

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 143144/FH/2025  
**Date registered valid:** 28 July 2025  
**Proposal:** Erection of single storey front and single storey rear extensions.  
**Address:** 6 Billing Avenue, Manchester, M12 6EZ  
**Ward(s):** Ardwick Ward

**Applicant:** Mr Baoliang Zhang  
**Agent (if any):** Mr Mannan Iqbal, Unite Designs  
**Case officer:** Harriet Aidoo  
Tel: 0161 234 4532  
Email: harriet.aidoo@manchester.gov.uk

**Recommendation:** Approve  
**Date of recommendation:** 25 November 2025

## Application details

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 18 August 2025

### Standard consultations:

No consultations have been printed and sent.

### Neighbour notifications

Printed: 5 August 2025      Expired: 27 August 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:** No

**Tree Preservation Order:** No

## Description of site / building / area

The application relates to a pitched roof, three-storey, mid-terrace, dwellinghouse along a row of ten properties in Ardwick ward. The site is close to the city centre, Piccadilly train station and green open spaces such as Ardwick Green Park and Mayfield Park.



Figure 1. Site visit - 18.08.2025

Given the nature of the property there is existing amenity space long the front and rear elevations only, including boundary treatment in-part along the perimeter.

There is no defined boundary treatment along the front common shared boundary with no. 8 Billing Avenue.

There are existing single storey front and rear extensions - (annotated as store and shed on the submitted plans) and of which appear to be original character features of properties of similar type along the street scene. However, it appears the existing store along the front elevation of the application dwellinghouse has been altered.

The immediate surrounding area is predominantly residential in character. There is a concentration of Listed Buildings broadly to the west of the application site - (29 Ardwick Green North, Margaret House and Victoria House, 23 - 25 Manor Street, St Thomas Centre, Drill Hall, Arwick Green Park War Memorial). Broadly to the east of the application site are further listed buildings (Fenton House 2 Higher Ardwick and 2-4 Palfrey Place); together with an in-fill, modern housing development along St Gregory's Road.

#### Site History

- 142615/FH/2025, Application Returned 19.04.2025

#### **Description of development**

The submitted application proposes a single storey front and single storey rear extensions.

The proposed single storey rear extension would be sited along the common shared boundaries with nos. 4 and 8 Billing Avenue. It would project from the rear building line of the host building and would measure approximately (4500mm deep x 4928mm wide 3811mm high) and would comprise of a lean-to pitched roof design, with 2no. windows along the roof elevation; together with further windows and doors along the rear elevation.

The proposed front extension element would also be sited along the common shared boundaries with nos. 4 and 8 Billing Avenue. It would project forward of the front elevation of the host dwelling and along the common shared boundary with no. 8 Billing Avenue approximately 2000mm deep, it then projects forward of the common shared boundary with no. 4 Billing Avenue approximately 2502mm wide, then returns forward of the original dwellinghouse approximately 513mm deep, then projects forward of the common shared boundary with no. 4 Billing Avenue approximately 2579mm wide, then returns forward of the original dwellinghouse approximately 1500mm deep. The overall proposed height would be approximately 3936mm.

#### **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.

#### **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. The National Planning Policy Framework (NPPF), (December 2024)

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

## ISSUES

### Principle

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 ( single storey front and rear extensions)** - In the case of this application, the proposed single storey front extension would be sited along the common shared boundaries with nos. 4 and 8 Billing Avenue, measuring approximately 3936mm high and projecting approximately 2000mm and 1500mm deep along these boundaries and forward of the principal elevation of the host dwelling; whilst retaining a proposed depth of amenity space of approximately 4929mm along the front elevation. It is therefore considered that given the PD

fall-back position and the set-back that would still be retained from the highway, in this instance, any adverse impacts from undue massing would not be significant, combined with the fact that the cumulative impact along the front elevation would not be unduly visually intrusive along the Billing Avenue highway.

In terms of the single storey rear extension element, the proposed depth would not exceed 4500mm, therefore, in light of the PD fall-back position and due to the sizable depth of rear garden that would still be retained, combined with the existing extension along the rear garden of no. 4 Billing Avenue; together with the most recent similar planning consent along a neighbouring garden - (ref. no. 133611/PDE/2022), it is considered that this element of the submitted plan could be accommodated in this location in this instance.

Moreover, although the proposed rearward projection at approximately 4500mm is (850mm) in excess of the guidance set out in saved UDP policy DC1.3 a) regarding rearward extensions, it is within the limitations for larger homes extension application and therefore on balance, this variance could be accommodated in this location in this instance without unduly impacting on residential or visual amenity; 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 the case of this application, the new additions would be single storey and are designed to match the style and features of the host dwelling by using matching bricks and fenestration, and as such, the resultant impact on the surrounding area in terms of the design, scale, and appearance of the proposed development is considered acceptable. Given the position of the extensions along the front and rear gardens and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected. The proposed extension could therefore be accommodated in this location in this instance without significant adverse impacts to the character of the host building or the general area. However, a materials condition has been attached to ensure that materials are adhered to; pursuant with the requirements of Core Strategy policies DM1 and EN1 and saved UDP policy DC1.

**Impact of works (Car parking)** - The proposal doesn't change how vehicles access and park at the property, on-site car parking would still be maintained; pursuant with The Manchester Core Strategy Development Plan Document policy DM1 and saved policy DC1 of the Unitary Development Plan.

**Impact of works (Waste management)** - The existing arrangement would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

**Conclusion** - For the reasons outlined above, and subject to planning conditions, it is considered that the proposed development could be accommodated in this location in this instance; pursuant to policies SP1, DM1, EN1, EN19 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan (1995); chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007); policy JP-S1 - Sustainable development and JP-P1 - Sustainable Places of Places for Everyone (2022 - 2039); Section 2 - Achieving sustainable development, Section 4 - Decision-making and Section 12 - Achieving well-designed places of the NPPF (2024) 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**

The local Planning Authority in its decision has had due regard for the National Planning Policy Framework, as well as the Development Plan, National Planning Policy and other material considerations and has approved the application for the reasons outlined in this delegated report and attached appropriate conditions to the approval.

### **Condition(s) to be attached to decision for approval**

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:

Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 09 June 2025.

- Location Plan with application site edged in red, Drawing UD-439, received by the City Council as the Local Planning Authority on 09 June 2025.
- Proposed Floor Plans and Elevations, Drawing UD-439, received by the City Council as the Local Planning Authority on 09 June 2025.
- Proposed Side Elevation 1 and Proposed Side Elevation 2, Drawing UD-439, received by the City Council as the Local Planning Authority on 16 July 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans; pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies SP1, DM1 of Manchester's Local Development Framework: The Core Strategy (2012).

3) 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 saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), policies SP1 and DM1 of the Core Strategy (2012) and the requirements of the National Planning Policy Framework (2024).

4) Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and reenacting that Order with or without modification), no windows, doors or other openings shall be inserted into the elevations of the extension hereby approved other than those shown on: Proposed Floor Plans and Elevations, Drawing UD-439, received by the City Council as the Local Planning Authority on 09 June 2025 and Proposed Side Elevation 1 and Proposed Side Elevation 2, Drawing UD-439, received by the City Council as the Local Planning Authority on 16 July 2025, without planning permission being granted by the Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies DM1 and SP1 of the Manchester Core Strategy (2012).

5) The window(s) along the front elevation of the development hereby approved to serve the WC and as shown on: Proposed Floor Plans and Elevations, Drawing UD-439, received by the City Council as the Local Planning Authority on 09 June 2025 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 policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

6) Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and reenacting that Order with or without modification), no [extensions (Class A), roof additions (Class B), roof alterations (Class C), porches (Class D), outbuildings (Class E) shall be erected without planning permission being granted by the Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

## **Appendix 1 – List of consultees & neighbours notified**

Apartment 5, 55 - 57 Ardwick Green North, Manchester, M12 6ER  
Apartment 4, 55 - 57 Ardwick Green North, Manchester, M12 6ER  
Apartment 3, 55 - 57 Ardwick Green North, Manchester, M12 6ER  
Apartment 2, 55 - 57 Ardwick Green North, Manchester, M12 6ER  
Apartment 1, 55 - 57 Ardwick Green North, Manchester, M12 6ER  
55 - 57 Ardwick Green North, Manchester, M12 6ER  
58 Cotter Street, Manchester, M12 6EY  
50 Cotter Street, Manchester, M12 6EY  
8 Billing Avenue, Manchester, M12 6EZ  
4 Billing Avenue, Manchester, M12 6EZ  
2 Billing Avenue, Manchester, M12 6EZ  
10 Billing Avenue, Manchester, M12 6EZ  
1 Billing Avenue, Manchester, M12 6EZ

## **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  
Area Team Boundary - Name: NORTH AREA