MANCHESTER CITY COUNCIL

# Planning

## Growth & Development

## Delegated officer report for planning application

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| **Application no.** | 144082/FH/2025 |
| **Date registered valid:** | 10 October 2025 |
| **Proposal:** | Erection of first floor side/rear extension to first floor flat. |
| **Address:** | Flat Rear Of, 428 Barlow Moor Road, Manchester, M21 8AD |
| **Ward(s):** | Chorlton Park Ward |
| **Applicant:** | Veysel Baba |
| **Agent (if any):** | Mr Thomas Bedford, TJB Architects Ltd. |
| **Case officer:** | Holly Wright<br>Tel: 0161 219 6381<br>Email: holly.wright@manchester.gov.uk |
| **Recommendation:** | Approve |
| **Date of recommendation:** | **27 November 2025** |

## Application details

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 28 October 2025

**Standard consultations:** Printed: 23 October 2025 Expired: 13 November 2025

**Neighbour notifications:** Printed: 23 October 2025 Expired: 13 November 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

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

The application relates to a two-storey end-terraced building of redbrick with a grey slate dual pitch roof. The property features white uPVC-framed windows with painted stone cills and headers, a single storey extension to the front with fascia signage above, decorative brickwork at eaves level, a two-storey rear outrigger, an extraction flue to the rear, and a covered rear yard space.

The property appears to feature a mixed residential and commercial use with a restaurant/café (Tuktu Café) operating at ground floor level and a residential flat above.

The application site is located within Chorlton District Centre in close proximity to the junction where Barlow Moor Road intersects Wilbraham Road. The surrounding area exhibits a strong commercial precedent, with terraced and semi-detached residential properties located further afield.

The property is not listed, nor is it sited within a Conservation Area.

JP & Brimelow
Estate Agents
Tutku Cafe
Annies Dessert Cafe
Silverwood AVe
B5247

TUTKU CAFÉ
JP&Brimelow
Annies
panicos

Private
Parking

## Description of development

The applicant has submitted an application for the erection of a first floor side and rear extension to a first floor flat to the rear of No.428 Barlow Moor Road.

The application follows the issuing of an Enforcement Notice from the Council's Development Compliance Service on the 17th November 2022 together with a successful prosecution which took place on the 2nd October 2025 for the "the material change of use of the flat roof of the single storey rear extension to form a private amenity space" at the property. The notice required the cessation of the flat roof as a private amenity space by dismantling and removing a timber fence, shed, canopy and first floor extension. Whilst some removal works have taken place, some unauthorised elements remain in situ as can be seen in the site photographs above.

## Planning history

105810/FO/2014/S1 - Change of use from shop (Class A1) to cafe/hot food take-away (sui generis) and installation of new shop front and extraction flue to rear – Approved 2014.

110118/FO/2015/S1 - Part retrospective application for erection of first floor rear extension and change of use of first and second floor to form 1no. self-contained flat – Refused 2015.

113859/FO/2016 - Installation of glazed canopy to front – Refused 2016.

112448/FO/2016/S1 - Erection of single-storey front extension to provide additional floor space – Refused 2016.

111228/FO/2016/S1 - Part retrospective erection of a first floor extension to enable conversion of first and second floors to one no. two bed self-contained flat – Approved 2016.

125254/FO/2019 - Retention of front canopy and timber planters – Declined to Determine 2019.

## Consultations & Notification Responses

One neutral letter was received from a local resident; the comments are summarised as follows:

- To provide sufficient biodiversity enhancements, the proposal should include a minimum of one Swift nest brick as part of its design.

## Policies

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

**Unitary Development Plan (UDP) –** The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

**The Manchester Core Strategy –** Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

**The National Planning Policy Framework (NPPF, 2024)**
- Chapter 12 – Achieving Well-Designed Places

**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-P1 – Sustainable Places

**Submitted proposed plans**

**Submitted proposed elevations**

## Issues

Policies SP1 and DM1 of the Manchester 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.

**Principle** – the principle of erecting a first floor side/rear extension to provide additional living accommodation for an existing flat is acceptable, however, consideration must be given to the proposal's siting, scale, and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking, as well as other matters.

**Siting, scale, and massing –** the proposed extension would be located to the rear of the property, facing northeast. It would project an additional 1.9m beyond the existing two-storey outrigger, resulting in a total length of approximately 6m and a width of 2.7m. The extension would incorporate a flat roof with a height of 3.27m (approximately 6.1m from ground level). A gap of 1.9m would be retained to the boundary shared with No.430 Barlow Moor Road, and a gap of 3.5m would be maintained to the boundary with No. 426 Barlow Moor Road.

The overall siting, scale and massing of the proposal is considered acceptable on the basis that the extension would feature subservient dimensions to the host building, being set significantly below the existing roof and eaves line. It would not project significantly beyond the existing side elevation and, as such, would not be highly visible from the front. Furthermore, the extension

would feature a modest rearward projection from the existing outrigger. Consequently, it is not considered to result in an excessively large or bulky addition to the property.

**Appearance and visual amenity –** the submitted drawings indicate that the extension would be constructed using red facing brick to match the existing building, with a buff sandstone coping stone, white uPVC-framed windows, and black uPVC rainwater goods. Its rear elevation would be blank, whilst its side elevations would each feature 1no. window and 1no. skylight would be featured atop its roof.

Positioned at the rear of the property, the extension would not be highly visible within the street scene or wider public realm, other than from limited viewpoints along the shared alleyways to the north and east of the site. Its use of matching brickwork would ensure a blended appearance with the host building, which would further reduce its visual prominence. Furthermore, the extension would represent a considerable improvement over the existing additions present on site, which feature poor-quality materials and finishes that appear visually incongruous within the surrounding area and detract from its visual amenity.

**Residential amenity –** given the reduced height of the extension, set significantly below the property's existing roof line and eaves, together with its modest rearward projection and the adequate gaps maintained to the plot's shared boundaries, the development is not considered to give rise to issues of overshadowing or loss of light, nor would it introduce an overbearing feature within the area. The proposed window in the northwest side elevation has the potential to result in overlooking and loss of privacy; however, this impact can be satisfactorily mitigated through the imposition of a condition requiring obscure glazing. The proposed window in the southeast side elevation also has the potential to result in overlooking and loss of privacy for those properties located to the east of the application site; however, this impact can be satisfactorily mitigated through the imposition of a condition requiring obscure glazing.

**Waste storage –** the current waste storage and management arrangements would be unaffected by the proposal.

**Parking –** the current parking arrangements would be unaffected by the proposal.

**Biodiversity** – it is acknowledged that concerns 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 an extension to an existing flat 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 these types of extensions. As such, while ecological enhancements are encouraged where appropriate, it is not considered reasonable to require this measure in this instance.

**Other matters –** the submitted existing and proposed drawings indicate that the property features a door at first-floor level providing access onto the flat roof of the existing single storey rear extension. In order to ensure the flat roofs of the existing single storey rear extension and the proposed first floor rear extension are not used as balconies, roof gardens, or any other private amenity spaces, an appropriately worded condition has been attached.

It is accepted that the Council has taken enforcement action against development at first floor level to the rear, of a similar scale and siting to the proposed development. By contrast, however, the unauthorised timber structures that were the subject of the enforcement notice appeared as a haphazard and incongruous addition, to the detriment of the character and appearance of the surrounding area. As set out above, the proposal is considered to be an

improvement on the unauthorised structures by virtue of its design, scale and proposed materials.

**Conclusion** - given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale, and massing, impact upon the visual and residential amenity of the area, waste storage, and parking as it broadly complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester policies DM1 and SP1 of the Manchester Core Strategy, chapter 12 of the National Planning Policy Framework, and policy JP-P1 of Places for Everyone.

## 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**

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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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

**1) 3-year time limit:**

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

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

**2) Specified plans:**

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

‘FIRST FLOOR REAR AND SIDE EXTENSION. PROPOSED’, numbered ‘PL01_02 REV A’, received by the City Council as Local Planning Authority on the 14th November 2025.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

**3) Materials:**

The materials used in the external surfaces of the development hereby approved shall be those as specified on the approved drawings labelled ‘FIRST FLOOR REAR AND SIDE EXTENSION. PROPOSED’, numbered ‘PL01_02 REV A’, received by the City Council as Local Planning Authority on the 14th November 2025.

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) Obscure glazing:**

The windows in the first floor of the northwest and southeast side elevations 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.

**5) Flat roof restriction:**

The flat roof of the existing single-storey rear extension and the flat roof of the first-floor rear extension hereby approved shall not be used as a balcony, roof garden, or any other private amenity space. They shall only be used as a means of escape in an emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises against overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

**Informatives:**

1) 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**

Chorlton Civic Society

1B Silverwood Avenue, Manchester, M21 8BN
577 Barlow Moor Road, Manchester, M21 8AE
1A Silverwood Avenue, Manchester, M21 8BN
Kentoms Garage, Silverwood Avenue, Manchester, M21 8BN
559 Wilbraham Road, Manchester, M21 0AE
41 Needham Avenue, Manchester, M21 8AA
39 Needham Avenue, Manchester, M21 8AA
37 Needham Avenue, Manchester, M21 8AA
35 Needham Avenue, Manchester, M21 8AA
430A Barlow Moor Road, Manchester, M21 8AD
Flat 1, 432 Barlow Moor Road, Manchester, M21 8AD
430 Barlow Moor Road, Manchester, M21 8AD
561 Wilbraham Road, Manchester, M21 0AE
426A Barlow Moor Road, Manchester, M21 8AD
Flat 2, 432 Barlow Moor Road, Manchester, M21 8AD
434A Barlow Moor Road, Manchester, M21 8AD
426 Barlow Moor Road, Manchester, M21 8AD
432 Barlow Moor Road, Manchester, M21 8AD
428 Barlow Moor Road, Manchester, M21 8AD
424 Barlow Moor Road, Manchester, M21 8AD
579 - 581 Barlow Moor Road, Manchester, M21 8AE
563 Wilbraham Road, Manchester, M21 0AE
565 Wilbraham Road, Manchester, M21 0AE
559A Wilbraham Road, Manchester, M21 0AE
577A Barlow Moor Road, Manchester, M21 8AE
424A Barlow Moor Road, Manchester, M21 8AD

**Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zone Plus Climate Change -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA