MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143781/FH/2025
Date registered valid:	20 August 2025
Proposal:	Erection of a single storey side extension
Address:	76 Shawbrook Road, Manchester, M19 1JE
Ward(s):	Burnage Ward
Applicant:	Mr Mohammed Ejaz
Agent (if any):	Mr Mohammed Nasar Ishfaq, JAAN Architects Ltd
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**12th November 2025**



Application details
Type of application: Full Householder Application
Development type: Householder
Date of site visit: 9 September 2025
Standard consultations:
No consultations have been printed and sent.
Neighbour notifications
Printed: 26 August 2025 Expired: 16 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

Description of site/building

The application site relates to a two storey semi detached dwelling house located within the Burnage ward area of Manchester. The property has gable fronted square bay windows to ground and first floor, front porch, a timber shed and detached garage to the side. The property lies within a triangular plot which allows for a large side garden, hard surface which provides off street car parking, garden to the front and small garden to the rear. The property is finished in grey render and tiled hipped roof.



Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature

Description of development

The applicant is seeking planning permission for the erection of a single storey side extension. The extension would provide additional living space for a carer and disabled person.



Consultations & Notification Responses

Local residents, as per Appendix 1 - no comments or objections have been received in relation to this proposal.

Policy and Issues

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

o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy 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 particular adaptations to their homes.
o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
o Policy DM 1 - Development Management
o Policy SP1 - Spatial Principles
o Policy EN1 - Design Principles
o Policy EN 19 - Waste Management
o The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development
JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. 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 particular adaptations to their homes. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History relating to 76 Shawbrook Road

No previous applications relating to this site.

Residential amenity

The application would see the erection of a single storey side extension. This is to provide additional living accommodation for the use of a disabled person and carer. The extension would provide two bedrooms, living room and bathroom. This has been confirmed by the agent via email dated 15.10.2025. The property sits within a triangular plot at the junction of Westdale Gardens and Shawbrook Road.

The proposed extension would align with the front wall of the existing porch, incorporating it into the overall design. This would create a flush appearance at the front, apart from the projecting bay. The proposal would extend towards the side boundary with No. 27 Westdale Gardens, with no separation from the shared boundary. The extension follows the line of the boundary, forming a triangular addition to the side of the property. It is widest at the front, tapering in width towards the rear, where it terminates in line with the original rear wall of the dwelling. This configuration reflects the constraints of the site and seeks to maximise available space while maintaining a coherent relationship with the existing built form.

Whilst the proposed extension presents an unusual visual form within the street scene, it is noted that the adjacent property at No. 27 Westdale Gardens features an existing single-storey structure along the shared boundary. This existing built form helps to mitigate the visual impact of the proposal. Furthermore, the extension is intended to support the needs of a disabled occupant, which is a material consideration in favour of the development.

No windows are proposed along the side elevation or rear elevations; three windows are proposed along the front elevation together with an entrance door to the porch area. These are not considered to introduce any additional overlooking beyond that of the existing front-facing windows. As such, the proposal is not expected to result in any adverse impact on neighbouring privacy or amenity. The proposed extension would feature a flat roof incorporating a roof light.

While the proposal represents a unique design that occupies a substantial area to the side of the property, the extension is to be used by a disabled occupant and therefore in this instance the proportions of the extension are considered acceptable. Taking into account the relationship with neighbouring properties, the overall footprint is not regarded as creating a bulky or disproportionate addition. As such, the extension is considered to be comfortably accommodated within the site.

In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

Although the proposed extension is considered to have an unusual layout which is unique to the site, the size and footprint of the proposed extension not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposed development is considered to be in keeping with the character of the existing and surrounding properties. The use of matching materials, finishes as specified in the application form, ensures visual consistency with the existing property and with the local context.

The level of detail in the design is typical for this type of structure and is not expected to have any adverse impact on residential amenity or the overall character of the area. On balance, the design and appearance of the proposal are deemed acceptable and in accordance with Core Strategy Policies DM1 and EN1.

Bins

The applicant has submitted updated drawings indicating the location of the bin storage area to the front of the property along the shared boundary with No. 27 Westdale Gardens. The proposed arrangement is considered to be acceptable, as it is appropriately screened from public view and does not detract from the visual amenity of the street scene.

The proposal is therefore considered to comply with Policy EN19 of the Core Strategy, which seeks to ensure that waste storage is sensitively integrated into the design of developments.

Parking

Off street car parking space would be retained to the site and therefore it is considered that car parking arrangements are not affected by this proposal.

Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The proposal has been sited and designed to ensure that it in keeping with the existing property and is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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 polices 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

Positive and proactive working - 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. No significant problems have arisen during the consideration of this application.

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

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

Received 5th November 2025 numbered P001 Proposed Site Plan
Received 5th November 2025 numbered P002 Proposed Location Plan
Received 5th November 2025 numbered P003 Proposed Ground Floor Plan
Received 5th November 2025 numbered P004 Proposed First Floor Plan
Received 5th November 2025 numbered P005 Proposed Roof Plan
Received 5th November 2025 numbered P006 Proposed North West Elevation
Received 5th November 2025 numbered P007 Proposed South East Elevation
Received 5th November 2025 numbered P008 Proposed North East Elevation

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) 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 extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework

Appendix 1 – List of consultees & neighbours notified

25 Westdale Gardens, Manchester, M19 1JA
91 Shawbrook Road, Manchester, M19 1JF
72 Westdale Gardens, Manchester, M19 1JD
89 Shawbrook Road, Manchester, M19 1JF
27 Westdale Gardens, Manchester, M19 1JA
87 Shawbrook Road, Manchester, M19 1JF
74 Shawbrook Road, Manchester, M19 1JE

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA