

## **PLANNING**

## **GROWTH & DEVELOPMENT**

## **DELEGATED OFFICER REPORT FOR PLANNING APPLICATION**

**Application no.** 144447/FH/2025  
**Date registered valid:** 19 November 2025  
**Proposal:** Erection of single storey front and side extension  
**Address:** 54A Petworth Close, Manchester, M22 4YR  
**Ward(s):** Sharston Ward

**Applicant:** Ms Caitriona Burgum  
**Agent (if any):** Mr Steve Joyce a j design limited  
**Case officer:** Joshua Lee  
Tel: 0161 219 2851  
Email: [joshua.lee@manchester.gov.uk](mailto:joshua.lee@manchester.gov.uk)

**Recommendation:** Approve  
**Date of recommendation:** 24 December 2025

## APPLICATION DETAILS

|                                         |                                                         |
|-----------------------------------------|---------------------------------------------------------|
| <b>Type of application:</b>             | Full Householder Application                            |
| <b>Development type:</b>                | Householder                                             |
| <b>Date of site visit:</b>              | 11 December 2025                                        |
| <b>Standard consultations:</b>          | No consultations have been printed and sent.            |
| <b>Neighbour notifications:</b>         | Printed: 2 December 2025      Expired: 23 December 2025 |
| <b>Site notice:</b>                     | No site notice has been produced                        |
| <b>Press advert:</b>                    | No press advert had been published                      |
| <b>Departure from Development Plan:</b> | No                                                      |
| <b>Environmental Statement:</b>         | Not required                                            |
| <b>Listed building:</b>                 | Not applicable                                          |
| <b>Conservation area:</b>               | Not applicable                                          |
| <b>Tree Preservation Order:</b>         | Not applicable                                          |

## Description of site/building

The proposal relates to a two-storey semidetached dwellinghouse on Petworth Close. The property features an existing single storey front porch, hardstanding to the front for off street vehicle parking and garden to front side and rear.

## Description of area

The property is in a mostly residential part of the Sharston ward of Manchester.

## Description of development

Erection of single storey front and side extension

### Single storey front extension

The proposed single storey front extension forms projects 1400mm from the front of the proposed side extension to meet the projection of the existing porch feature to create a wraparound extension with the proposed side extension. A new front facing window is proposed. The new front façade is finished in render to match the existing front porch.

### Single storey side extension

The proposed single storey side extension projects 4000mm at the front and runs 9050mm following the angle of the boundary to reduce to 2000mm approx. 1000mm from the existing rear elevation. A small gap to the shared boundary is maintained. The extension is finished in brick to match and hipped tile roof to match existing. A new rear door is proposed.

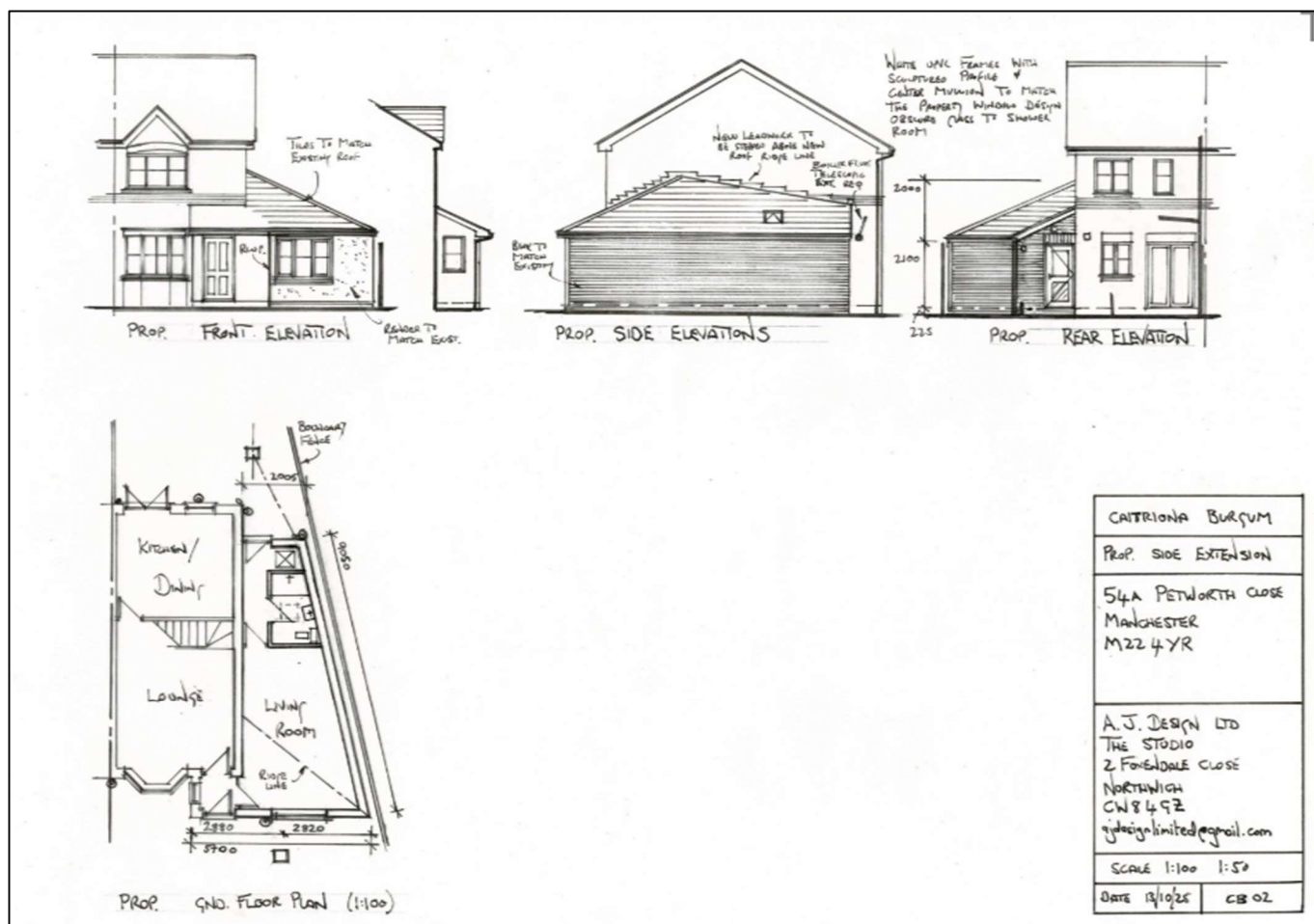


Figure 1. Proposed plans and elevations

## PLANNING HISTORY

### 056506/FO/SOUTH3/99

Description: Residential development comprising 119no. houses and apartments, associated road works, parking and landscaping

Decision: Approved 08/10/1999

## CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

### Notifications

Local Residents

No representations received.

### NEGOTIATIONS

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

As the proposal would remove rear external access a new secure ventilated bin store is required within the front garden.

### Updated proposed development

The updated scheme adds a new secure ventilated bin store to the front of the property.

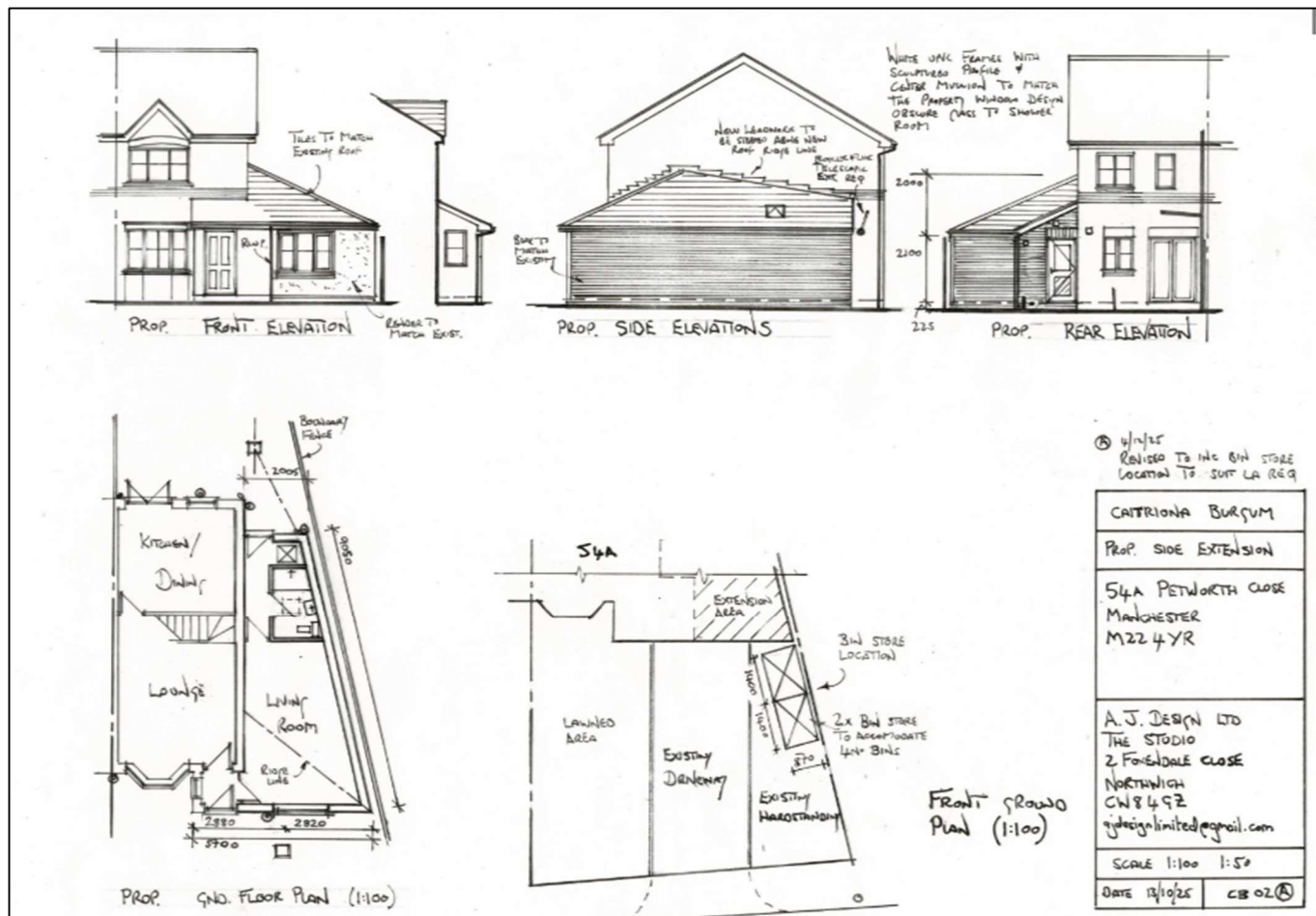


Figure 2. Revised plan to include bin store

## CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Not required due to minimal addition.

## RELEVANT POLICIES

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

For Manchester, the development plan comprises:

- The Core Strategy (2012–2027)
- Saved policies of the Unitary Development Plan (UDP)
- The Places for Everyone Joint Development Plan Document (2022–2039)

These documents are considered up to date and carry substantial weight in decision-making. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance.

The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

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](#)
  - Development Management and Planning Obligations
    - DM 1 - Development Management
  - Objective 1 - Spatial Principles
    - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
  - Objective 6 Environment
    - EN 1 - Design Principles and Strategic Character Areas
    - EN 19 – Waste
- [Guide to development in Manchester](#) - supplementary planning document and planning guidance, April 2007
- [Hot Food Takeaway](#) - supplementary planning document, March 2017
- [Extant Unitary Development Plan \(UDP\)](#) –
  - Citywide Development Control Policies
    - DC1 - Residential extensions
    - DC26 - Development and Noise
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
  - Strategy
    - JP-Strat9: Southern Areas
  - Sustainable and Resilient Places
    - JP-S1: Sustainable Development
  - Places for People
    - JP-P1 Sustainable Places
- [National Planning Policy Framework \(NPPF\)](#) December 2024–
  - Section 2 - Achieving sustainable development
  - Section 4 – Decision-making
  - Section 12 – Achieving well-designed places
- [National Planning Policy Framework Draft for Consultation December 2025](#) - National decision-making policies
  - Chapter 3 – Decision-making policies
    - DM1: Preparing development proposals
    - DM2: Information requirements
    - DM3: Determining development proposals
    - DM6: Use of planning conditions and obligations
    - DM7: Relationship with other regulatory regimes
  - Chapter 4 - Achieving sustainable development
    - S3: Presumption in favour of sustainable development
    - S4: Principle of development within settlements
  - Chapter 12 - Making effective use of land
    - L4: Residential extensions
  - Chapter 14 - Achieving well-designed places
    - DP3: Key principles for well-designed places
    - DP4: The Design process

## ASSESSMENT

### Principle of development

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 proposed extension has been designed to complement the existing dwelling by using matching brickwork, render, roof tiles, and window fenestrations. This ensures visual continuity and respects the character of the property.

The extension is subservient to the original dwelling, being entirely single-storey and positioned to the side. Its scale and form are proportionate, avoiding any dominance over the host building.

The main potential impact on neighbouring amenity relates to No. 54. However, given the single-storey nature of the proposal and the use of a hipped roof, the effect on massing is acceptable.

Overall, due to its size, siting, and relationship with adjacent properties, the development would not result in an overbearing or over-dominant feature within the street scene.

### **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.**

In this case, only limited views of the proposed works would be visible from the street. Due to the position of the extension, its modest massing, and the use of materials that match the existing dwelling, the character of the street would not be unduly affected.

The proposal is comparable in size and scale to other extensions in the vicinity, including those approved at 6, 7, 21, and 31 Petworth Close. As such, it would integrate well with the established pattern of development and would not disrupt the area's existing features.

### **Effects on amenity**

#### **Privacy**

The proposal includes the addition of a new door to the rear elevation; however, as this is at ground floor level, the impact on privacy is negligible.

Similarly, the new front-facing window reflects the design and position of existing windows on the principal elevation and would not introduce any additional overlooking or loss of privacy beyond what currently exists.

#### **Light**

Given the proposal is entirely at ground floor level and mostly along the side elevation of the property 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: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.**

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 removes external access to the rear of the property and the applicant has confirmed that waste bins are to be stored in the garage/bin store as denoted on the submitted plans.

## **Vehicular access and car parking**

The proposal doesn't change how vehicles access and park at the property.

## **Green Infrastructure including open space, both public and private**

The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

## **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.

## **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**

The proposed single-storey front and side extension has been assessed against the relevant policies of the Manchester Core Strategy, saved UDP policies, Places for Everyone, and the NPPF. The design is sympathetic to the host dwelling and surrounding area, maintaining visual continuity and avoiding any undue impact on residential amenity. No objections have been received, and the scheme provides additional internal space while retaining adequate external amenity and parking provision. On balance, the proposal represents sustainable development that accords with the development plan and national guidance. Therefore, approval is recommended subject to conditions.

## **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 | 19 Nov 2025 | THE LOCATION PLAN                 |
| b. Drawing - Proposed      | 04 Dec 2025 | PLANS AND ELEVATION INC BIN STORE |

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. Materials to match**

The materials used in the external surfaces of the development hereby approved shall be similar in appearance to the existing building in terms of type, size, colour and texture.

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.

## **APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED**

75 Petworth Close, Manchester, M22 4YR

23 Finchwood Road, Manchester, M22 4UW

54 Petworth Close, Manchester, M22 4YR

25 Finchwood Road, Manchester, M22 4UW

73 Petworth Close, Manchester, M22 4YR

## **APPENDIX 2 – PLANNING CONSTRAINTS**

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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA