

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 143712/FH/2025

Date registered valid: 12 August 2025

Proposal: Erection of a two-storey side extension to form additional living accommodation

Address: 285 Greenbrow Road, Manchester, M23 2UH

Ward(s): Baguley Ward

Applicant: Mr Valentin Frroku

Agent (if any): Mr Hassan Naqvi, Alphan Planning & Design Ltd

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 19 November 2025

APPLICATION DETAILS

Type of application:	Full Householder Application	
Development type:	Householder	
Date of site visit:	04 September 2025	
Standard consultations:	No consultations have been printed and sent.	
Neighbour notifications:	Printed: 20 August 2025	Expired: 11 September 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	
Listed building:	Not applicable	
Conservation area:	Not applicable	
Tree Preservation Order:	Not applicable	

Description of site/building

The proposal is related to an end terrace dwellinghouse on Greenbrow Road. The property features an existing side garage extension. A paved garden is featured to the rear with hardstanding to the front for off street vehicle parking.

Description of area

The proposal is in a mostly residential part of the Baguley ward of Manchester. Immediately adjacent is the Tree of Life Community Centre. The site is within the HS2 Phase 2B safeguarding area.

Description of development

Ground floor side extension

The ground floor side extension replaces the existing garage and projects 3000mm from the existing side elevation and running the full 6580mm of the existing side elevation. The ground floor part is finished in a sloping tiled roof. Glazing is featured to front and rear.

First floor side extension

The first-floor side extension sits on the same footprint as the ground floor however runs 5580mm from a 1300mm set back to the principal elevation. The side extension is finished in matching brick with lower gable ridge. Glazing is featured to front and rear.

PLANNING HISTORY

There is no planning history at the address.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

High Speed Two Ltd (HS2)

The proposal is within the safeguarding zone for HS2 Phase 2B and therefore HS2 Ltd were consulted but did not respond within the consultation period.

Notifications

Local Residents

1no resident commented neither objecting nor supporting the proposal with comments regarding;

- Advocating the installation of a Swift Brick

Relevant planning concerns have been taken into consideration and addressed in the following sections of this report.

NEGOTIATIONS

Issues have arisen in the consultation phase which required negotiations in positive and proactive manner.

The application form noted that there would be an impact to Trees including removal however there is no reference on the site plan or any further information.

The applicant was asked to provide an Arboriculture Assessment for review.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES IN RESPONSE TO NEGOTIATIONS

Consultations

Manchester City Council Arboriculture

They have no objection to the proposed extension from an arboricultural perspective.

RELEVANT POLICIES

Decisions on planning applications must be made in accordance with the statutory development plan unless material considerations indicate otherwise, as required by Section 38(6) of the Planning and Compulsory Purchase Act 2004.

The development plan for Manchester comprises the adopted Core Strategy (2012–2027), saved policies of the Unitary Development Plan (UDP), and the Places for Everyone Joint Development Plan Document (2022–2039). These documents are considered up to date and carry substantial weight in decision-making.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

Where applicable, the Council must give special regard to preserving the character of conservation areas and the setting of listed buildings, in line with statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The policies referenced in this report are those considered most relevant to the nature, scale and location of the proposed development as follows:

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - o Development Management and Planning Obligations
 - DM 1 - Development Management
 - o Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - o Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 9 – Green Infrastructure
 - EN 19 – Waste
- [Guide to development in Manchester](#) - supplementary planning document and planning guidance, April 2007
- [Extant Unitary Development Plan \(UDP\)](#) –
 - o Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC26 - Development and Noise
- [Places for Everyone Plan](#) Joint Development Plan Document 2022-2039-

- o Strategy
 - JP-Strat9: Southern Areas
- o Sustainable and Resilient Places
 - JP-S1: Sustainable Development
- o Greener Places
 - JP-G7: Trees and Woodland
- o Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\)](#) –
 - o Section 2 - Achieving sustainable development
 - o Section 4 – Decision-making
 - o Section 12 – Achieving well-designed places
 - o Section 15 - Conserving and enhancing the natural environment

ASSESSMENT

Principle

Many people prefer to extend their existing homes rather than move, and the planning system needs to accommodate this 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.

The Council is not generally in favour of dealing with this issue by laying down firm rules about home extensions with each case looked at on its individual merits, having regard to a range of criteria.

In this case the principle of the development is acceptable.

As stated in Policy DM 1 of the Manchester Core Strategy, all development should have regard to the following specific issues:

Appropriate siting, layout, scale, form, massing, materials, and detail

The new addition is designed to match the style and features of the current building by using matching brick and tile to the existing dwellinghouse and matching window fenestrations.

The proposal is designed to be subservient to the original dwelling house by using matching materials, having a lower ridge line and a set back to the first floor.

The two-storey side is sufficiently set back (1300mm) from the principal elevation to prevent a significant terracing effect. As an end terrace property this is less of a concern especially considering the open aspect to the neighbouring community centre.

The effect to No287 is minimal given the massing sits within the existing side elevation.

The effect to The Tree of Life Community Centre is minimal given the gap to the shared boundary and the open grassed area to the boundary.

Due to its, size, position and location in relation to neighbours, the proposal would not create and over-dominant or overbearing feature.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.

The main proposed works are capable of being seen from the street. Given the position of the extension and the set back to first floor and lower ridge height, together with the use of proposed materials, the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby sitting within the existing side elevation and blending in with the terraced style and pattern of housing in the area.

Effects on amenity

Privacy

The proposal includes adding glazing to front and rear on a similar plane to windows on the front and rear elevation. The new windows would not have an overlooking effect to local beyond the existing windows.

Light

Given the proposal sits within the existing side elevation the impact to light from the added massing is minimal.

Noise

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

Accessibility

The proposal does not change how people can get in and out of the building.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site and maintains external access to the rear of the property.

Vehicular access and car parking

The proposal would remove a vehicle parking garage but maintains off street parking at the property.

Effects relating to biodiversity, landscape, archaeological or built heritage

Biodiversity

The inclusion of swift bricks has been considered in light of a public comment received. While their use is encouraged, it is not a statutory requirement, and no specific local policy mandates their provision. Given the scale and nature of the development, and in the absence of a clear policy basis for enforcement, it is not considered reasonable to impose a condition requiring swift bricks in this instance, however it is recommended the applicant incorporate the feature within the development.

Green Infrastructure including open space, both public and private

The external areas of the site are recently finished in paved hardstanding.

The external areas of the site are predominantly finished in paved hardstanding. An Arboricultural Impact Assessment (AIA) has been submitted and reviewed. The Council's Arboricultural Officer confirms that the proposed extension will not adversely affect existing trees, provided works are carried out in accordance with the AIA.

Two off-site trees (T5 and T6) located within the grounds of the Tree of Life Centre will require minor crown lifting works. There is no objection to these works from an arboricultural perspective; however, responsibility for this land lies with another section of the Council (likely Education Services).

To protect retained trees and grass verges, no materials or machinery should be stored on the grassed areas fronting the site. Any breach of this requirement may result in enforcement action.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment. The proposal has a negligible impact on drainage using the existing drainage on site.

Existing or proposed hazardous installations.

The proposal is within the safeguarding zone for HS2 Phase 2B and therefore HS2 Ltd were consulted but did not respond within the consultation period. A standard informative has been attached which the applicant should take note of.

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.

PLANNING BALANCE & CONCLUSION

In assessing the proposal against the development plan and other material considerations, the scheme is considered acceptable in principle and complies with the relevant policies of the Manchester Core Strategy, saved UDP policies, and Places for Everyone. The extension is appropriately designed, subservient to the host dwelling, and would not result in harm to the character of the area or the amenities of neighbouring occupiers. There are no significant adverse impacts identified in relation to privacy, daylight, or outlook, and the proposal maintains adequate external amenity space and off-street parking. While the site lies within the HS2 safeguarding zone, no objections have been raised and an informative is included to ensure the applicant remains aware of future requirements. On balance, the benefits of providing additional living accommodation for the applicant outweigh any limited impacts identified, and the proposal represents sustainable development in accordance with the NPPF.

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. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-year time limit

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

Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Specified plans

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

- | | | | |
|----|-------------------------|----------------|-------------------|
| a. | Drawing - Location Plan | 12 Aug 2025 | THE LOCATION PLAN |
| b. | Drawing - Proposed | 12 Aug 2025 P3 | FLOOR PLANS |
| c. | Drawing - Proposed | 12 Aug 2025 P4 | ELEVATIONS |

- d. Drawing - Site Plan 12 Aug 2025 P5 PROPOSED
- e. Tree survey or information 24 Oct 2025 2660_AIA.01 ARBORICULTURAL IMPACT ASSESSMENT

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Specified materials

The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing building.

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. Arboriculture

The development hereby approved shall be carried out in full accordance with the submitted Arboricultural Impact Assessment (AIA). No materials, machinery, or equipment shall be stored on grass verges or within Root Protection Areas identified in the AIA at any time during construction.

Reason: To ensure the protection of existing trees and grass verges during construction, in the interests of visual amenity and compliance with policies DM1, EN9 of the Manchester Core Strategy and JP-G7 of Places for Everyone.

INFORMATIVE(S)

1. High Speed Two

The applicant is advised that part of the application site falls within land that is covered by HS2 Safeguarding Directions, which remain in place on the former Phase 2b route. As such, the applicant is advised to monitor future Government announcements on this subject.

2. 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.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

258 Greenbrow Road, Manchester, M23 2UF

82 Oldwood Road, Manchester, M23 2YD

84 Oldwood Road, Manchester, M23 2YD

262 Greenbrow Road, Manchester, M23 2UF

287 Greenbrow Road, Manchester, M23 2UH

Tree Of Life Centre, Greenbrow Road, Manchester, M23 2UE

1 Rowarth Road, Manchester, M23 2UQ

264 Greenbrow Road, Manchester, M23 2UF

260 Greenbrow Road, Manchester, M23 2UF

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)

Area Team Boundary - Name: SOUTH AREA