

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144637/FH/2025
Date registered valid: 28 November 2025
Proposal: Retrospective application for single storey front porch extension.
Address: 5 Gleneagles Avenue, Manchester, M11 4JU
Ward(s): Clayton & Openshaw Ward

Applicant: Ms Faustina Serwaa
Agent (if any): Mr Rashid Mehmood, I. Planning Services
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 16 January 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 December 2025

Standard consultations:

Printed: 9 December 2025 Expired: 2 January 2026

Neighbour notifications

Printed: 9 December 2025 Expired: 2 January 2026

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of site / building / area

The application site is a two-storey, ground floor bay fronted, mid-terrace dwellinghouse, situated along a row of four properties, within a short cul-de-sac, of properties of similar type, in Clayton & Openshaw ward.



Figure 1. (Site visit 16.12.2025)

There is an existing canopy covering above the existing bay window. The application property benefits from amenity space to the front and rear elevations, together with boundary treatment.

There is an existing shared access/ginnel between the application site and no. 3 Gleneagles Avenue which leads to separate gated access to the rear of each property.

Gleneagles Avenue is not designed for vehicular access, and therefore, car parking is along Lingfield Road.

Planning History

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- 068816/VO/2003/N2 - CITY COUNCIL DEVELOPMENT Refurbishment of council housing including renewal of porches and canopies, new bay windows and new roofs. Approved 08.09.2003
- 063235/FO/NORTH2/01 - Creation of a secured community garden with associated works including fencing, gates and landscaping. Approved 12.12.2001

Description of development

The submitted application relates to the retention of a front porch extension.

The front porch measuring approximately [2717mm deep x 2533mm wide x 3161mm high - (2397mm to eaves)] is sited along the common shared boundary with no. 7 Gleneagles Avenue, whilst maintaining a separation distance of approximately 3754mm from the shared boundary with the existing ginnel. It comprises of a pitch roof design and includes a door and windows along the front elevation, 1 no. window along the side elevation facing the existing ginnel access; together external facing materials similar to the original dwellinghouse.

Consultations & Notification Responses

1. Local residents

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

2. Flood Risk

Flood Risk officers have advised an informative text is attached to any approval.

POLICY

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

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

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

2. Places for Everyone (2022 - 2039)

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

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

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

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

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

- Chapter 2: Design

5. Draft National Planning Policy Framework - 16th December 2025 is under consultation and as such is a material consideration, specifically:

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

ISSUES

Principle of development

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless

material considerations indicate otherwise. The proposed development is an extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families; provided that there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. Consideration must therefore be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Residential and Visual Amenity

Impact of works (retention of front porch extension) - In the case of this application, in light of the fact permitted development rights have not been removed, the erection of a front porch to a dwellinghouse generally constitutes Householder General Permitted Development, and therefore an application for planning permission would not generally be required, provided some requirements and limitations can be met.

In this instance, the porch measures approximately [2717mm deep x 2533mm wide x 3161mm high - (2397mm to eaves)]. As the overall height and floorspace of the porch exceeds permitted development limitations it is this variance of which planning permission is sought. With this in mind, it is considered that the resultant contextual relationship of this variance along the common shared boundaries with nos. 3 and 7 Gleneagles Avenue, together with the side facing window, could be accommodated in this location, due the fact that Gleneagles Avenue is a short cul-de-sac, not designed for vehicular access, coupled with the fact that the side facing window maintains a separation distance from the shared boundary fence, hedges and ginnel access; combined with the fact the proposal is also similar to the approved front porch at no. 3 Gleneagles Avenue - (ref. no. 138631), it is considered that it's retention would have minimal impact upon the residential and visual amenity of the area and would not cause significant harm to the character and appearance of the host dwellinghouse. Therefore, on this basis, and on balance, the proposal could be retained in this location, in this instance; pursuant with The Manchester Core Strategy Development Plan Document Policies EN1, SP1 and DM1 and saved Policy DC1 of the Unitary Development Plan.

Impact of works (Design and appearance) - In terms of design and appearance, the front porch is considered to be acceptable the use of bricks and matching roof tiles and uPVC give the location of the property is not considered to result in harmful impact on the surrounding area in terms of its design, scale, and appearance.

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

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

Flood Risk – As the property lies within an area at risk of surface water flooding an informative has been recommended to ensure flood resilience measures are incorporated into the extension.

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

responds positively to policy, and no comments or objections have been received in response to this application from local residents.

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

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, the local planning authority had no issues to raise with the agent but have attached appropriate conditions to the approval.

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

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

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 28 November 2025.

- Location Plan with application site edged in red, Drawing No. P03, received by the City Council as the Local Planning Authority on 28 November 2025.
- Proposed Floor Plan and Elevations, SHT 2 OF 2, received by the City Council as the Local Planning Authority on 28 November 2025.

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

2) The materials to be used throughout the development hereby approved shall be implemented in accordance with the approved details and as specified in Condition 1 of this approval, received by the City Council as the Local Planning Authority on 28 November 2025.

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

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the development hereby approved other than those shown on: Proposed Floor Plan and Elevations, SHT 2 OF 2, received by the City Council as the Local Planning Authority on 28 November 2025.

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

Informative

1) The applicant should incorporate property flood resilience measures (PFR). These should protect the property to a minimum of 150mm above the design flood level.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

24 Vale Street, Manchester, M11 4WG
7 Gleneagles Avenue, Manchester, M11 4JU
4 Gleneagles Avenue, Manchester, M11 4JU
26 Vale Street, Manchester, M11 4WG
3 Gleneagles Avenue, Manchester, M11 4JU
6 Gleneagles Avenue, Manchester, M11 4JU

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA