MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145388/FH/2026
Date registered valid:	10 March 2026
Proposal:	Erection of a single-storey front porch, single-storey rear extension, a single-storey side extension together with pitched roof and installation of rear roof dormer.
Address:	13 Redburn Road, Manchester, M23 1AH
Ward(s):	Baguley Ward
Applicant:	Mr Peter Gerogiou
Agent (if any):	Mr Paul Anderton, B2 Architecture Ltd
Case officer:	Janet Lawless Tel: 0161 234 4535 Email: janet.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	1 May 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 30.04.2026

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 16 March 2026 Expired: 8 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
The property that is the subject of this householder application is a brick built semi-detached bungalow. It has garden area to the front and rear with off road parking and access to the rear garden taken from down the side of the property. The properties either side are 2 storey. The property is currently a two bed property with the second bedroom being located within the loft space. There has been a recent Certificate of Lawful Development granted on this property (identified as 13 Redburn Road) which was for a single storey rear extension, hip to gable roof and a rear dormer extension. This has not been implemented.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
The area is predominantly residential in nature, with the remainder of this side of Redburn Road comprising of two storey brick built semi-detached and detached properties and bungalows, whilst on the opposite side of Redbank Road are predominantly semi-detached bungalows the same as the proposal site. The site is located within the Baguley ward of the City. It is well served by alternative modes of transport to the car.

Description of development
The proposal is for the erection of a single storey rear extension, single storey side extension, hip to gable roof and a new front porch. Whilst some elements of this proposal were granted under the Certificate application, the dormer extension and the hip to gable have increased and now form part of this householder application. The additional accommodation created comprises of an open plan lounge / kitchen diner, enlarged bedroom and utility room to the ground floor with an additional bedroom and shower room within the extended loft space. The materials to be used would match those of the existing property.

Consultations & Notification Responses
Local residents were informed- no representations have been received.

Issues

Policies & Principle
Summary of relevant Policy

Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

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

o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 and is the key document in the Manchester Local Plan. It sets the out the long-term strategic policies for Manchester's future development and forms the framework that planning applications are assessed against. The following Core Strategy Policies are considered relevant to this proposal:
o DM 1 - Development Management
o SP 1 - Spatial Principles
o EN 1 - Design Principles and Strategic Character Areas
o EN 8 - Adaptation to Climate Change
o EN 14 - Flood Risk
o EN 16 - Air Quality
o EN 18 - Contaminated Land and Ground Stability
o EN 19 - Waste
o Extant Unitary Development Plan Policies (UDP) - The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy are still considered relevant to this proposal.
o DC1 - Residential Extensions
o DC26 - Development and Noise
o The National Planning Policy Framework (The NPPF last amended December 2024) - This sets out the government's planning policies for England and how these are expected to be applied. The following sections are considered relevant to this proposal:
o Section 4 - Decision-making
o Section 12 - Achieving well-designed places

Draft National Planning Policy Framework (NPPF-2025)
The Government has published a consultation draft of the NPPF. the proposed changes are intended to improve the current housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. Although the draft is not yet adopted, it carries sufficient weight to be of a material consideration.

Chapter 4- Achieving Sustainable Development
Policy S3: Presumption in favour of sustainable development.
Chapter 14- Achieving Well Designed Places
Policy DP3: Key principles for well designed places.

Places For Everyone
Places for Everyone Greater Manchester Joint Development Plan (March 2024) Places for Everyone Joint Development Plan was published in March 2024 and has been produced by

Greater Manchester Combined Authority to provide a long-term plan for jobs, new homes, and sustainable growth for nine of Greater Manchester's districts.
The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.
The Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs.

For reasons to be outlined below, it is considered the proposal accords with the principles of the above policy documents.

Issues

Principle
The principle of extending residential accommodation in a residential area is considered acceptable to meet changing household needs or improve existing accommodation. This is subject to there being no overriding, undue impact upon either the character of the property the area within which it is located 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 to indicate otherwise.
On balance, the proposed development is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Residential Amenity
The site lies within the Baguley area of Manchester located towards the junction with Kelby Avenue. The houses within the area are mainly large family semi- and detached properties varying in size and design, interspersed with semi and detached bungalows to the northern side of Redburn Road.

The application is for the erection of a single storey side, a single storey rear extension, a hip to gable roof and a erection of a new porch to the property frontage. There is also a proposed dormer extension within the slope of the roof which also extends into the additional area created by the hip to gable conversion. There are two small windows to the ground floor along the common boundary with number 15 Redburn Road, however these would serve the extended bedroom and the bathroom and would both be obscurely glazed by way of a condition. The other fenestration in the form of windows and bi fold doors are located within either the front or rear elevation and overlook the applicants own garden area. The additional accommodation created by the extensions would be in the form of open plan kitchen/ diner and lounge together with an extended bedroom and bathroom to the ground floor, whilst within the loft space an additional bathroom and a shower would be created. None of the proposed extensions would result in loss of privacy, overlooking or over dominance when viewed in the context of the neighbouring properties. Any windows look within the applicants own garden area.

There are no windows along the common boundary with the adjoining half of the semi at number 11 Redburn Road and there are no windows in the side cheeks of the dormer extension. With the rear extension being a single storey with a modest projection off the rear, and no windows along the common boundary, there are no issues with regards to loss of amenity for the occupants of number 11 Redburn Road.

There is sufficient amenity space retained for the occupants of 13 Redburn Road post development.

It is not considered that the proposal would have a detrimental impact upon the residential amenity of the neighbouring properties.

Visual Amenity
The materials used are proposed to match those of the main dwellinghouse and will incorporate matching render and tiles and grey window frames. The dormer treatment is typical of many of the dormers within the vicinity of the proposal site.

Scale and Massing
The host property at number 13 Redburn Road is modest in size, and the extensions have been designed to be of a scale and mass that is sympathetic and commensurate to a property of this size. They are not over dominant, and retain subservience to the host property, and are not excessively large or bulky, it is therefore considered to accord with the principles set out in saved UDP policies DC1 and accords with Core Strategy policies DM1 of the Core Strategy.

It must also be taken into consideration that there is a fallback position with this property, as a Certificate of Lawful Development has been granted under ref 144625/LP/2025 which was for a single storey rear extension, a dormer extension, and a hip to gable roof. The additional development proposed is a small increase in the width of the hip to gable roof, and the proposed dormer, and a single storey side extension which only extends the length of the existing property. There is an existing porch on the front of the property, and as part of the development this would be replaces with one a little larger with a dual pitched roof. The development as now proposed is considered to still considered to be sympathetic and in accord with the host property and the neighbouring properties.

Character of the area
The area is a mix of properties design wise, traditional semi-detached and detached 2 storey properties, bungalows, and interspersed with contemporary developments that are redesigns or rebuilds. The proposal therefore remains in character with the general residential character of the area. Other properties have undergone changes and additions to their original form within the area. Therefore the changes proposed to 13 Redburn Road are not alien when viewed within the character of the properties within the area. It is not therefore considered that the proposals have had a detrimental impact upon the character of the area.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Disabled access
Not applicable

Bins
The bins are currently stored within the rear garden, there is sufficient space retained to maintain this post development.

Parking
Existing car parking arrangements are not affected by this proposal.

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.

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. Any problems that have risen during the consideration of this application have been resolved, however there was nothing of any great significance. The proposal has beed assessed against both national and local policies and is considered acceptable.

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:
Drawing 04 proposed plans and elevations received 10th March 2026
Drawing 02 Location Plan received 10th March 2026
Application form received 10th March 2026

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 walls, roof or other element of any exterior work of the development hereby approved shall be similar in appearance to the materials used in the

majority of the equivalent element of 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 policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

4) 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 extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

5) Before first occupation the window in the ground floor elevation that serve the bathroom and bedroom along the common boundary with number 15 Redburn Road 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 remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

15 Redburn Road, Manchester, M23 1AH
11 Redburn Road, Manchester, M23 1AH
22 Redburn Road, Manchester, M23 1AJ
24 Redburn Road, Manchester, M23 1AJ
20 Redburn Road, Manchester, M23 1AJ
1 Kelby Avenue, Manchester, M23 1AT

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