MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no.	143584/FO/2025
Date registered valid:	11 March 2026
Proposal:	Erection of single-storey rear extension with part single and part two-storey side extension and porch.
Address:	2-4 Werneth Avenue, Manchester, M14 7BF
Ward(s):	Fallowfield Ward
Applicant:	Mr Mohammed Islam
Agent (if any):	Mr Paul Dean, Studio Ark (Architect)
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **06 May 2026**

APPLICATION DETAILS

Type of application: Full Application Consent

Development type: Householder

Date of site visit: 26 March 2026

Standard consultations: Printed: 12 March 2026 Expired: 2 April 2026

Neighbour notifications: Printed: 12 March 2026 Expired: 2 April 2026

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The application relates to works to two existing houses that would be physically joined and used as a single family dwelling. They occupy a large plot that sits towards the junction of Werneth Avenue and Platt Lane in the Fallowfield ward of the City. Werneth Avenue itself is a small cul-de-sac and is typical of the small avenues that are accessed off Platt Lane. There are gardens to the front and rear with the garden to the frontage being extensive and are currently open plan between the two properties and is primarily grassed. The boundary to the property frontage comprises of a brick wall with pillars and metal railing gates. The side boundaries are close boarded timber post and panel fence. To the side adjacent to the property at the junction of Werneth Avenue and Platt Lane is an open piece of land that is laid to lawn with established trees on the site. The houses themselves are of brick construction with a hipped roof with areas of the brickwork being painted.

Description of area

The area is predominantly residential in nature comprising of houses of a similar style and age to the two properties that are the subject of this proposal. To the east of the site is the Platt Lane Complex sports centre.

Description of development

The proposal is for the erection of a part single part two storey side extension and a part single part two storey rear extension which runs across the rear of both of the properties. The additional accommodation as a result of the proposed development would be in the form of a large family sitting room to the side at ground floor with an extended lounge and open plan kitchen to the rear. To the side at first floor is a master bedroom with an en-suite bathroom. The ground floor rear extension would project 2.7 metres. The side extension is set down from the existing ridge line and set back from the front of the property and stops short of the existing rear building line, it projects sidewards towards the open land by 4.5 m. The extension to the rear would provide accommodation in the form of Kitchen and lounge with bi-fold doors to the ground floor with the first-floor extension extending the existing bedrooms 2 and 3 by 1.25m. The first floor would be hipped and set much lower than the existing first floor roof. The amalgamated property would have a central porch on the front of the property and will read visually as one property. The extensions retain subservience against the newly created single dwellinghouse.

PLANNING HISTORY

142550/FO/2025

Description: Erection of part single, part two storey side and rear extensions, porch and elevational alterations
Decision: Approved 17/03/2025

139530/FO/2024

Description: Erection of part single part two storey side, single storey rear extension and erection of front porch to provide additional living accommodation

Decision: Approved 05/06/2024

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester City Council Flood Risk Management

Manchester City Council Flood Risk Management were consulted on this application and had no further comments.

Local Residents

One representation has been received from a member of the public who neither supports nor objects to the proposal. The commentator, an RSPB Swift Champion, requests that if planning permission is granted a condition be imposed requiring the installation of at least one integrated Swift nest brick to enhance biodiversity, noting the decline of Swifts and referring to national policy and legislative duties to conserve and enhance biodiversity.

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 3 - Housing
        - H 1 – Overall Housing Provision (Partially replaced by PfE Policy JP-H 1)
        - H 6 – South Manchester
    - Objective 6 Environment
        - EN 1 - Design Principles and Strategic Character Areas
        - EN 14 – Flood Risk (partially replaced by PfE Policy JP-S 4)
        - EN 19 – Waste
- Guide to development in Manchester - supplementary planning document and planning guidance, April 2007

- 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
        - JP-S4: Flood Risk and the Water Environment
    - Places for People
        - JP-P1 Sustainable Places
- National Planning Policy Framework (NPPF) December 2024–
    - Section 2 - Achieving sustainable development
    - Section 4 – Decision-making
    - Section 11 – Making effective use of land
    - Section 12 – Achieving well-designed places
    - Section 14 - Meeting the challenge of climate change, flooding and coastal change
- 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
        - L2: 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
    - Chapter 18 - Managing flood risk and coastal change
        - F4: Assessing flood risk for decision-making
        - F6: Development in areas at risk of flooding from rivers or the sea

ASSESSMENT

Principle of development

The site benefits from two recent permissions for similar extensions (refs 142550/FO/2025 and 139530/FO/2024), which establish that development of this nature is acceptable in principle. The current

proposal closely follows those schemes and introduces only a modest additional rear projection, which does not materially alter the scale or character of the development.

The proposal also involves the amalgamation of two existing dwellings into a single dwellinghouse, which does not in itself require planning permission, as this does not constitute development in planning terms; however, the associated physical works require assessment.

The site lies within an area subject to an Article 4 Direction removing permitted development rights for a change of use from Class C3 to C4. Given the scale of the enlarged dwelling and the additional bedrooms created, unrestricted occupation could harm residential amenity and the balance of housing types in the area. Unrestricted short-term stays could also give rise to increased activity, noise and disturbance inconsistent with the character of this residential cul-de-sac. Conditions restricting the use to Class C3(a) and preventing short-term stays are therefore necessary and reasonable.

National and local planning policies support well-designed domestic extensions in established residential areas that respect local character and neighbouring amenity. Given the site context and the modest nature of the additional works, the principle of development is considered acceptable, subject to detailed assessment of all other material planning considerations.

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 extensions have been designed to sit comfortably within the form of the existing building. Matching brick, roof tiles and window styles ensure the additions integrate well with the host property. The first-floor element is set down from the main roof and set back from both the front and rear elevations, which helps the extension remain clearly subordinate to the original building.

Although the works increase the overall footprint, the visual impact in the street scene would be limited. The property would continue to read as a single, balanced dwelling, with the main change being the introduction of a central porch. The two-storey side extension is located on the side facing the open landscaped area rather than the shared boundary with No. 6 Werneth Avenue, and the ground-floor rear projection is positioned well away from both side boundaries.

The neighbouring houses on Platt Lane sit at right angles to the site, and the proposal would not bring the building any closer to Nos. 78–80 than it is at present. The extension projects sideways toward the existing open space, where mature trees provide screening. The single-storey rear extension would be permitted development in isolation, and neither the single-storey nor the two-storey elements are considered to cause unacceptable impacts such as loss of light, privacy or overlooking.

The additional extension beyond the approved scheme would infill he gap between the approved rear extension and existing side elevation and would cause no more harm than the approved scheme.

Given its scale, siting and relationship with neighbouring properties, the development would not appear overbearing or overly dominant and is considered an appropriate and well-designed addition.

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.

The extension sits comfortably within the plot and, because of its position and limited massing, would not noticeably alter the character of the street. The use of matching materials ensures the development blends well with the existing property and the surrounding houses. The scale and proportions of the extension are comparable to other extensions in the area, and the proposal would therefore not disrupt the established pattern of development or the overall appearance of the neighbourhood.

Effects on amenity

Privacy

One small window is proposed in the rear elevation at first-floor level within the side extension. This would serve as a secondary bedroom window, with the main outlook provided by the existing front-facing window.

To protect neighbour privacy, any approval would include a condition requiring this rear-facing window to be obscure-glazed. No windows are proposed in the side elevation.

Two windows are proposed in the rear elevation of the first-floor extension; however, these replicate the position of the existing rear windows, being moved only 1.25 m further back. Given the separation distance to the properties on Tabley Avenue, the proposal would not introduce any unacceptable overlooking or loss of privacy.

Light

The proposed extensions are not expected to cause any harmful loss of daylight or sunlight to neighbouring properties. The ground-floor elements are set well within the plot, and the first-floor additions are modest in scale and positioned away from shared boundaries. Given the distances involved, the orientation of surrounding homes, and the fact that the single-storey rear projection would be permitted development in isolation, the proposal would not result in any unacceptable overshadowing or reduction in natural light for nearby occupiers.

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 introduces a new porch however doesn't create an accessibility issue to the property.

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 itself has little impact on waste from the site. It uses the current storage and collection methods on site and maintains external access to the rear of the property.

Vehicular access and car parking

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

Effects relating to biodiversity, landscape, archaeological or built heritage

Biodiversity

Given the small-scale and domestic nature of the proposal, the development is not expected to result in any adverse impact on biodiversity within or around the site. During the consultation period, opportunities for minor biodiversity enhancement were identified, including the potential installation of an integrated swift brick. While such measures are not necessary to make the development acceptable in planning terms and would not meet the tests for the imposition of a planning condition, the applicant is encouraged to incorporate them where practicable. An informative has therefore been attached**.**

Landscape

The proposal involves the amalgamation of two existing dwellings into a single, larger property, which will increase the overall scale and visual presence of the building within a prominent corner plot at the junction of Werneth Avenue and Platt Lane. While the principle of development is acceptable, detailed landscaping information has not been submitted. A condition is therefore necessary to secure an appropriate hard and soft landscaping scheme to ensure the enlarged dwelling sits comfortably within the plot, maintains a satisfactory appearance, and preserves the green character of the site and the wider street scene.

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 proposal is located in Flood Zone 2 and with risk of surface water flooding. The applicant provided a commensurate flood risk statement and, Flood Risk as the LLFA, accepted that the proposal was acceptable.

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.

PLANNING BALANCE

Taking all relevant factors into account, the proposal represents a well-designed extension that sits comfortably within the plot and maintains acceptable relationships with neighbouring properties. The development would not harm residential amenity, the character of the street or the wider area, and it makes effective use of an existing residential site. When considered against the Development Plan as a whole, and with no material considerations indicating otherwise, the scheme is judged to be acceptable and the planning balance weighs in favour of granting permission.

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. The proposal is considered to be acceptable and therefore determined within a timely manner.

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 29 Jul 2025 THE LOCATION PLAN
b. Drawing - Proposed 23 Mar 2026 25-IM-2WAF-CD-0009 C FIRST FLOOR PLAN
c. Drawing - Proposed 23 Mar 2026 25-IM-2WAF-CD-0010 C ELEVATIONS
d. Drawing - Proposed 23 Mar 2026 25-MI-2WAF-CD-0008 C GROUND FLOOR PLAN

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.

CONDITIONS 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 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 – Proposed, 25 Apr 2023, 0079_AL(05)011_P2, GROUND FLOOR PLAN

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

The materials used in the external surfaces of the development hereby approved shall be as follows:

a. main brick: Facing brick to match existing common brick
b. Tiles: Slate tile to match existing roof
c. Windows & Doors: Black UPVC throughout

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 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

4. NEW DWELLINGS – PD RIGHTS REMOVED TO STOP FIRST OCCUPATION AS C4

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.

5. NEW DWELLINGS – SHORT TERM STAYS RESTRICTION

The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or 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.

6. OBSCURE GLAZING AND TOP OPENING WINDOW – NEW DWELLING/EXTENSION TO DWELLING

The window(s) in the first floor of the rear elevation of the side extension 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. Any parts of the window that can be opened must be more than 1.7 metres above the floor of the room in which the window is installed.

Reason - In order to protect the amenity of neighbouring residents and in accordance with policies SP1 and DM1 of the Core Strategy.

7. LANDSCAPING REQUIREMENT FOR ADDITIONAL INFORMATION

a. Notwithstanding the details submitted with the application, no above ground works shall take place until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.
b. The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.
c. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason - To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policies SP1, EN9 and DM1 of the Core Strategy and the National Planning Policy Framework.

INFORMATIVE(S)

1. Swift Bricks

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 with the specifications of BS 42021:2022 - Integral nest boxes.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

MCC Flood Risk Management

14 Werneth Avenue, Manchester, M14 7BF

5 Tabley Avenue, Manchester, M14 7RJ

1 Tabley Avenue, Manchester, M14 7RJ

10 Werneth Avenue, Manchester, M14 7BF

6 Werneth Avenue, Manchester, M14 7BF

2 Werneth Avenue, Manchester, M14 7BF

1 Werneth Avenue, Manchester, M14 7BF

3 Werneth Avenue, Manchester, M14 7BF

12 Werneth Avenue, Manchester, M14 7BF

11 Werneth Avenue, Manchester, M14 7BF

9 Werneth Avenue, Manchester, M14 7BF

8 Werneth Avenue, Manchester, M14 7BF

7 Werneth Avenue, Manchester, M14 7BF

5 Werneth Avenue, Manchester, M14 7BF

7 Tabley Avenue, Manchester, M14 7RJ

3 Tabley Avenue, Manchester, M14 7RJ

13 Werneth Avenue, Manchester, M14 7BF

80 Yew Tree Road, Manchester, M14 7BN

78 Yew Tree Road, Manchester, M14 7BN

76 Yew Tree Road, Manchester, M14 7BN

74 Yew Tree Road, Manchester, M14 7BN

APPENDIX 2 – PLANNING CONSTRAINTS

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

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: SOUTH AREA