

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143437/FH/2025
Date registered valid: 14 August 2025
Proposal: Installation of raised timber decking to rear
Address: 14 Alan Road, Manchester, M20 4WG
Ward(s): Withington Ward

Applicant: Mr David Xiberras
Agent (if any):
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 12 November 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 23 September 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 21 August 2025 Expired: 12 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 property that is subject of this householder application is an Edwardian style, semi-detached, C3 property. The property is located just outside of the Withington Conservation Area. The property features a large rear garden which is half paved and features some mature trees. To the front of the property is a hardstanding driveway and private walkway that leads onto Alan Road.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

Alan Road is a residential street situated in the Withington Ward of Manchester, the property is surrounded by similar built family properties. Neighbouring properties consist of the same Edwardian style of a similar design and age. Along the street, there are more modern properties with offer differing styles creating a more diverse street scene.

Description of development

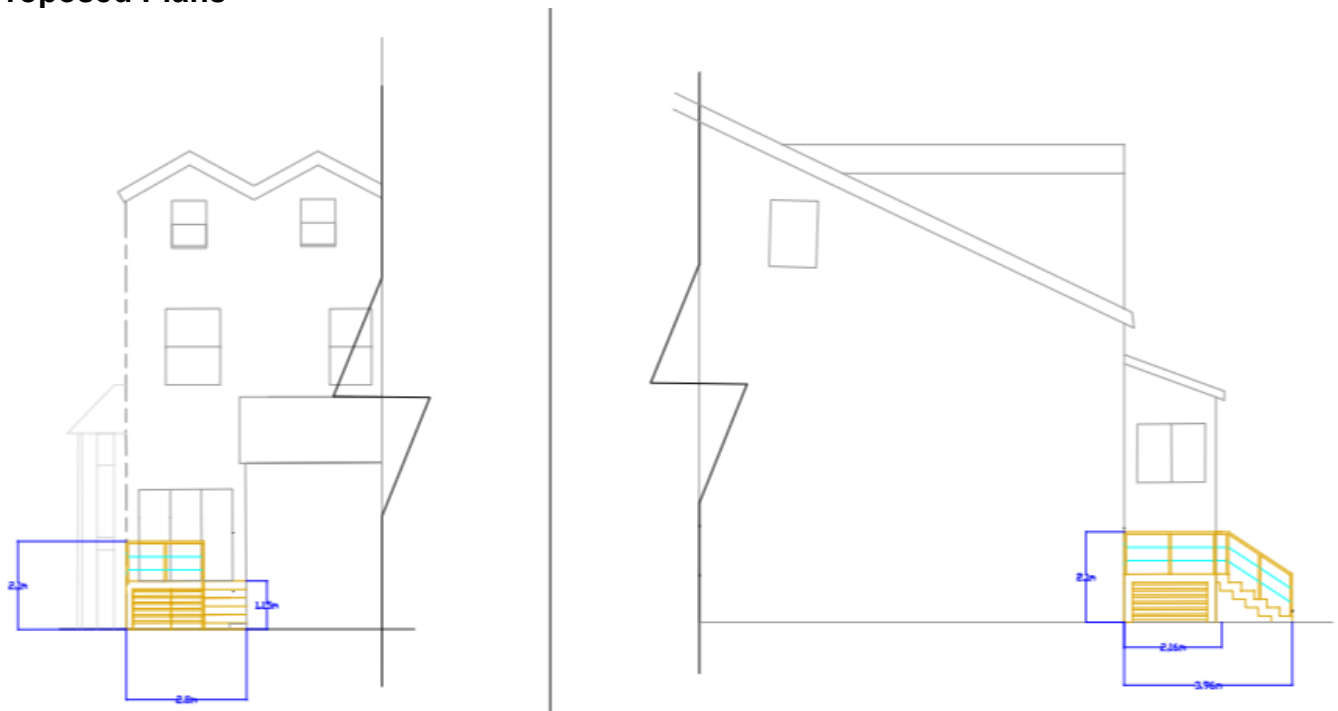
The applicant is seeking planning permission for the installation of raised timber decking to rear.

Site Photos

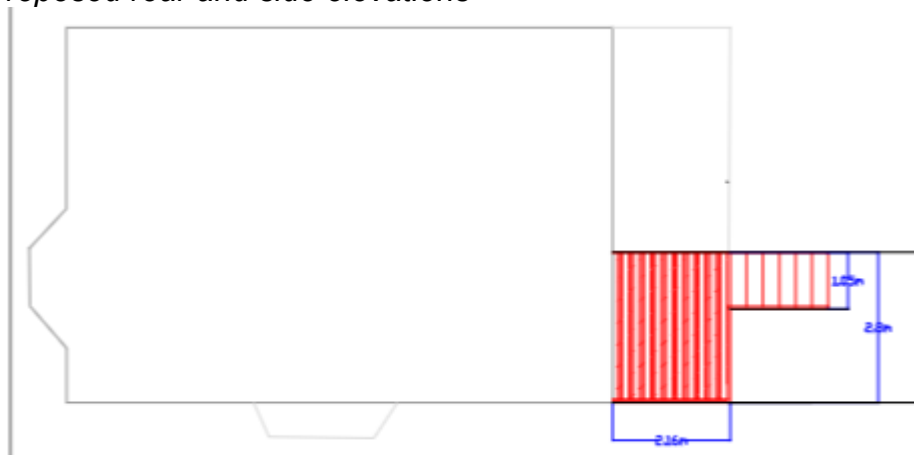




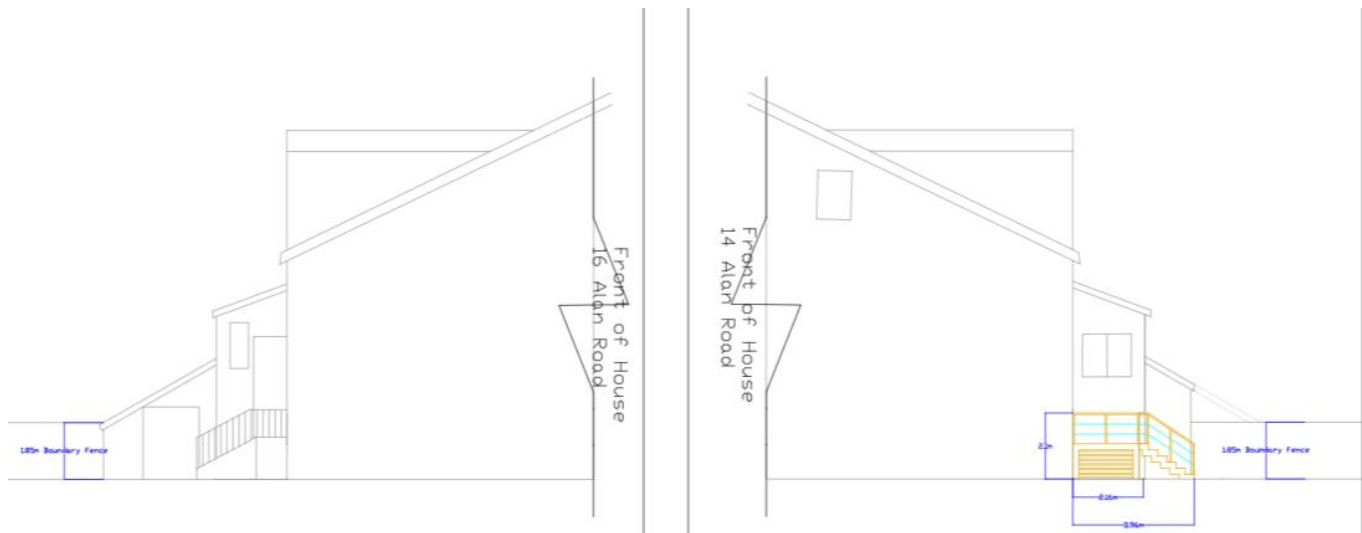
Proposed Plans



Proposed rear and side elevations



Proposed ground floor plan



Proposed side elevations

Consultations & Notification Responses

Neighbours, as per appendix 1- no comments or objections.

POLICY

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

The Manchester Core Strategy- Development Plan Document 2012-2027 (The Core Strategy) was adopted by the City Council on the 11th of July 2012, it is a key document for the local plan which provides a framework that planning applications are assessed against.

Policy SP1- Spatial Principles

Policy DM1- Development Management

The National Planning Policy Framework (December 2024)- The Governments own planning policies for England and how they are expected to be applied.

-Chapter 8- Promoting healthy and safe communities

-Chapter 12- Achieving well-designed and beautiful places

Places for Everyone- 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 (Bolton, Bury, Rochdale, Oldham, Tameside, Stockport, Manchester, Trafford, Salford, Wigan) and took into effect and become part of the statutory development plan on March 21, 2024.

-Policy JP-P1: Sustainable Places.

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seeks to ensure that any new build development enhances or creates character, meets local needs and enhances the built environment and its design, scale and appearance of the proposed development that is appropriate to its context. Guidance from the National Planning Policy Framework seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future residents.

Principle

The principle of installing raised timber decking for a family dwellinghouse is acceptable given that many individuals prefer to alter their homes to meet changing needs and circumstances. 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.

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

Planning History

No relevant planning history.

Appearance and Residential Amenity

The proposed decking would project 2160mm from the rear elevation and would span 2800mm in length across the rear of the property. The decking floor level would sit 1015mm above ground floor level. The decking and accompanying stairs would be made of timber.

Sited at the west of the property, the decking would sit outside the rear bifold doors to provide a ground level area. This positioning would place the decking behind the existing outrigger, ensuring that the decking is separated from the neighbouring property, no. 16 Alan Road.

The proposed decking would result in sufficient private outdoor amenity space retained to the rear of the property.

Currently, the neighbouring property no. 12 Alan Road has a single storey outbuilding located along the shared boundary which would create a visual obstruction. Along this building, there are no windows which would face towards the proposed. The decking could give rise to slight overlooking towards no.12 Alan Road, however, is considered not to be so undue as to warrant a reason for refusal.

Given the location and no objections have been received, the proposal it is not considered to cause residential amenity implications.

Due to the nature of the proposal, it is not considered to cause issues associated with overshadowing, nor introducing an overbearing feature into the area. Sited at the rear of the property, the decking would not be visible from the street scene and is therefore not considered to change the overall character of the property and its surrounding area. The design and appearance of the extension therefore accords with saved policy DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework.

Conclusion

Given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with Policies DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework.

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

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 and the applicant has been determined in a timely manner, in accordance with the policies with the development plan.

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

- (1) The development must have begun no later than the expiration of three years beginning with the date of permission. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act of 1990.
- (2) The development hereby approved shall be carried out in accordance with the following documents:

Drawing proposed, ref- DX01
Location Plan

Received on 14 August 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 and policies SP1 and DM1 of the Manchester Core Strategy.

- (3) The materials to be used on the decking shall be in accordance with the materials agreed at the application stage:

-Timber
-Metal wire balustrades

Reason- to ensure the appearance of the property is not adversely affected by the materials to be used in the construction of the decking, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

19 Brunswick Road, Manchester, M20 4QB
17 Brunswick Road, Manchester, M20 4QB
15 Brunswick Road, Manchester, M20 4QB
12 Alan Road, Manchester, M20 4WG
16 Alan Road, Manchester, M20 4WG

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 (Middle) -
Area Team Boundary - Name: SOUTH AREA