

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144718/FH/2025
Date registered valid: 4 December 2025
Proposal: Erection of a single storey outbuilding and veranda/canopy to the rear
Address: 430 Burnage Lane, Manchester, M19 1LH
Ward(s): Burnage Ward
Applicant: Mr Mohammed Waheed Anwar
Agent (if any): Mr Mohammed Farooq
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 19th May 2026

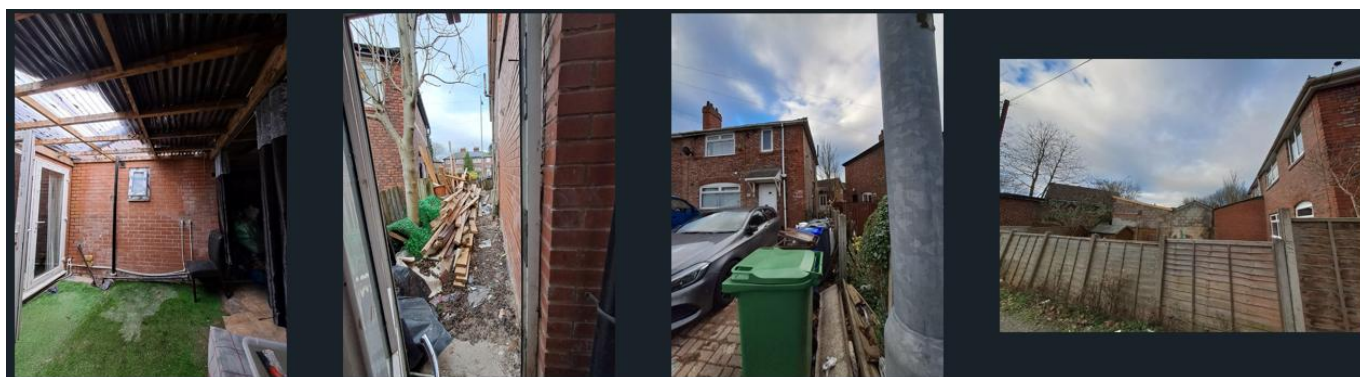


Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: Utilised enforcement site visit photographs as no access to rear at the time of site visit.
Standard consultations: No consultations have been printed and sent.
Neighbour notifications Printed: 17 December 2025 Expired: 10 January 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

The application site relates to a two storey semi detached property in the Burnage ward area of Manchester. The site has hardstanding to the front, limited space to the side. The rear has been infilled with extensions and covered area.



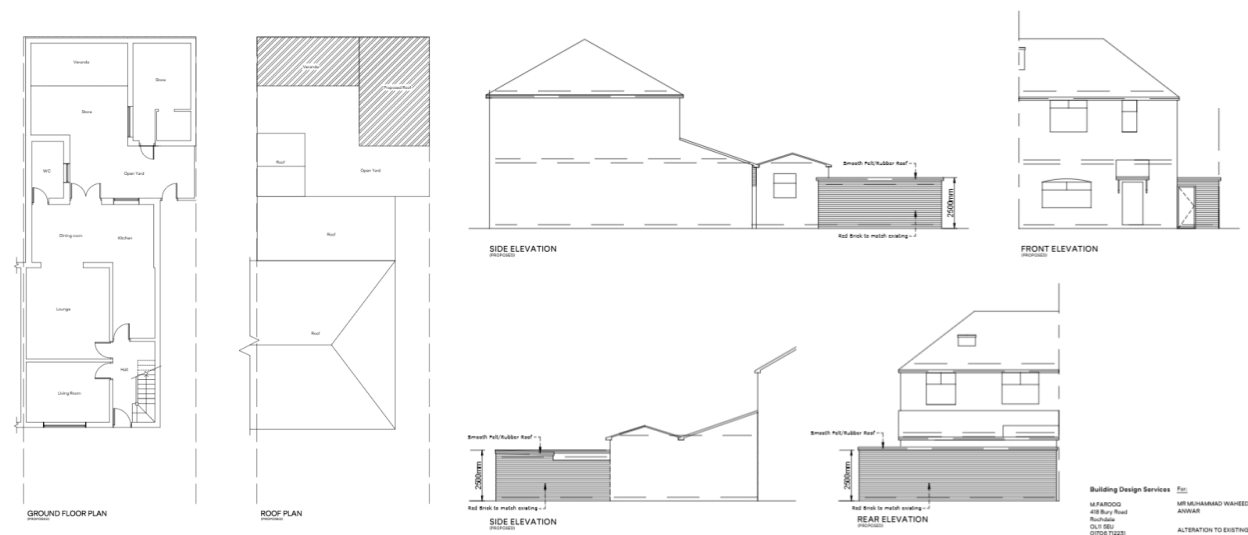
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

The immediate area is predominantly residential in nature, largely comprising two storey semi detached properties. There is a parade of shops located within close proximity to the residential properties within this area.

Description of development

The applicant seeks the erection of a single storey outbuilding and veranda/canopy to the rear. This has been amended since the first submission which sought retrospective permission for structures installed at the property with some amendments to the roof structure.



Consultations & Notification Responses

Publicity – Notification letters were sent to nearby residential properties of the original and revised proposal. (see appendix 1 for the list of properties notified).

Local residents/public opinion – Four objections were received as a result of the original and revised proposal. Summary of comments as follows:

- There is already an enforcement notice on this property to take down buildings they have put up without planning permission
- Surely they need to take these buildings down (as stated in the Enforcement notice) before putting in a new planning application to build again
- The buildings they have built already are against planning regulations and unsightly
- The enforcement notice states they have to demolish the rear extensions in their entirety. Notice takes effect from 3rd December 2025
- Have now put on felt/membrane and have tiles ready to be put on
- No intension in taking down the building as stated in the enforcement order
- Cannot see plans regarding outside wall
- Previous comments still stand
- Built without planning permission
- View is breeze block, no planning permission sought
- Do not mind what is being built, but breeze block is unsightly
- Fences have been destroyed and need rectifying

Policy

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development
JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

Draft National Planning Policy Framework (December 2025) - The National Planning Policy Framework (NPPF) sets out the Governments' planning policies for England and how these should be applied. A draft revised NPPF was published for consultation on 16 December 2025. The consultation period runs for 12 weeks and will close on 10 March 2026.

The draft NPPF proposes significant changes to the structure and content of national policy. These include a move to Local Plan-style policy sections, a clearer distinction between planning making and decision-making policies, and the reintroduction of strategic planning through Spatial Development Strategies. Other notable changes include an expanded presumption in favour of sustainable development, policies promoting higher densities around transport hubs, and support for small and medium-scale housing schemes through a new "medium development" category. The draft also integrates Nation Development Management Policies, strengthens climate change and biodiversity policies, and introduces measures to encourage clean energy and critical minerals development.

Once adopted, the revised NPPF will replace the current framework and form a key part of national planning policy. At this stage, as the document is subject to consultation and has not yet been finalised, while still a material consideration, it can only be afforded limited weight in the determination of planning applications. In this instance, the relevant sections is outlined below:

Policy L4(Residential Extensions) - This policy states that development proposals to extend existing dwelling houses should blend effectively with the existing building and its immediate surroundings in terms of its scale and form; and maintain acceptable living standards for current and new occupiers in terms of access to daylight, sunlight, privacy and external amenity space.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (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. Policies DC1.1, DC1.2, DC1.3, DC1.4 and DC1.5 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

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

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History relating to 430 Burnage Lane

098318/FH/2012/S2 - Recv: 26.01.2012 - Application Approved - 14.03.2012 Erection of a single storey rear extension

100225/FH/2012/S2 - Recv: 10.12.2012 - Application Approved - 11.04.2013 Retrospective Application for the retention of storeroom to back yard

105256/FH/2014/S2 - Recv: 25.03.2014 - Application Approved - 19.06.2014 Erection of single storey rear extension and single storey extension to outbuilding.

Relevant Enforcement History

ENF/15909/24 - Enforcement notice issued **13.02.2025** which would have taken effect from **3.12.2025**



On 31 October 2025, the Council issued an enforcement notice in relation to the unauthorised erection of single-storey rear extensions at the property, which effectively covered the entirety of the rear garden. No appeal was lodged against the notice and it therefore came into effect on 3 December 2025, with nine months (i.e. by 3 September 2026) to carry out the following steps:

1. Demolish the single-storey rear extensions in their entirety.
2. Remove all building materials, rubble, waste, etc. arising from carrying out the above step.

Upon submission of this planning application, it transpired that the applicant had already taken steps to comply with the notice; however, it was also clear that the application as submitted included the retention of some elements of unauthorised development that the Council had already enforced against. As such, the Council could have used its powers under Section 70C of the Town and Country Planning Act 1990 (as amended) and decline to determine the application. This was set out by email to the agent.

Officers subsequently met with officers on site and it was agreed that revised plans/drawings would be submitted to include the following:

- A reduction in the scale of the outbuilding to the rear so that it is no more than 2.5m.
- External facing materials that are red brick to match the main dwelling.
- A properly constructed flat roof using suitable external materials.
- The rebuilding of the blockwork wall to the front of the outbuilding using red brick to match the main dwelling.
- A “lightweight” veranda to the side elevation, constructed using suitable materials.

Revised plans were submitted and a revised description agreed: “Erection of a single storey outbuilding and veranda/canopy to the rear”. Neighbouring residents were then renotified on that basis.

The amended application is now for a new outbuilding and not for the retention of a part of the unauthorised development. The enforcement notice will remain in force, therefore, with a compliance date of 3 September 2026.

Residential amenity

The applicant seeks permission for the erection of a single-storey outbuilding and a veranda/canopy to the rear of the property.

The proposal would create an *L-shaped* structure extending along the rear boundary and part of the side boundary shared with No. 28 Carrgreen and 428 Burnage Lane.

The outbuilding element would feature a flat roof along the shared boundary with 428 Burnage Lane, while the section adjoining No. 28 Carrgreen would incorporate a lightweight veranda with a smooth/rubber-type roof finish.

The development would also include the continuation of the existing brick wall along the boundary with No. 432 Burnage Lane, maintaining an open rear amenity area beyond this point.

In assessing the impact on neighbouring properties, consideration has been given to the position of the new outbuilding in relation to the adjoining properties on either side of the application site. In this case the proportions of the extension are considered acceptable. Taking into account the relationship with neighbouring properties, the overall footprint is not regarded as creating a bulky or disproportionate addition. As such, the extension is considered to be suitably accommodated within the site.

The extension would be visible from the public highway and form part of the street scene, however, the overall character of the area would be retained. As such, the appearance of the extension is considered acceptable, and its impact on visual amenity is deemed negligible

In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

The size and footprint of the proposed extension is not believed to give rise to an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extension is satisfactory and is considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposed development is considered to be acceptable in relation to the prevailing character of the existing and surrounding properties. The use of similar materials which include brick with a flat roof as specified ensures visual consistency with the local context.

The level of detail in the design is typical for this type of structure and is not expected to have any adverse impact on residential amenity or the overall character of the area. On balance, the design and appearance of the proposal are deemed acceptable and in accordance with Core Strategy Policies DM1 and EN1.

Bins

Refuse storage would be unaffected by this proposal as there would be adequate space along the side for the movement of refuse bins for collection. As such, the proposed refuse storage arrangements are considered acceptable and in accordance with Policy EN19 of the Core Strategy, which seeks to ensure that developments incorporate appropriate waste management provision.

Parking

Off street car parking for up to 2 spaces would be retained to the site and therefore it is considered that car parking arrangements are not affected by this proposal.

Conclusion

The proposal would be visible from the public highway and therefore would be a feature within the street scene, however, the character of the area is still retained. The proposal has been sited and designed to ensure that it is in keeping with the existing property and is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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

Positive and proactive working - 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. Objections have been received to these proposals and the applicant has provided amended drawings and further notification of neighbours has been undertaken. In this instance appropriately worded conditions are proposed.

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:

Amended drawings received on 15th May 2026 numbered 2377/3 Proposed Ground and Roof Plan

Amended drawings received on 15th May 2026 numbered 2377/4 Proposed Elevations

Amended drawings received on 15th May 2026 numbered 2377/5 Proposed X and Y Elevations

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The materials used in the external surfaces of the development hereby approved shall be similar in appearance to the existing dwellinghouse 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 policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

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 re-enacting that Order with or without modification), no additional windows, doors or other openings shall be installed in the side elevations of the development hereby approved, 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.

Appendix 1 – List of consultees & neighbours notified

30 Carrgreen Close, Manchester, M19 1LT
28 Carrgreen Close, Manchester, M19 1LT
428 Burnage Lane, Manchester, M19 1LH
432 Burnage Lane, Manchester, M19 1LH
426 Burnage Lane, Manchester, M19 1LH
92 Green End Road, Manchester, M19 1LN
434 Burnage Lane, Manchester, M19 1LH

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA