

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 145340/FH/2026

**Date registered valid:** 5 March 2026

**Proposal:** Erection of a two-storey side and part single/part two-storey rear extension.

**Address:** 39 Ashfield Drive, Manchester, M40 1WJ

**Ward(s):** Miles Platting & Newton Heath Ward

**Applicant:** Miss Jessica Turner

**Agent (if any):** Mr Kevin Foey

**Case officer:** Harriet Aidoo  
Tel: 0161 234 4532  
Email: [harriet.aidoo@manchester.gov.uk](mailto:harriet.aidoo@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 30 April 2026

## Application details

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 17 March 2026

### Standard consultations:

Printed: 11 March 2026      Expired: 1 April 2026

### Neighbour notifications

Printed: 11 March 2026      Expired: 1 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

## Description of site/building

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

## Description of site / building / area

The application relates to a semi-detached dwellinghouse which is sited close to the junction of Ashfield Drive and Assheton Road, within the Miles Platting and Newton Heath ward of Manchester.



Figure 1. (Site visit 17.03.2026)



The application site is along a visible gradient and appears elevated within the context of the street scene at that junction, together with the neighbouring properties along Ashfield Drive.

There is existing amenity space along the front, side and rear, including boundary treatment whilst incorporating a gated side access. Car parking is along the street and bins are stored within curtilage behind boundary treatment.

The dwellinghouses along the common shared side boundaries (nos. 37 and 42 Ashfield Drive) have existing rear extensions, consented by (ref nos. 112708/PDE/2016 and 125051/LP/2019).

The area is predominantly residential in character, with properties comprising of a mix of semi-detached and detached dwellinghouse, most of a similar age and footprint to the proposal site.

## **Site History**

- o No record.

## **Description of development**

The submitted plan proposes a two-storey side and part single/part two-storey rear extension to create additional living accommodation.

Following negotiations the initially submitted plan has been revised in the interest of residential and visual amenity and revised plans subsequently, (dated, 09/04/26). The revised plans would comprise of:

- o The proposed first floor rearward projection has been pulled in and would not exceed 3000mm.
- o It has been confirmed that existing gated access along the side elevation would be unaffected and retained.
- o It is intended to store wheel bins in front of the proposed side extension, behind the gated access to be retained.

The revised proposal along the ground floor would be set-back approximately 3515mm from the front building line of the host dwelling. It would measure 1914mm wide along the front elevation and would project 7320mm deep in a straight line along the common shared boundary with no. 37 Ashfield Drive; whilst maintaining between 167mm - 1482mm from this boundary. It would measure 6562mm wide along the rear elevation and project 4000mm deep along the common shared boundary with no. 41 Ashfield Drive, whilst maintaining a small gap from this boundary. This element would comprise of a combined pitch to hip roof, with the maximum proposed height of the roof measuring approximately 3406mm high, 1no. window along the ground floor front elevation, together with a bi-fold door along the rear elevation.

In terms of the revised first floor element, it would also be set-back approximately 3515mm from the front building line of the host dwelling. It would measure 1914mm wide along the front elevation and would project 6320mm deep in a straight line along the common shared boundary with no. 37 Ashfield Drive; whilst maintaining between 167mm - 1482mm from this boundary. It would measure 4250mm wide along the rear elevation and project 3000mm deep from the rear building of the host dwelling; whilst maintaining a separation distance of approximately 2453mm from the common shared boundary with no. 41 Ashfield Drive. This element would comprise of a hip roof, with the proposed ridge dropped below that of the existing roof ridge and would include 1no. window along the first floor front elevation; together with further windows along the first floor rear elevation.

It is intended to use matching materials.

## **Consultations & Notification Responses**

### **1. Local residents / public opinion**

Occupiers of properties surrounding the application site were notified of the proposal.

One representation was received from an RSPB Swift Champion, who was neither objecting to, nor supporting the planning application, but suggested an addition of Swift nest bricks by way of a planning condition to provide enhancement for biodiversity.

### **2. Environmental Health**

Environmental Health officers have advised a pre-commencement gas membrane condition is attached to any recommendation for planning approval; together with limiting any development within specified hours.

## **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:

- o Policy DM1 (Development Management)
- o Policy SP1 (Spatial Principles)
- o Policy EN1 (Design Principles and Strategic Character Areas)
- o 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:

- o Sustainable and Resilient Places, JP-S1: Sustainable Development
- o Places for People, JP-P1: Sustainable Places

## 3. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- o 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:

- o Chapter 2: Design

## 5. Draft National Planning Policy Framework - 16th December 2025 is under consultation and as such is a material consideration. However, until its adoption, the current NPPF (December 2024) is still in place. Of relevance are:

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

## ISSUES

In this instance, following negotiations, the initially submitted plan has been revised in the interest of residential and visual amenity and revised plans subsequently, (dated, 09/04/26).

## Principle

The revised proposed development dated, (09/04/26) 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 (two storey side and part single/part two storey rear extension)** - In the case of this application, the initially submitted plan has been revised in the interest of residential and visual amenity and revised plans subsequently, (dated, 09/04/26). The revised plan is significantly scaled down along the first floor rear elevation. The proposed first floor rearward projection is pulled and would not exceed 3000mm. The proposal would also maintain either a gap, or significant separation distance from the common shared boundaries; coupled with the depth of rear garden that would still be retained; together with the green space along the rear boundary, and due to the fact the rear garden is broadly south-east facing, it is considered that the adverse impact from undue overbearing massing impact and overshadowing has been sufficiently mitigated.

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

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.

In terms of any adverse impact to privacy or overlooking, the proposal includes adding fenestration along the front and rear elevations only which would be broadly similar to the existing; coupled with the existing high boundary treatment, the separation distance from the common boundaries, together with the blank side elevation of no. 37 Ashfield Drive, the impact to privacy and overlooking is considered to cause less than substantial harm.

In terms of the impact on 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.

Moreover, although the proposed rearward projection along the ground floor at approximately 4000 is (350mm) in excess of the guidance set out in saved UDP policy DC1.3 a) regarding rearward extensions, it is within the limitations for a larger homes extension application, and therefore, in light of the depth of the existing rear garden and the depth of garden that would still be retained, together with the distance that would be maintained from the boundaries, couple with the dwellinghouses along the common shared side boundaries (nos. 37 and 42 Ashfield Drive) have existing rear extensions, consented by (ref nos. 112708/PDE/2016 and 125051/LP/2019), it is considered that the proposed ground floor rearward projection could be accommodated in this location in this instance.

In terms of the revised proposed first floor rearward projection at approximately 3000mm, this is within the limitations of the guidance set out in saved UDP policy DC1.3 a) regarding rearward extensions, which is acceptable.

For the reasons outlined, and on balance, and subject to planning conditions, it is considered that the proposal could be accommodated in this location in this instance; 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 addition is designed to match the style and features of the current host by using matching bricks, fenestration, roof configuration, 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 extension and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected.

The proposal represents a simple design form that responds to the character of the original house and the properties along the Ashfield Drive street scene and the immediate surrounding highways in terms of the proposed brick façade, and use of external facing materials.

It is therefore not considered that the development would undermine the residential character of Ashfield Drive due to the revised plans (dated, 09/04/26). In addition, conditions have been included to relate the development to specified external facing materials to ensure that materials are adhered to; pursuant with The Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved Policy DC1 of the Unitary Development Plan.

**Impact of works (Vehicular access and car parking)** - The existing arrangement would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document policy DM1 and saved policy DC1 of the Unitary Development Plan.

**Impact of works (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. The revised plan (dated, 09/04/26) also demonstrates that the existing gated access along the side elevation would be unaffected and retained. It is intended to store wheel bins in front of the proposed side extension, behind the gated access. A condition has therefore been included to ensure that this arrangement remains so in perpetuity and thereafter maintained; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan

**Matters Raised by representation** - The matters raised by the RSPB Swift Champion have been duly considered, although there are no material considerations of sufficient weight to warrant the refusal of planning permission. It is therefore, recommended that an advice note by way of an informative is attached to any recommendation for planning approval.

**Conclusions** - For the reasons outlined and on balance, and subject to planning conditions, it is considered that the revised proposal, (dated, 09/04/26), responds positively to the policy documents above.

## **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**

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, the initially submitted plan has been revised in the interest of residential and visual amenity and revised plans subsequently, (dated, 09/04/26). The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

**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:

- o Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 05 March 2026.
- o Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 05 March 2026.
- o Proposed Site Plan, DRAWING NO. 2 OF 10 DRAWINGS, received by the City Council as the Local Planning Authority on 09 April 2026.
- o Proposed Ground Floor Plan, DRAWING NO. 6 OF 10 DRAWINGS, received by the City Council as the Local Planning Authority on 09 April 2026.
- o Proposed First Floor Plan, DRAWING NO. 7 OF 10 DRAWINGS, received by the City Council as the Local Planning Authority on 09 April 2026.
- o Proposed Elevations, DRAWING NO. 8 OF 10 DRAWINGS, received by the City Council as the Local Planning Authority on 09 April 2026.
- o Proposed Section A-A, DRAWING NO. 9 OF 10 DRAWINGS, received by the City Council as the Local Planning Authority on 09 April 2026.
- o Proposed Roof Plan, DRAWING NO. 10 OF 10 DRAWINGS, received by the City Council as the Local Planning Authority on 09 April 2026.

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 and DM1 of the Core Strategy (2012).

3) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

4) The materials used to construct the external elevations of the development hereby approved shall match the existing building and as stated on the approved drawings and submitted application form.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies SP1 and DM1 of the Core Strategy (2012).

5) Before first occupation of the development thereby approved, the proposed windows along the ground floor and first floor front elevation to serve the annotated "Bathroom Extension" and "Utility W/C Extension" and as shown on: Proposed Ground Floor Plan, DRAWING NO. 6 OF 10 DRAWINGS, Proposed First Floor Plan, DRAWING NO. 7 OF 10 DRAWINGS, and Proposed Elevations, DRAWING NO. 8 OF 10 DRAWINGS, all received by the City Council as the Local Planning Authority on 09 April 2026; shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - In the interest of privacy and in accordance with policies SP1 and DM1 of the Manchester Core Strategy (2012), and policy DC1 of the saved Unitary Development Plan for the City of Manchester (1995).

6) 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 development hereby approved other than those shown on: Proposed Site Plan, DRAWING NO. 2 OF 10 DRAWINGS, Proposed Ground Floor Plan, DRAWING NO. 6 OF 10 DRAWINGS, Proposed First Floor Plan, DRAWING NO. 7 OF 10 DRAWINGS, and Proposed Elevations, DRAWING NO. 8 OF 10 DRAWINGS, Proposed Roof Plan, DRAWING NO. 10 OF 10 DRAWINGS, all received by the City Council as the Local Planning Authority on 09 April 2026, 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).

7) Wheeled bins shall be stored in the specified location, screened behind boundary treatment, and as shown on: Proposed Ground Floor Plan, DRAWING NO. 6 OF 10 DRAWINGS, received

by the City Council as the Local Planning Authority on 09 April 2026, and only brought to the back of pavement on collection days, and this arrangement shall remain so in perpetuity, and be maintained.

Reason - In the interests of residential and visual amenity, pursuant with saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies EN19, DM1 of the Core Strategy (2012).

## **Informative**

1) Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Information for Developers guidance documents can be downloaded using the following link:

[http://www.manchester.gov.uk/info/500207/planning\\_and\\_regeneration/1962/additional\\_planning\\_guidance/3](http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3)

## **2) 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 to the specifications of BS 42021:2022 - Integral nest boxes.

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

### Environmental Health

75 Assheton Road, Manchester, M40 1NJ  
28 Ashfield Drive, Manchester, M40 1WJ  
22 Ashfield Drive, Manchester, M40 1WJ  
26 Ashfield Drive, Manchester, M40 1WJ  
10 Berry Brow, Manchester, M40 1GG  
41 Ashfield Drive, Manchester, M40 1WJ  
37 Ashfield Drive, Manchester, M40 1WJ  
24 Ashfield Drive, Manchester, M40 1WJ  
12 Berry Brow, Manchester, M40 1GG

## **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  
Historic Landfill Site 50m Buffer -  
Area Team Boundary - Name: NORTH AREA