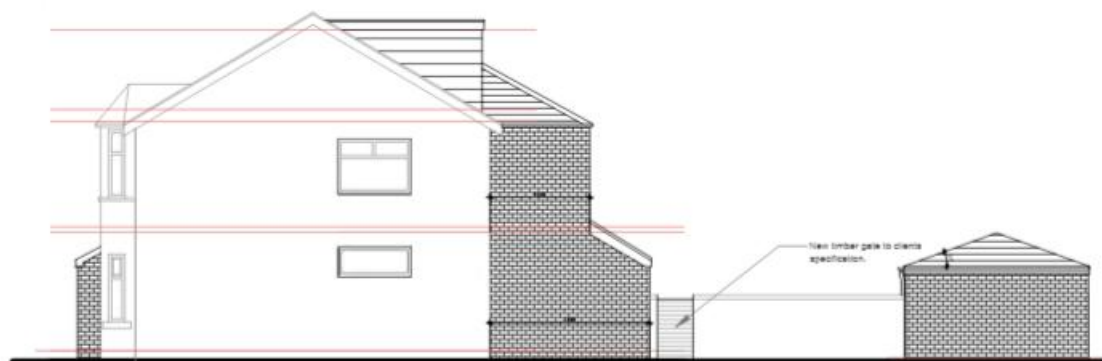


Figure 14. Submitted proposed side elevation of application property and site boundary

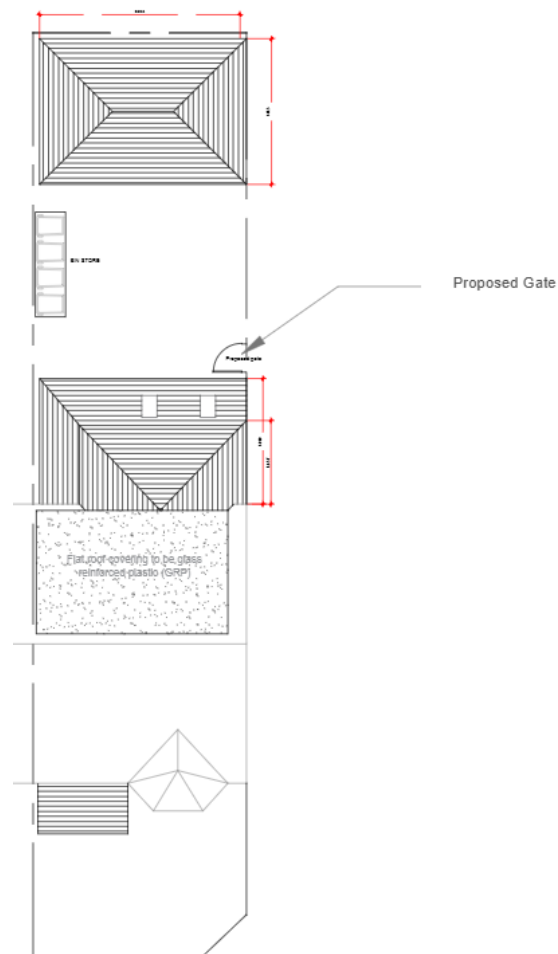


Figure 15. Submitted proposed site plan of application property

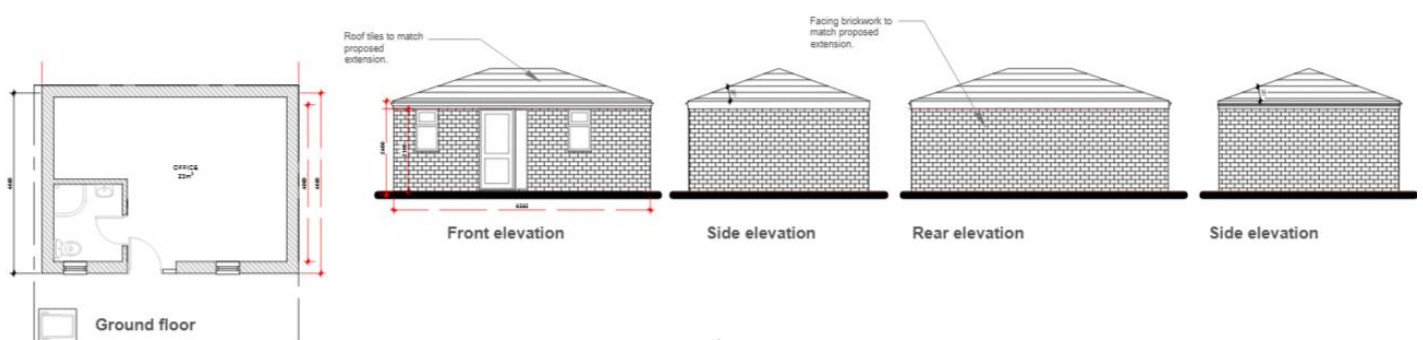


Figure 16. Submitted proposed floor plan and elevations of outbuilding

Issues

Principle of Development

The principle of the development is acceptable given that saved policy DC1 of the Unitary Development Plan for the City of Manchester indicates that “many people

prefer to extend their existing homes rather than move, and the planning system needs to accommodate this demand for more living space". Notwithstanding this, consideration must be given to the proposal's siting, scale, and massing, impact upon residential and visual amenity, the appearance, boundary treatment, parking, waste, access, flood risk and other issues.

Siting, Scale, and Massing

The part single storey rear extension would involve demolition of the existing outhouse and an extension with a projection of 4 metres which would extend the width of the host property (6.5 metres). The lean to roof of the part single storey extension would be designed to pull the bulk off the shared boundary. The part two storey rear extension would have a reduced projection of 2.5 metres and would be set off the common boundary with no.91 Hazelbottom Road by approximately 1.5 metres, with a width of approximately 5 metres.

The front porch, amended in its projection and roof form to reduce the bulkiness and scale, would have a lean to roof form, would project 1.5 metres beyond the primary elevation of the host property, and have a height of 3.5 metres. The front porch would have an approximate area of 4.2 square metres.

The rear roof dormer would sit within the host roof and have an approximate volume of 26 cubic metres. The dormer would be set back from the eaves by approximately 0.4 metres and both side elevations of the dormer would be set in from the edges of the roof within the main dwellinghouse.

The extension works would involve the insertion of 2no. windows, a door and 3no. rooflights within the primary elevation, 5no. windows, a door and 2no. skylights within the rear elevation. 2no. obscure glazed, non-opening windows would be inserted within the gable elevation of the host property.

The single storey outbuilding would be erected to the rear of the garden and would create an office and toilet. The outbuilding would extend the width of the site, have a projection of 4.6 metres and have a height of approximately 3 metres. The outbuilding would involve 2no. windows and 1 door facing in the direction of the applicant property.

It is acknowledged that concerns were raised in relation to the proposal's siting, scale, and massing, with concern raised the scheme constitutes over development of the site, leaving limited amenity space for the applicant's use.

However, in this instance, the overall siting, scale, and massing of the proposal is considered to be acceptable. It is acknowledged the part single storey rear extension exceeds rearward projections within Policy DC1.3 of the UDP (rearward projections should not exceed 3.65 metres). Given the larger homes extension route whereby larger extensions can be achieved through permitted development rights, given the roof formation and the siting within an extensive rear plot, in this circumstance it is considered that the 4 metre rear projection at ground floor level can be accommodated, without giving rise to adverse amenity implications to the adjoining neighbour. The reduced projection of 2 metres at first floor level within the rear extension with a set in is considered to be designed to sympathetically relate to the

constraints of the site and the proximity of the adjoining property and so be acceptable in scale and massing.

Whilst front porches can be achieved through permitted development rights, the dimensions of the proposed front porch would exceed such allowances. A front porch under permitted development would be limited to 3 square metres, whereas the proposed front porch would have an approximate area of 4.2 metres. The scale of the front porch has been reduced during the course of the application to ensure the porch is more sympathetic to the constraints of the site. Given the distance that would be retained from the front porch to the highway and the retention of the bay window features, in this case the front porch would not be so large to be considered to create an intrusive feature in the streetscene and so be considered acceptable.

The proposed dormer would have a volume of 26 cubic metres and so would be considered compliant with permitted development rights if the dormer were constructed using this procedure (40 cubic metres for terraced properties would be the maximum volume prescribed under permitted development rights). Given the dormer would be no higher than ridge height of the property and would sit back from the eaves, such element can be considered acceptable.

The outbuilding would replace the existing sheltered outbuilding and would be an improvement on the existing outbuilding/ covered area. Whilst it is noted that an outbuilding constructed using permitted development rights would be restricted to a height of 2.5 metres and the proposed outbuilding would have a height of 3 metres, it is not considered the additional 0.5 metre would result in an overly large structure. Given the proposed use of the outbuilding and given the 50% rule within permitted development, a similar outbuilding could be achieved through permitted development. As such, the proposed outbuilding can be considered acceptable in respect of siting and scale.

The elevational alterations to the host property proposed (2no. obscure glazed, non-opening windows would be inserted within the gable elevation of the host property) could be achieved through permitted development. The use of conditions to fix the windows and ensure they are obscure glazed would be considered appropriate and so this element raises no concern in respect of siting.

It is noted that the proposal does result in a sizeable extension (to the front, rear, roof space and outbuilding). However, given the scale of the proposal and given it is considered the extensions can be achieved without giving rise to harm to the surrounding neighbours (see detailed section further on in the report), it is not considered the proposal constitutes overdevelopment. Whilst it is acknowledged that less external amenity space would be available for the residents' use than currently the case, open space is still available to the front and rear of the property.

Residential Amenity

It is acknowledged concerns have been raised regarding the potential impact of the proposal upon the residential amenity of neighbouring occupiers.

The development impacts the adjoining neighbour given the demolition of the existing outhouse which straddles the common boundary (see Figure 17). Any issues relating

to methodology of demolition and potential damage would be a civil matter between the two parties. The submitted details show that the remaining outhouse located on the boundary would be retained.



Figure 17. Existing relationship between the applicant property and no.91 Hazelbottom Road with existing outhouse

The element of the rear outhouse within the application site would be removed and replaced by the rear extension located close to that common boundary. The outbuilding located within the adjoining garden would be retained and the proposed extension would extend no further than that existing outbuilding. As such, any loss of light or overbearing appearance would be partially mitigated by such existing outhouse. It is acknowledged that the proposal would block the spaciousness experienced between the gap of the rear building line and outhouse of the neighbour. However, given the roof form of the part single storey extension would be built so to pull the bulk away from the neighbour and given permitted development rights available to build up to the common boundary, the part single storey extension is not considered to create an overbearing feature, nor loss of light or adverse privacy implications to the neighbouring house.

The part two storey rear extension would have a reduced projection of 2.5 metres and would be set off the common boundary with no.91 Hazelbottom Road by approximately 1.5 metres. Given the reduced projection and separation from the boundary, this element is not considered to give rise to an overbearing feature or a tunnelling feature to the neighbour's first floor rear windows. Due to the orientation of the properties within the streetscene, the proposal would not give rise to significant adverse loss of light implications. No windows would be inserted in the side elevation

of the two-storey extension and given the existing proximity of the neighbours and existing levels of overlooking that can be experienced by the existing first floor levels, such overlooking implications are not considered to be severe as a result of the proposal.

The dormer by nature would not give rise to any loss of light or undue overbearing implications. As stated above, given the existing levels of overlooking that can be experienced by the existing first floor levels, such overlooking implications are not considered to be severe as a result of the proposal.

2no. windows would be inserted to the rear within the first floor and dormer level floor relating to bathrooms. Such windows would be conditioned as being obscure glazed so to not give rise to any adverse privacy implications.

The front porch would be sited on the boundary with the adjoining front garden and would result in a blank elevation when the neighbour enters/exits their property. As the proposal has a height of 3.5 metres at the highest point and a projection forwards of 1.5 metres, sits due north of the neighbouring property and involves the insertion of no windows to the direction of no.91 Hazelbottom Road, any amenity implications are not considered to be significant.

To the north of the site sits the access road and further north sits new build property no.95 Hazelbottom Road. Due to the separation between the two properties from the access road (an approximate 7 metre gap between the applicant property and the neighbour's boundary) (see Figure 18), any amenity implications from the rear extension, rear roof dormer and front porch are not considered to be severe.

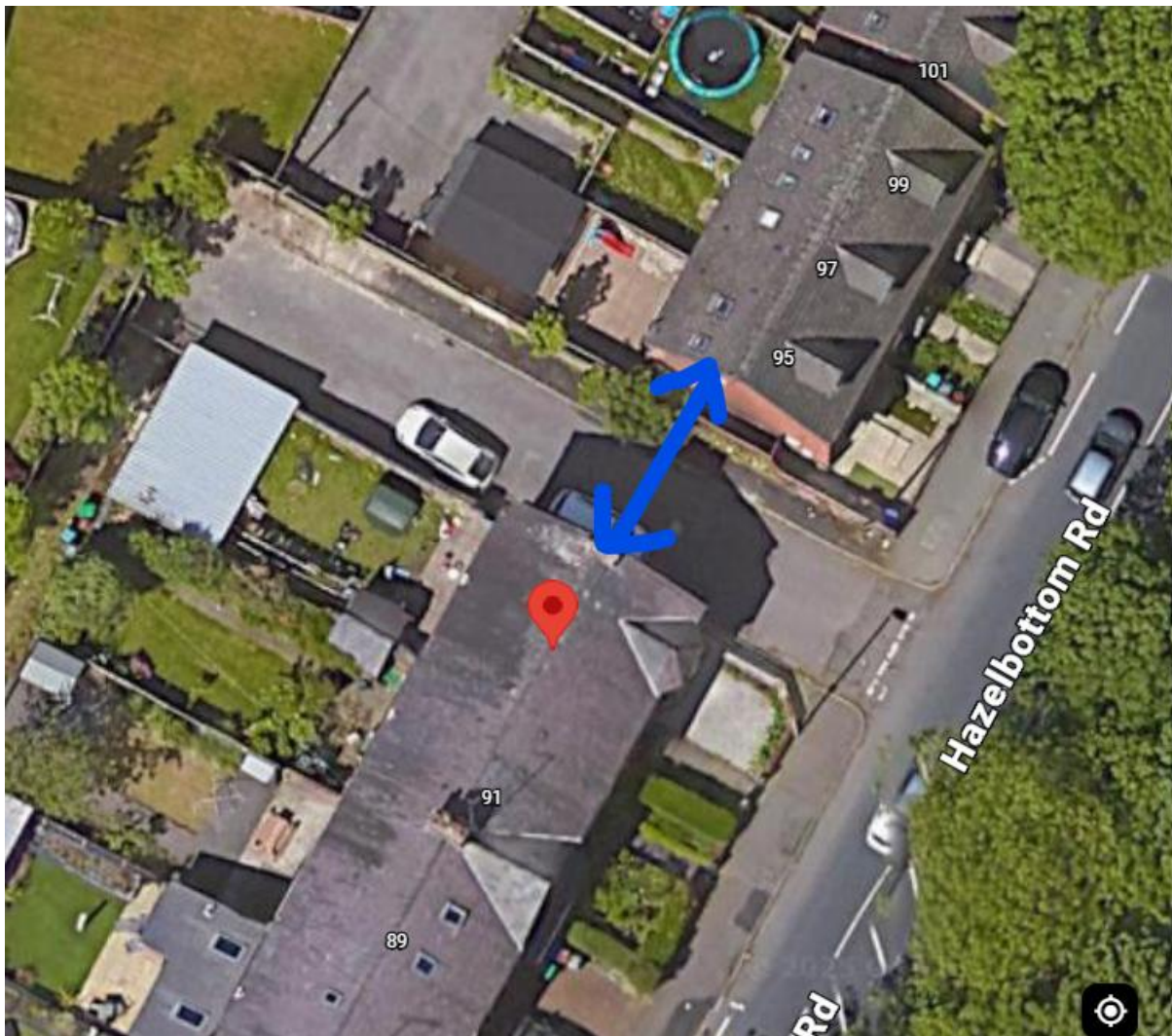


Figure 18. Gap between applicant site and neighbour to the north no.95 Hazelbottom Road

2no. obscure glazed, non-opening windows would be installed within the gable elevation of the host property (see Figure 19). Such windows would be conditioned accordingly. The windows are required for the internal space to function with natural light to all habitable rooms. Initially such windows were proposed to open outwards or be sliding and neither option was considered acceptable. The current proposal being non-opening and obscure glazed is considered appropriate to ensure no adverse privacy implications or issues with developing onto land beyond the submitted site edged red. During the course of the application, concern was raised that the proposed ground floor window could experience direct overlooking from passersby. Such window has a height of 2 metres above floor level so does not allow an easy opportunity to look into the proposed family room. Given this and given the window would be conditioned as being non opening, it is not considered to give rise to adverse privacy implications.



Figure 19. Gable wall to received 2no. obscure glazed, non-opening windows

A 12.5 metre gap would be retained from the first-floor rear extension to the rear boundary line of the site. As existing there is a 30 metre gap between the applicant's first floor rear windows and the neighbour to the rear. As a result of the proposal, an approximate 28 metre gap would be retained between the two points. Given a 28 metre gap would be retained and given the neighbour to the rear sits on a slight angle, such distance is not considered to give rise to adverse privacy implications or other residential amenity implications to properties to the rear. Such arrangement would not be out of keeping with the privacy distances in the wider area.

The proposed outbuilding due to its positioning would not give rise to any adverse amenity implications to the surrounding properties. The fenestration would face onto the direction of the applicant property which is considered acceptable. The bathroom toilet window within the outbuilding would be conditioned within any approval granted as being obscure glazed.

During the course of the application, concern was raised the outbuilding would become a separate planning unit given the proposed facilities replicated those within the host property. The outbuilding was amended to be an ancillary office with a toilet. To ensure the outbuilding is used within the manner proposed, and in no other

manner that that shown within the submitted plans, a condition restricting its use would be attached to any approval granted.

Appearance and Visual Amenity

The materials proposed for the extension are considered acceptable within the residential context:

- Outbuilding: roof tiles and facing brickwork to match proposed extension,
- Extension: roof tiles and facing brickwork to match existing property, new double glazed UPVC window to client specification, doors: similar to existing,
- Dormer roof: glass reinforced plastic (GRP), roof tiles to match existing.

Whilst the materials listed above are considered appropriate, no information has been given to the 'windows to client specification and similar doors' annotated within the submitted plans. A condition therefore would be attached to any approval granted to request such further materials, and to understand the resultant colouration of the proposal. During the course of the application, a neighbour requested the bricks used for the front porch should be Accrington brick to match the front of the property. Such details would be secured and confirmed by the materials condition attached to any approval granted.

It is acknowledged that during the course of the application, concern was received from local representation that the two storey extension would be visually intrusive given development along the terrace is restricted to single storey level, and the flat roof dormer extension would appear out of character with the form of development in the immediate area.

Whilst it is noted that no other properties in the terrace or along the wider row of properties along the west side of Hazelbottom Road have two storey extensions to the rear, two storey extensions are common place more widely across the ward of Crumpsall. It is also noted much of the residential accommodation surrounding the site consists of new build development where additional extensions would be less established than for properties of a similar age to the applicant site. In the case of the applicant, the gap from the access road to the north offers the applicant more scope to develop a rear extension at first floor level given the distance to the neighbour to the north, more so than the mid terraced properties along this stretch of Hazelbottom Road. Given it is considered the site can accommodate a first floor rear extension, the lack of precedence within the immediate context for such first floor extension should not prohibit the applicant's ability to extend to two storeys.

In respect of the rear roof dormer to be constructed, it is the case that such roof extensions can be achieved by permitted development. As such, the applicant could achieve a rear roof dormer through permitted development rights and given this fallback position, it would be unreasonable to refuse consent for this reason.

In respect of the front porch, a neighbour raised concern the proposed front porch would erode the symmetry of the current terrace. During the course of the application, the scale of the front porch was reduced in projection and given this and the fallback of permitted development rights, such structure is not considered to create a visually intrusive feature in the streetscene.

As such, the extension is not considered to form an overly prominent or incongruous visual feature, and the overall character of the property and surrounding area would not be significantly harmed by the proposed works.

Boundary Treatment

Alterations to the side boundary elevation would include new timber gate and removal of existing outbuilding shutter. Such timber gate would have a height no higher than the existing red brick wall (gate measuring 1.5 metres in height) and so would be considered acceptable. The timber gate is to be to the client's specification; the details of such boundary treatment would be sought via condition.

The removal of the existing outbuilding shutter is welcomed as the current roller shutter at the site looks unsightly. The outbuilding would act as the boundary wall for the site and would ensure a consistent feature along the boundary.

Parking and Highways Impact

Whilst the roller shutter would be lost, it is unclear whether the covered area was used for parking. As such, it is considered acceptable given the availability of on street parking.

Waste Storage

Current waste storage arrangements are unclear. However, the proposed site plan shows how bins would be stored within the private rear amenity space and would be brought forwards to the highway through the new timber gate (see Figure 20). Such provision and location is considered acceptable and no further information is required in respect of this matter.

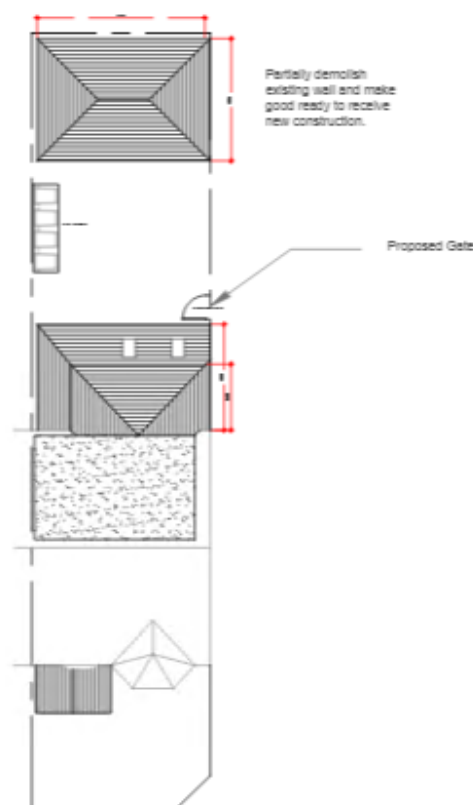


Figure 20. Proposed bin store location

Biodiversity

It is acknowledged that comments were received regarding the potential inclusion of a swift brick within the proposed development. However, imposing such a requirement is considered to be onerous and disproportionate given the nature and scale of the proposal, which comprises a householder extension rather than the creation of a new dwellinghouse. Furthermore, there is currently no adopted policy within Manchester City Council's planning framework that mandates the inclusion of swift bricks in householder extensions. As such, while ecological enhancements are encouraged where appropriate, it is not considered reasonable to require this measure in this instance. Instead, an informative to this effect would be attached to any approval granted.

Trees

No trees are proposed to be removed or pruned as part of the development. The only trees located within the vicinity of the proposal are those present behind the rear boundary of the application site which does not sit within the applicant's ownership.

Conclusion

The concerns raised by local residents have been thoroughly reviewed and are addressed in detail within the main body of this report. These representations have been carefully considered in the context of relevant planning policy and guidance and assessed against the specific circumstances and planning merits of the proposal. While the issues raised are acknowledged, they do not outweigh the overall benefits of the scheme in providing additional living accommodation for a family dwellinghouse.

Furthermore, whilst it is noted that the proposal constitutes a decent sized extension and outbuilding to the site, it is considered such development can be accommodated within the constraints of the site. On balance, the development is considered to be acceptable, with the identified benefits outweighing any potential harm.

Given the above issues, it is considered that the proposal is acceptable in terms of its principle, the proposal's siting, scale, and massing, impact upon residential and visual amenity, the appearance, boundary treatment, parking, waste, access, flood risk and other issues, as it broadly complies with saved policies DC1 and DC26 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy, policies JP-P1 and JP-P2 of Places for Everyone and chapter 12 of the National Planning Policy Framework. For these reasons, the application is recommended for approval.

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 the right to a fair hearing and to this end the Committee 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 approval of the application is proportionate to the wider benefits of approval 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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner, and a revised scheme has been provided. Appropriate conditions have been attached to the approval granted.

Conditions to be attached to the decision

1) Three year time limit

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) Specified plans

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

-Location Plan, received by the City Council as Local Planning Authority on 22 April 2025.

-Application Form, received by the City Council as Local Planning Authority on 20 October 2025.

-Drawing- Proposed- Site Plan, numbered 01, received by the City Council as Local Planning Authority on 8 December 2025.

-Drawing- Proposed- Floor Plan, numbered 04, received by the City Council as Local Planning Authority on 8 December 2025.

-Drawing- Proposed- Elevations, numbered 05, received by the City Council as Local Planning Authority on 8 December 2025.

-Drawing- Proposed- Boundary Treatment, numbered 06, received by the City Council as Local Planning Authority on 8 December 2025.

-Drawing- Proposed- Outbuilding, numbered 07, received by the City Council as Local Planning Authority on 8 December 2025.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

3) Materials

Notwithstanding the details as specified within condition 2, no above ground construction works shall take place until details/samples of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details/samples.

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) Boundary treatment

Notwithstanding the details submitted with the application, no above ground works shall take place until details of the siting, scale, appearance and material for the proposed boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented as part of the development and be in place prior to the first occupation of the development.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no boundary treatment shall be erected on site other than that shown on the approved plans.

Reason - In the interest of visual amenity and security of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

5) PD restriction (windows/doors)

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 windows, doors or other openings shall be installed in the ground floor or first floor of the southern elevation of the rear extension or rear roof dormer hereby approved, or the southern elevation of the outbuilding 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.

6) Obscure glazing- extension and outbuilding

The window in the first floor of the rear elevation relating to an en-suite, the window in the second floor of the rear elevation relating to an en-suite, and the window within the ground floor of the front elevation of the outbuilding relating to a bathroom 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.

7) Obscure glazing- gable elevation of host property

The window in the ground floor of the northern elevation relating to family area and the window in the first floor of the northern elevation relating to bedroom 1 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. The windows shall be non-opening and shall remain so in perpetuity.

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

8) Outbuilding

The single storey outbuilding hereby approved, shall be used solely by those occupiers of the dwellinghouse and at no time shall it be used for sleeping accommodation, or as an independent office.

Reason - In the interests of visual and residential amenity, pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

Informatives

1) Swift bricks

If the development can accommodate it, it is requested that consideration is given to the installation of Swift Bricks. Swift bricks must be fitted in accordance to the specifications of BS 42021:2022 - Integral nest boxes.

2) Construction hours

Construction works shall be confined to the following hours:

Monday - Friday: 7.30am - 6pm, Saturday: 8.30am - 2pm, Sunday / Bank holidays: No work

3) Flood Resilience Measures

The site is shown to be affected by surface water. Therefore, the applicant should incorporate property flood resilience measures (PFR). These should protect the property to a minimum of 150mm above the design flood level.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 142753/FH/2025 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

**MCC Flood Risk Management
MCC Flood Risk Management**

A map showing the neighbours notified of the application is attached at the end of the report.

Representations were received from the following third parties:

Relevant Contact Officer :	Katie Raw
Telephone number :	0161 234 4164
Email :	katie.raw@manchester.gov.uk

