

Planning

Delegated Officer Report

Summary of application details

Application reference:	145433/FH/2026
Application type:	Householder planning permission
Proposal:	Erection of a part-single / part-two storey front, side and rear extension
Site address:	245 Brantingham Road Manchester M21 0TP
Ward(s):	Chorlton Park
Date application valid:	23 March 2026
Applicant name:	Mr Hamza Akram
Agent (if any):	Mr Hamza Khan
Case officer:	Holly Wright
Recommendation:	Approve
Date of recommendation:	04 June 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 21 April 2026

Standard consultations: Printed: 17 April 2026 Expired: 9 May 2026

Neighbour notifications: Printed: 17 April 2026 Expired: 9 May 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 and/or area

Listed building: Not applicable

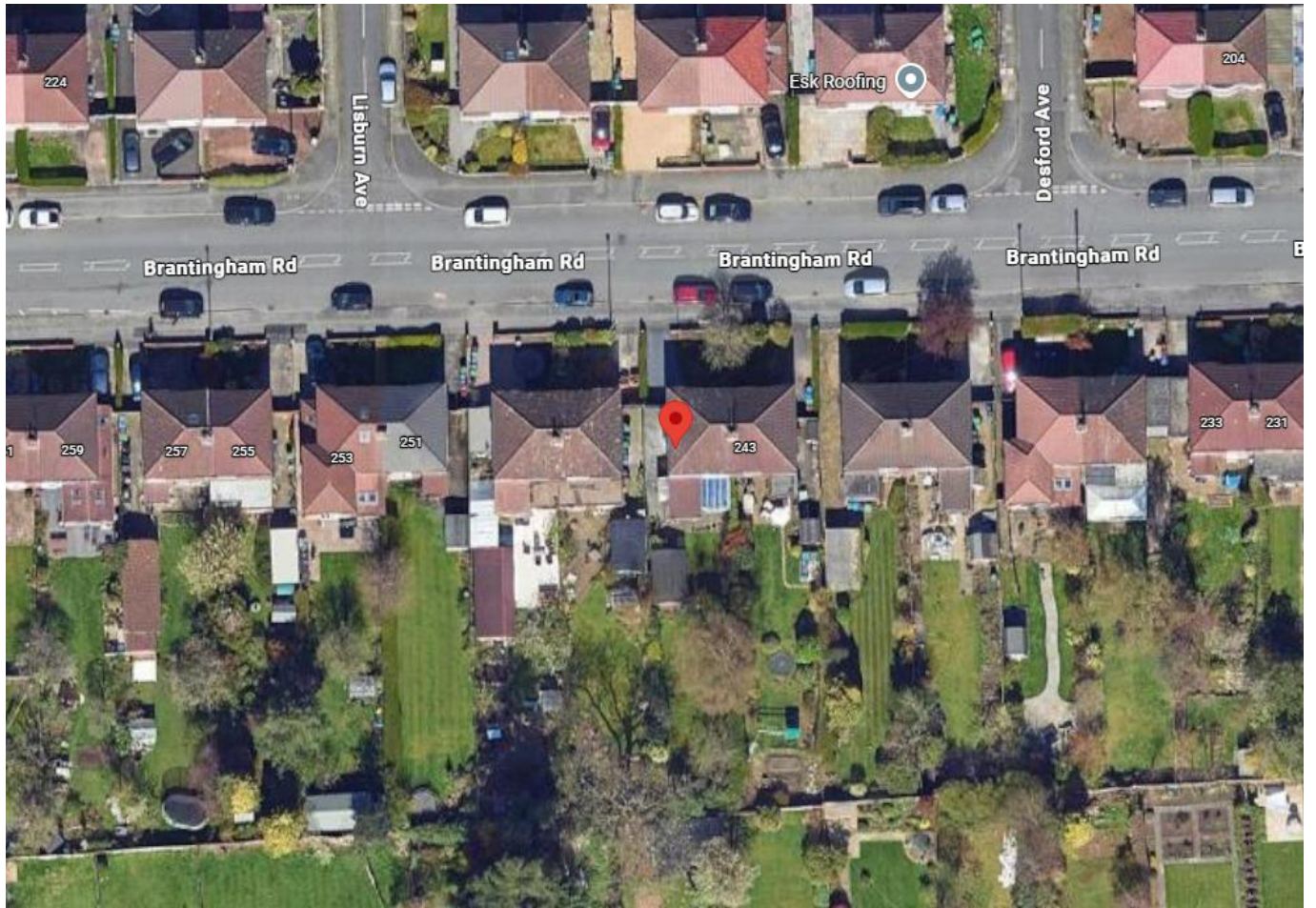
Conservation area: Not applicable

Tree Preservation Order: Not applicable

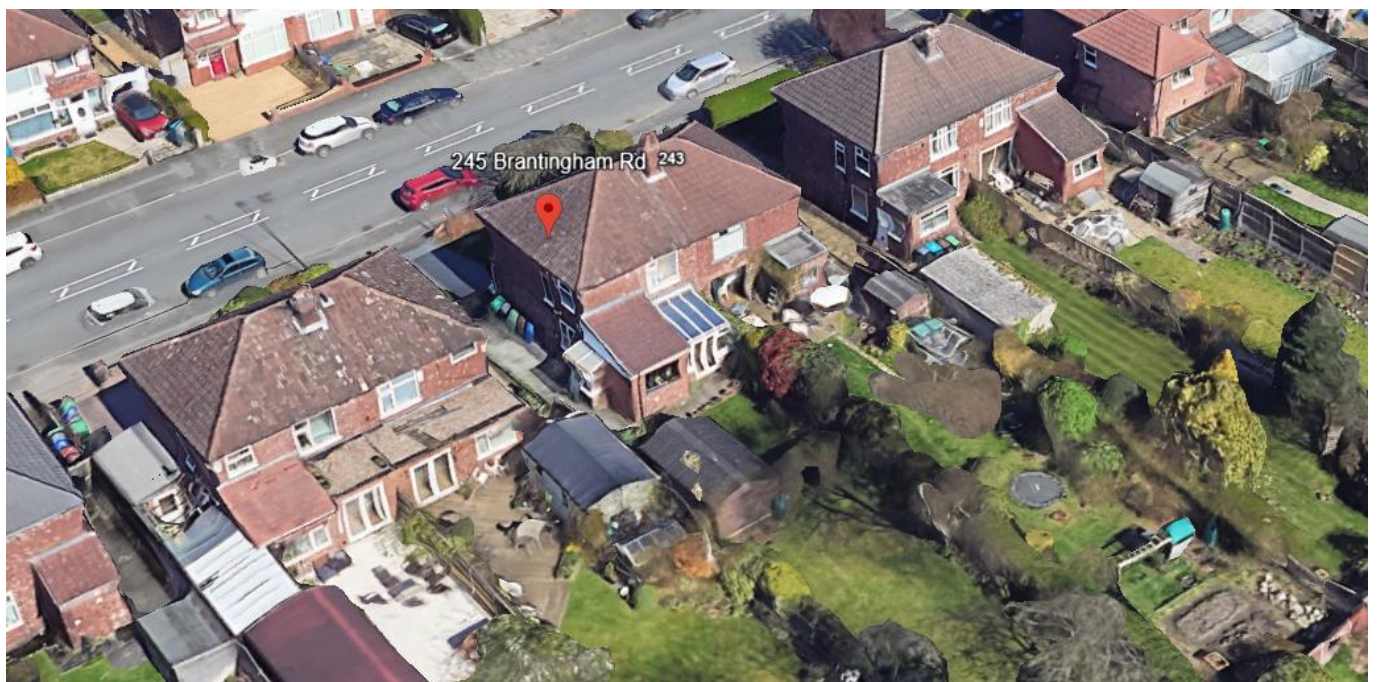
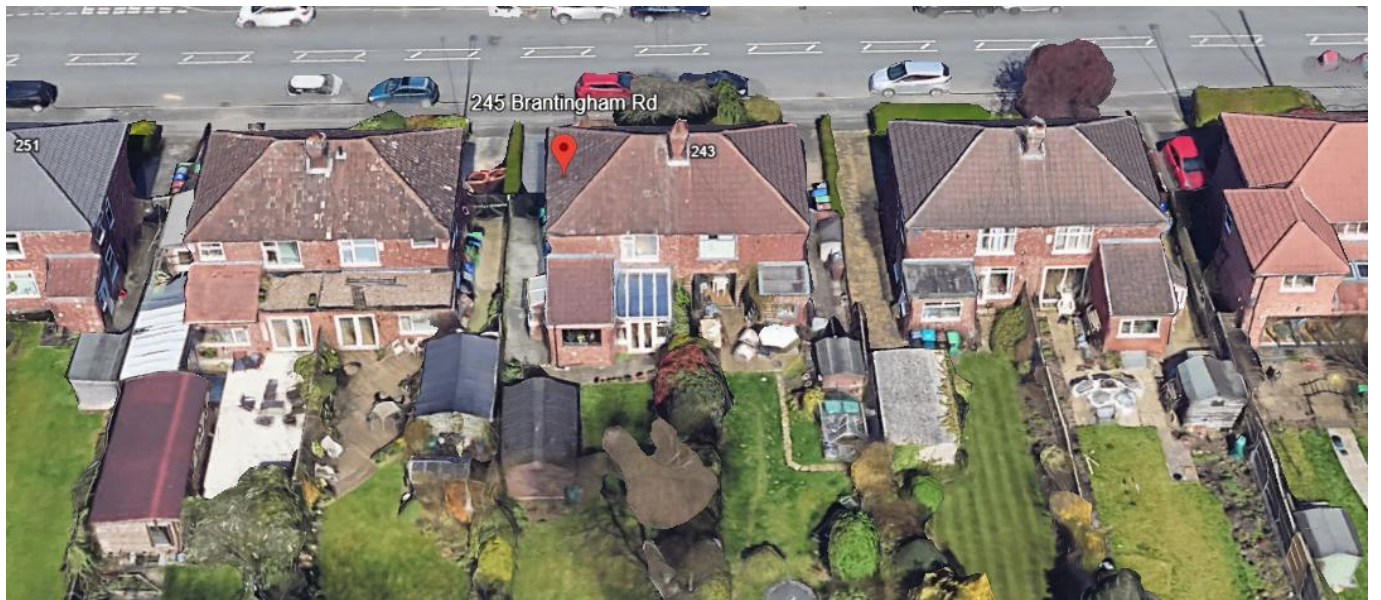
The application relates to a two-storey semi-detached property of red/brown brick and white render with a red concrete tile hipped roof. The property features white uPVC-framed windows, including a two-storey rectangular bay to the front, a front porch extension, a brick driveway and a modest garden bordered by a mid-level redbrick wall, a single storey rear outrigger, a single storey rear extension, and a detached outbuilding situated within a spacious rear garden.

Brantingham Road is a residential street situated within the Chorlton Park ward of Manchester, close to Maine Road Football Club, the British Muslim Heritage Centre, and Manley Park. The area is predominantly residential in character, consisting of semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

The property is not listed, nor is it sited within a conservation area.









Description of development

The applicant is seeking planning permission for the “Erection of a part-single / part-two storey front, side and rear extension.”

Relevant planning history

No previous history.

Consultation, notification and publicity responses

In response to the scheme as originally submitted:

One neutral representation was received from **a local resident** in response to the application; the comments are summarised as follows:

- If your authority intends to grant permission for this planning application, we recommend you make installation of a minimum of one Swift nest brick a planning condition to provide enhancement for biodiversity.

Objections were received from **two local residents** in response to the application; the comments are summarised as follows:

- The submitted drawings incorrectly label the adjoining property as No.247 when it should be labelled as No.243.
- The 45-degree assessment included within the submission addresses the two-storey element but not the ground-floor element of the extension. This should be assessed separately.
- The replacement of the existing rear structure with a larger extension is a material change in planning terms.
- The proposal would materially alter the existing relationship between properties and would have an adverse effect upon outlook, visual amenity, and the sense of enclosure experienced from neighbouring properties and gardens.
- The proposal would replace an existing softened boundary condition which includes fencing and mature climbing vegetation with a hard built edge in proximity to the neighbouring property. This would cause an overbearing impact, loss of outlook, and increased sense of enclosure and visual intrusion.
- The proposed ground-floor extension would create an unduly dominant structure on the boundary and would materially degrade the residential amenity and enjoyment of neighbouring properties and gardens,
- The submitted application form states that no trees or hedges are present within falling distance and that no trees or hedges need to be removed or pruned. This does not reflect the practical impact on the established boundary treatment, including the fence and mature climbers/shrubs that soften the existing relationship between the properties.

- The proposed side-facing windows would harm the residential amenity of the area. Frosted glazing may reduce direct overlooking, but it does not eliminate the perception of occupation, movement, shadowing, silhouettes or light spill from windows.
- The side-facing windows are also not necessary to provide natural light to the extension as the submitted plans show skylights.
- The submitted information is also deficient. The application does not provide a clear demolition plan, a detailed boundary plan, a section showing the proposed wall in relation to the neighbour's fence and garden, or any clear explanation of how the existing boundary treatment and vegetation would be retained. The drawings themselves state that they are for planning purposes only and that site conditions and dimensions must be verified. Given the proximity to the boundary, this lack of clarity is significant.
- The application also does not provide a neighbour-facing elevation or section showing the proposal as it would be experienced from the garden and outdoor amenity space of the adjoining property.
- Land ownership and access are also relevant here because the submitted drawings do not explain how the proposal can be constructed without affecting the existing boundary fence, mature planting and climbing vegetation at the adjoining property. Planning permission would not give the applicant any right to enter neighbouring land, remove or damage a neighbour's fence, or interfere with privately owned planting. No consent is given for access onto my land or for the removal or damage of my fence, shrubs, climbing plants or other boundary features.
- The submitted planning statement gives broad conclusions but does not demonstrate that the proposal avoids harm to neighbouring amenity. The main harm arises from the ground-floor rear/summer room element, not the first-floor element alone.
- The proposed two-storey extension is shown extremely close to the shared boundary, approximately 1 cm away. The applicant is reminded that planning permission does not authorise trespass, encroachment, overhang, access onto neighbouring land, or non-compliance with the Party Wall etc. Act 1996.
- The applicant or agent should contact neighbouring properties before works commence so that Party Wall Act requirements, foundation details, access, scaffolding, drainage, eaves, guttering, and boundary protection can be addressed.
- This extension will significantly impact the light that comes into neighbouring properties, in particular from the proposed first storey addition at the back of the property.
- The proposal is totally out-of-keeping with the architectural intent of 1930's semi-detached houses.
- If this proposal goes ahead, the side facing windows of neighbouring properties will look out onto an enormous, flat, unrelenting, featureless 57 meter square wall of brick right up to the boundary.
- None of the surrounding houses in the area have had a similar extension, right up to their boundary, and with zero architectural features to alleviate the view from the neighbouring house.
- Architecture is meant to be attractive and aesthetically appealing and the proposal will feel like a prison.

MCC's Flood Risk Management made the following comments in response to the application:

- The proposal can be approved with no condition required.

In response to the revised scheme, which made amendments to the proposal including the removal of side-facing windows, the inclusion of a greater setback at first-floor level, the inclusion of a screened bin store the front, and a reduction in the extension's rear projection at ground-floor level:

Objections were received from **two local residents** in response to the application; the comments are summarised as follows:

- The revised drawings do not resolve the principal planning concerns previously raised regarding proximity to the shared boundary, overbearing impact, loss of outlook, enclosure and loss of residential amenity. In several respects, the revised proposal appears to intensify those concerns.
- The revised drawings continue to show a substantial ground-floor rear extension extending directly adjacent to the shared boundary. The revised plans now show an increased side extension width.
- The revised elevations also appear to increase the massing and height of the ground-floor structure. The wall now appears taller and more continuous before the roof slope begins, creating a more dominant and enclosed relationship when viewed from the adjoining property.
- The removal of the side-facing windows addresses part of the earlier privacy concern, however, does not address the proximity of the structure to the shared boundary, the increased enclosure and visual dominance, the loss of outlook, the overbearing effect of the enlarged built form, or the impact arising from replacement of the existing softened boundary condition with a larger hard-built edge.
- The revised proposal appears to rely on the same 45-degree rule narrative despite the fact that the revised scheme has materially changed in width, projection, geometry and apparent massing.
- The original and revised schemes cannot both simply be asserted to comply with the same assessment without a clear recalculation using the revised geometry. In particular, the revised drawings appear to show increased rear projection, increased ground-floor bulk, altered roof geometry, and increased apparent boundary-side height.
- The revised drawings continue to provide insufficient clarity regarding: the precise relationship between the proposed structure and the legal boundary, retention and protection of the existing boundary fence and mature planting, demolition/removal works, and how the works could practically be constructed without affecting neighbouring land or boundary features.
- The planning statement continues to assert that the proposal remains subordinate and protects neighbouring amenity. However, the revised elevations and plans appear to increase the effective massing and boundary presence of the ground-floor extension rather than reduce it.
- Prolonged construction activity (excavation, demolition, heavy machinery, vibration and sustained building noise) would have a detrimental impact upon neighbouring occupiers in terms of noise disturbance, disruption, and environmental change which would have a significant adverse impact on wellbeing, emotional regulation, sleep and educational access.

- The proposal would introduce a substantial two-storey built form along the shared boundary. This would have an overbearing impact, materially reduce outlook from neighbouring properties my property, and significantly affect the amount of light currently received.
- The two-storey side element would create a dominant wall close to neighbouring properties.
- The proposal would reduce the existing visual gap between the properties and create a terracing effect.
- The proposal would be out-of-keeping with the spacing and character of the existing 1930s semi-detached properties.
- The submitted drawings do not adequately demonstrate the impact upon neighbouring properties.
- The 45-degree assessment shown on the plans does not clearly demonstrate that the impact upon neighbouring properties.
- The scale and massing of the proposal appear excessive in relation to the original dwelling and neighbouring properties.

Negotiations

The revised scheme includes the following amendments to the proposal as originally submitted:

- The removal of side-facing windows,
- The inclusion of a greater setback at first-floor level,
- The inclusion of a screened bin store the front, and;
- A reduction in the extension's rear projection at ground-floor level.

Relevant policies

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

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN14 – Flood Risk

Places for Everyone - is 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 and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1 – Sustainable Places

The National Planning Policy Framework (NPPF, 2024)

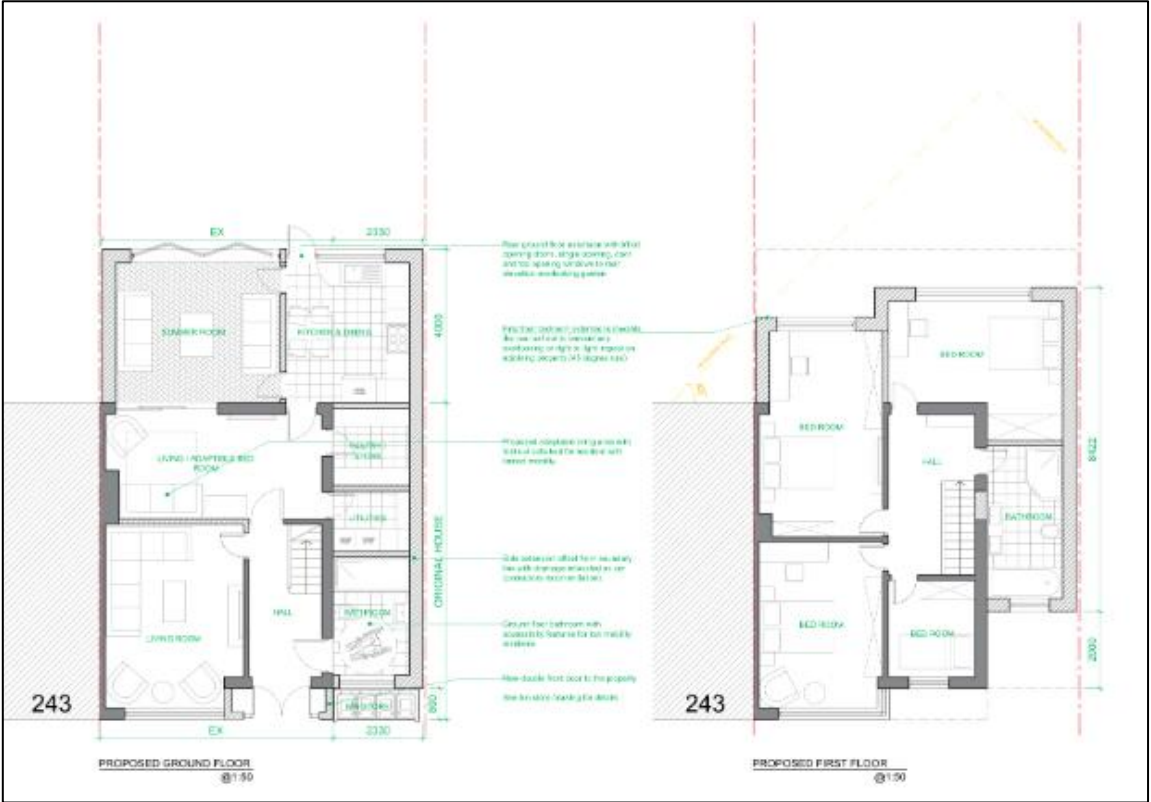
- Chapter 12 – Achieving Well-Designed Places

Draft National Planning Policy Framework (NPPF, 2025)

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.

- Chapter 4 – Achieving Sustainable Development
- Policy S3: Presumption in favour of sustainable development
- Chapter 12 – Making Effective Use of Land
- Policy L4: Residential extensions
- Chapter 14 – Achieving Well-Designed Places
- Policy DP3: Key principles for well-designed places

Assessment



Revised proposed floor plans



Revised proposed elevations

Principle – the principle of the proposal, to erect a part-single / part-two storey side and rear extension to provide additional living accommodation for a dwellinghouse, is acceptable given that saved policy DC1 of the Unitary Development Plan for the City of Manchester indicates that “many people prefer to extend their existing homes rather than move, and the planning system needs to accommodate this demand for more living space”. Notwithstanding this, consideration must be given to the proposal’s siting, scale, and massing, appearance, impact upon visual and residential amenity, parking, waste, and flood risk implications, amongst other matters.

Siting, scale, and massing – the extension would be sited at the front, side and rear of the property and would replace the existing single storey rear additions and detached garage present on site.

At ground-floor level, the front element of the extension would measure to 0.8m in length, 2.831m in width, with a pitched roof height of 3.194m and an eaves height of 2.584m. It would be sited adjacent to the existing projecting front bay and would maintain a gap of 2.381m to the boundary shared with No.247 Brantingham Road. At ground-floor level, the side and rear extension would project 4m rearwards from the host dwellinghouse with a length of 11.421m, a sideward projection of 2.33m, a width of 8.326m, a pitched roof height of 3.319m and eaves height of 2.567m to the front and a pitched roof height of 3.455m and eaves height of 2.697m to the rear. It would be sited adjacent to the plot’s shared boundaries. At first-floor level, it would project 2.24m rearwards adjacent to No.243 Brantingham Road and 3m rearwards adjacent to No.247 Brantingham Road, with a length of 8.422m (set back 2m from the front of the property, a sideward projection of 2.33m and a width of 8.326m. It would feature a hipped roof form measuring to 6.725m in height (set 1.8m below the existing ridge) with eaves to match along the plot’s western boundary and would feature a hipped roof form measuring to 6m in height (set 1.943m below the existing ridge) with eaves to match along the plot’s eastern boundary.

It is acknowledged that concerns were raised in relation to the proposal’s siting, scale, and massing, and its potential to generate a terracing effect within the street scene. However, in this instance, the overall siting, scale, and massing of the proposal is considered to be acceptable.

Whilst the 4m rearward projection at ground-floor level would exceed the 3.65m guideline set out in saved policy DC1 of the Unitary Development Plan for the City of Manchester, this exceedance is limited to 0.35m and is not considered to result in undue harm to the residential amenity of the area (to be discussed in the relevant section of this report). Further to this, the ground-floor element would be broadly in-keeping with the scale and massing of existing rear extensions within the surrounding area, including those present at No.235, No.228, No.225, No.219, and No.196 Brantingham Road as well as properties along St Werburgh’s Road, Badminton Road, and Morville Road, etc (see figures included below).

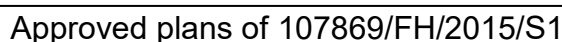


Surrounding properties with sizeable rear additions evident (yellow – single storey, red – with a first-floor element)



Surrounding properties with sizeable rear additions evident (yellow – single storey, red – with a first-floor element)

No.253 Brantingham Road – part-single / part-two storey side and rear extension with a 3.6m rearward projection at first-floor level and a 0.7m gap to the shared boundary (approved under 107869/FH/2015/S1)



No.237 Brantingham Road – part-single / part-two storey side and rear extension with a 3.5m rearward projection and a 1m gap to the shared boundary (historic extension approved under 081307/FH/2006/S1).



Google Maps view of No.237 Brantingham Road

No.228 Brantingham Road – part-single / part-two storey side and rear extension (historic extension approved under 071804/FH/2004/S1).



Google Maps view of No.228 Brantingham Road

No.225 Brantingham Road – historic rear extension approved under 041907.



Google Maps view of No.225 Brantingham Road.

Further to this, the extension has also been designed to appear subservient to the host dwellinghouse, incorporating a 0.8m setback at ground-floor level, a 2m setback at first-floor level, and a reduced ridge height set approximately 1.8m-1.943m below the existing roofline. These design features should ensure that the extension does not result in an excessively large or bulky addition to the host dwellinghouse, whilst also maintaining the visual rhythm and character of the surrounding built form.

In terms of the proposal's potential to generate a terracing effect within the street scene, it is considered that such impacts have been adequately mitigated through the inclusion of a 2m setback at first floor level, reduced ridge height, and hipped roof form. These design features would ensure that the extension does not sit flush with the principal elevation of the property, introducing depth and a sense of space that prevents the appearance of continuous built form, whilst also shifting the upper massing of the extension away from the plot's shared boundary.

Appearance and visual amenity – the submitted application form indicates that the extension would be constructed materials to match the appearance of the existing dwellinghouse, including matching brickwork, roof tiles, and windows. At ground-floor level, the extension would feature one window and a set of inward-opening doors framed by glazing to the front, blank side elevations, and one window, an outward-opening door, and a set of bi-folding doors to the rear. At first-floor level, the extension would feature one window to the front, blank side elevations, and two windows to the rear. Its roof slopes would be blank.

It is acknowledged that concerns have been raised regarding the proposal's potential to have a detrimental effect upon the visual amenity of the area. However, it should be noted that these concerns primarily relate to the scale and massing of the extension (which has been addressed within the previous section of this report) rather than its materiality or elevational treatment.

In assessing the proposal's appearance, it is considered that the extension is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the established pattern of residential extensions in the locality. Whilst elements of the proposal would be visible within the street scene and public realm, its siting to the side and rear of the property (setback from the principal elevation) combined with its use of matching materials (including brickwork, roof tiles, and windows), would ensure a cohesive and blended appearance with the host dwellinghouse. As such, the extension is not considered to form an overly prominent or incongruous visual feature, and the overall character of the property and surrounding area would not be significantly harmed by the proposed works.

Residential amenity – it is acknowledged that concerns have been raised regarding the potential impact of the proposal upon the residential amenity of neighbouring occupiers, particularly in respect of overshadowing, loss of light, outlook, privacy, and the potential for an overbearing presence.

However, given the single storey nature of the front element of the extension, with modest dimensions that would be subservient to the host dwellinghouse and with adequate gaps maintained to the plot's shared boundaries, significant issues associated with this element of the proposal, in terms of overshadowing, loss of light, outlook, privacy, and the potential for an overbearing presence, are not anticipated.

With reference to the single storey element of the rear extension, the proposal would project 4m from the host dwellinghouse and would feature a maximum pitched roof height of 3.455m and an eaves height of 2.697m and, as such, would be relatively modest in scale. It would replace the existing conservatory (measuring to 2.899m in length) and rear outrigger (measuring to 3.599m in length) and would therefore result in an extension that would not be significantly greater in depth than the established built form of the site, nor significantly alter the existing conditions experienced by surrounding occupiers. It should also be noted that the extension would be positioned adjacent to existing mid to high-level boundary treatments, and mature vegetation present along the plot's shared boundaries, which would assist in filtering views and softening its visual impact. For these reasons, the single storey element of the rear extension is not considered to give rise to unacceptable levels of overshadowing, loss of light, or loss of outlook, nor would it introduce an unduly dominant or overbearing feature. Moreover, its blank side elevations should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works. It is also noted that similar rear extensions are evident within the surrounding area, and this element of the proposal would therefore be consistent with the prevailing pattern of development, incurring comparable impacts.



Existing views along shared boundaries with boundary treatments and mature foliage visible.



Rear elevation of application property.

It is acknowledged that the two-storey element of the side and rear extension, by virtue of its first floor element in proximity to the plot's shared boundaries, has the potential to result in a greater degree of impact upon the residential amenity of neighbouring occupiers

However, it should be noted that the submitted plans demonstrate that consideration has been given to the design of the proposal with efforts made to mitigate harmful impacts. In particular, the first-floor element incorporates a stepped and reduced rearward projection ranging from approximately 2.24m–3m, ensuring that the bulk of the extension is drawn away from neighbouring habitable room windows and garden areas. Further to this, the extension features a reduced ridge height (set 1.8m-1.943m below that of the host dwellinghouse) which seeks to reduce its overall massing and visual prominence when viewed from adjacent properties. Together these measures, combined with the proposal's hipped roof form, help to reduce the perceived bulk of the proposal as well as mitigating the potential for an overbearing presence to be introduced as a result of the works.

In terms of outlook and light, the submitted drawings indicate that the proposal has been designed with consideration given to such impacts with both the ground and first-floor levels arranged to avoid harmful encroachment when assessed from neighbouring habitable room windows. On this basis, it is considered that the proposal would not result in a significant or unduly harmful loss of daylight or create an undue sense of enclosure for neighbouring occupiers.

In respect of privacy, the proposed openings are located to the front and rear of the extension looking onto the public highway and associated footpath as well as the rear amenity space of the application property. As no side-facing windows are proposed, it is considered that the proposal would not increase opportunities for overlooking or loss of privacy and should therefore avoid significantly altering the existing conditions of the site.

Overall, whilst it is noted that some degree of change to the outlook experienced by neighbouring occupiers is inevitable, this is not considered to give rise to unacceptable harm. The proposal reflects a balanced design approach that incorporates appropriate mitigation measures, and it is therefore considered that the development would not adversely impact the residential amenity of adjoining occupiers to a degree that would warrant refusal.

Parking – the proposal would reduce the dimensions of the property's existing driveway space, however, sufficient space for one vehicle (at least 2.4m by 4.8m) would be retained, as demonstrated on the submitted proposed site plan. The proposal is therefore not considered to result in an unacceptable increase in on-street parking, traffic, and congestion in the area and should avoid compromising the accessibility of nearby footpaths as well as pedestrian and highways safety.

Waste storage – as the proposal would eliminate external access to the rear of the property, details of secure and screened timber bin store able to accommodate 4no. 240L refuse bins have been provided. This ensure that the bins would be screened from the street scene, thus mitigating their harmful impact upon the visual amenity of the area.

Flood risk – the property is sited within Flood Zone 2 and area affected by medium surface water flooding. The Council's Flood Risk Management Service reviewed the proposal and indicated that the application was able to be approved with no further conditions required. The following informative notes were recommended: "The applicant is advised to incorporate Property Flood Resilience (PFR) measures to a minimum of 150mm above the surface water flood level or a minimum of 600mm above the fluvial flood level".

And: "MCC records highlight that the underground Longford Brook/Nico ditch is located within close proximity to the site, while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown

drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link:

https://manchester.portal.uk.empro.verintcloudservices.com/site/myaccount/request/pr_watercourse_land.”

Boundary treatment – concerns have been raised regarding the proposal’s potential impact upon boundary treatments and associated vegetation. However, the submitted drawings demonstrate that the development would be contained entirely within the application site. The proposal does not indicate any works to existing boundary treatments, and as such, any matters relating to their maintenance, removal or alteration would fall outside the scope of planning control and instead constitute civil matters between the relevant landowners.

Construction activity – it is acknowledged that concerns were raised in relation to the proposal’s impact upon residential amenity with noise and disturbance generated during the construction phase. However, any impacts associated with construction would be short lived and such impacts are not considered to be so significant that planning permission should be withheld, and the works are not considered to be of sufficient scale or complexity to warrant specific planning conditions. If there are any issues relating to noise or pollution associated with the construction phase, then these would be controlled through separate legislation such as the Environmental Pollution Act.

Civil matters – concerns have been raised regarding possible damage to neighbouring properties, land ownership, access to neighbouring land, trespass, encroachment, overhang, and the need to secure a Party Wall agreement. These matters are civil in nature and fall outside the remit of the planning system. As such, they are not material planning considerations and cannot be taken into account in the determination of this application.

Quality of the planning submission - concerns have been raised regarding the quality of the planning submission with objection letters indicating that the application does not provide a clear demolition plan, a detailed boundary plan, a section showing the proposed wall in relation to the neighbour’s fence and garden, or any clear explanation of how the existing boundary treatment and vegetation would be retained.

However, it is considered that the information provided is sufficient to adequately assess the proposal. A separate demolition plan is not necessary in this instance, as the elements proposed for removal can be clearly identified through comparison of the submitted existing and proposed drawings. A site plan has also been provided which appropriately identifies the application site, and the proposal does not include any alterations to boundary treatments, with all works contained within the application site curtilage. Further to this, given that a full set of existing and proposed elevations has been submitted, it is considered that a section drawing is not required to understand the relationship of the development to neighbouring land. Overall, the level of detail submitted is proportionate to the nature and scale of the proposal and enables a full and proper assessment to be undertaken.

In addition, any concerns relating to the removal of vegetation or the maintenance, ownership, or alteration of boundary treatments are generally civil matters between neighbouring landowners, rather than material planning considerations. As such, these issues would not in themselves justify the requirement for further detail within the planning submission or form a basis for withholding permission.

Benefits and planning justification - saved Policy DC1 of the Unitary Development Plan for the City of Manchester states that the Council will consider, on their merits, exceptions in cases where proposals are required to meet specific accessibility needs.

In this instance, the proposal seeks to provide enhanced living arrangements to accommodate the evolving needs of the household, including improved accessibility and space to support a multi-generational living environment.

The degree of identified harm is considered to be outweighed by the clear benefits arising from the development. These include the provision of more adaptable and accessible accommodation, such as a ground-floor bedroom and bathroom, increased internal circulation space, and a layout capable of supporting longer-term care and day-to-day support needs within the home.

Overall, the proposal would contribute towards a safe, functional, and sustainable living environment for the occupiers, in accordance with the aims of policy DC1.

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 saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

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. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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

Conditions attached to this decision

- 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 documents and drawings:

'PROPOSED PLANS', numbered 'PP1.01 REVISION C', received by the City Council as Local Planning Authority on the 12th May 2026.

'BIN STORE DETAILS', numbered 'PD.101', received by the City Council as Local Planning Authority on the 12th May 2026.

'PROPOSED ELEVATIONS', numbered 'PV1.01 REVISION C', received by the City Council as Local Planning Authority on the 12th May 2026.

'PROPOSED SITE PLAN', numbered 'SP.101 REVISION D', received by the City Council as Local Planning Authority on the 12th May 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 and policies SP1 and DM1 of the Manchester Core Strategy.

- 3) The materials used in the external surfaces of the development hereby approved shall be similar in appearance to 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 Manchester 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 eastern and western elevations of the development hereby approved, without planning permission being granted by the City Council as Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

- 5) The proposed bin store, as shown on the approved drawings titled: 'PROPOSED PLANS', numbered 'PP1.01 REVISION C', 'BIN STORE DETAILS', numbered 'PD.101', and 'PROPOSED SITE PLAN', numbered 'SP.101 REVISION D', shall be

implemented and be in place prior to the first occupation of the extension and shall be so maintained and retained at all times thereafter.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

Informatives

- 1) The applicant is advised to incorporate Property Flood Resilience (PFR) measures to a minimum of 150mm above the surface water flood level or a minimum of 600mm above the fluvial flood level.
- 2) MCC records highlight that the underground Longford Brook/Nico ditch is located within close proximity to the site, while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link:
https://manchester.portal.uk.empro.verintcloudservices.com/site/myaccount/request/pr_watercourse_land.
- 3) 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