

Planning Delegated Officer Report

SUMMARY OF APPLICATION DETAILS

Application reference:	145665/FH/2026
Application type:	Householder planning permission
Proposal:	Erection of a part single/part two storey side and single storey rear extension together with front porch extension.
Site address:	47 Park Range Manchester M14 5HR
Ward(s):	Rusholme
Date application valid:	21 May 2026
Applicant name:	Mr Hani Fouani
Agent (if any):	Mr Muhammad Dabeer Rana
Case officer:	Joshua Lee
Recommendation:	Approve
Date of recommendation:	09 July 2026

DESCRIPTION OF SITE, BUILDING AND/OR AREA

The proposal is related to a two-storey detached dwellinghouse on Park Range. The property has an existing single storey side garage extension and single storey rear outrigger extension. The property features hardstanding to the front for off street vehicle parking and garden to the rear.

The property is in a mostly residential part of Rusholme ward. The property is in a medium risk surface water risk area.

DESCRIPTION OF DEVELOPMENT

The applicant is proposing the erection of a part single/part two storey side and single storey rear extension together with front porch extension.

Part single/part two storey side extension

The proposed part single/part two storey side extension projects 3015mm from the existing side elevation of the property (leaving a 300mm gap to the shared boundary) and, at ground floor, runs the full 8480mm length of the property. At first floor the extension runs 7070mm from a 500mm set back to the principal elevation. The part single storey element is finished with a hipped roof. The first-floor element is finished

in hipped roof into the main roofline. New glazing is featured to the front side and rear. The existing side garage extension is to be demolished to make way.

Single storey rear extension

The proposed rear extension projects 750mm from the main rear elevation forming part of the side extension and sits in line with the existing outrigger. The rear extension continues the flat roof from the existing outrigger.

RELEVANT PLANNING HISTORY

Planning Application - 095964/FH/2011/S1

Erection of first floor side and single storey rear extensions to form additional living accommodation

Refuse

2011-07-01

CONSULTATION, NOTIFICATION AND PUBLICITY RESPONSES

Consultations

Flood Risk Management

The proposal can be approved with no condition required.

Notifications and publicity

No representations received.

NEGOTIATIONS

Initial concerns were raised in respect of the design of the proposed extension, in particular the inclusion of a side-facing window and the limited set-back from the main elevation, which were considered to result in an incongruous form of development that would appear overly dominant, have a potential terracing effect and out of keeping with the character of the detached host dwelling and wider street scene.

Following officer advice, amended plans were submitted by the agent which removed the side window and introduced a 2m set-back from the main elevation to address these concerns.

The agent subsequently queried whether this set-back could be reduced to between 1m and 1.5m. However, officers confirmed that given the extension would be positioned on the boundary, the full 2m set back is required to ensure an appropriate relationship with the host dwelling and surrounding area.

The application has therefore been assessed on the basis of the amended plans, which are considered to have overcome the initial design concerns.

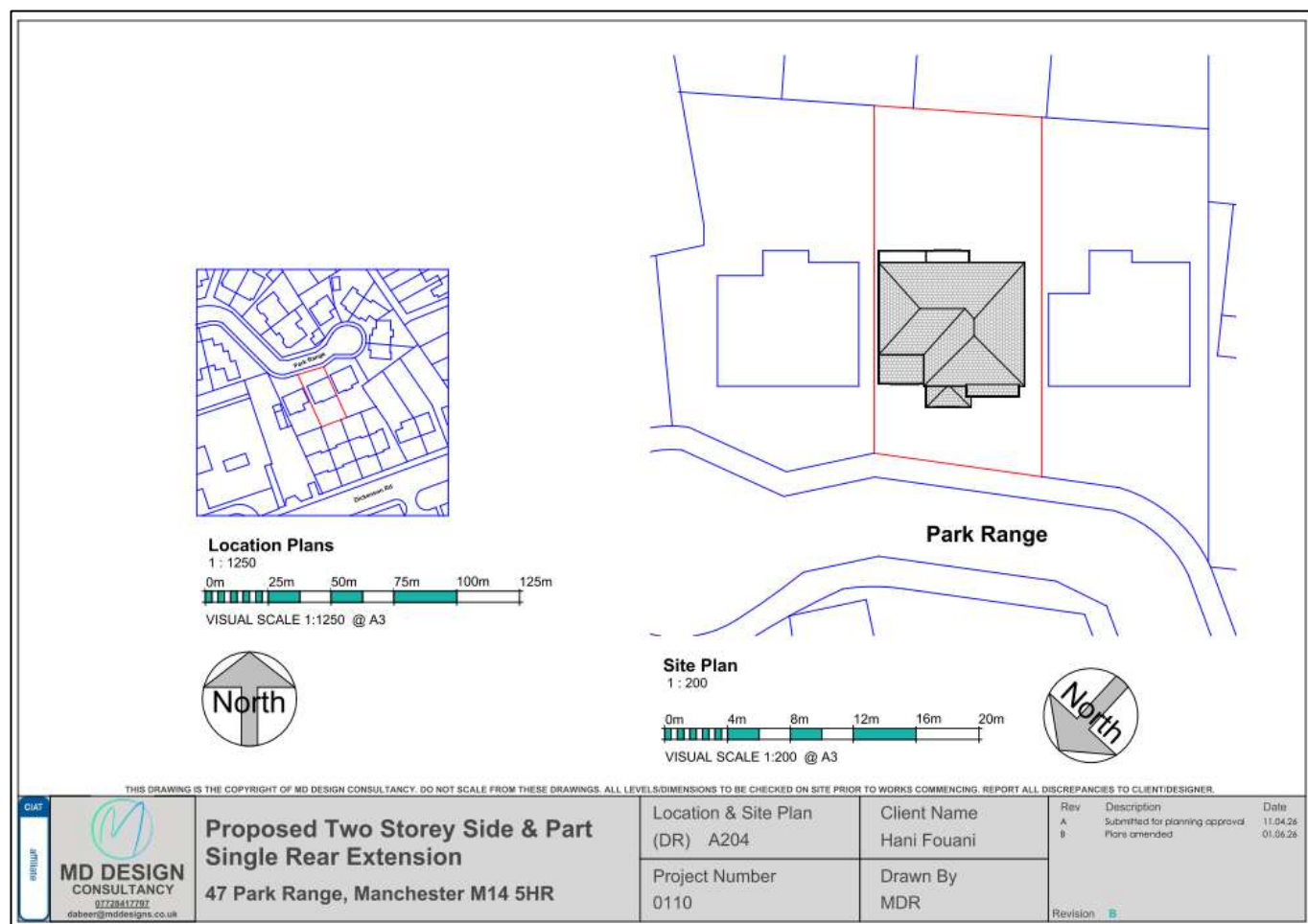


Figure 1. Updated site plan

RELEVANT POLICIES

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions on planning applications must be made in line with the statutory development plan, unless material considerations indicate otherwise.

For Manchester, the development plan comprises:

- The Core Strategy (2012–2027)
- Saved policies of the Unitary Development Plan (UDP)
- The Places for Everyone Joint Development Plan Document (2022–2039)

These documents are considered up to date and carry substantial weight in decision-making. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance.

The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

Where applicable, the Council must give special regard to preserving the character of conservation areas and the setting of listed buildings, in line with statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The policies referenced in this report are those considered most relevant to the nature, scale and location of the proposed development as follows:

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 14 – Flood Risk (partially replaced by PfE Policy JP-S 4)
 - EN 19 – Waste
- [Guide to development in Manchester](#) - supplementary planning document and planning guidance, April 2007
- [Extant Unitary Development Plan \(UDP\)](#) –
 - Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC26 - Development and Noise
- [Places for Everyone Plan](#) Joint Development Plan Document 2022-2039-
 - Strategy
 - JP-Strat5: Inner Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - JP-S4: Flood Risk and the Water Environment
 - Places for People
 - JP-P1 Sustainable Places
- [National Planning Policy Framework \(NPPF\)](#) December 2024–
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 12 – Achieving well-designed places
 - Section 14 - Meeting the challenge of climate change, flooding and coastal change
- [National Planning Policy Framework Draft for Consultation December 2025](#) - National decision-making policies
 - Chapter 3 – Decision-making policies
 - DM1: Preparing development proposals
 - DM2: Information requirements
 - DM3: Determining development proposals
 - DM6: Use of planning conditions and obligations
 - DM7: Relationship with other regulatory regimes
 - Chapter 4 - Achieving sustainable development
 - S3: Presumption in favour of sustainable development
 - S4: Principle of development within settlements
 - Chapter 5 - Meeting the challenge of climate change
 - CC2: Mitigation of climate change
 - CC3: Adaptation to climate change
 - Chapter 12 - Making effective use of land
 - L4: Residential extensions
 - Chapter 14 - Achieving well-designed places
 - DP3: Key principles for well-designed places
 - DP4: The Design process
 - Chapter 18 - Managing flood risk and coastal change
 - F4: Assessing flood risk for decision-making
 - F7: Ensuring development is safe from flooding

ASSESSMENT

Principle of Development

Many people prefer to extend their existing homes rather than move. The Council understands the need for more living space but must also ensure that the amenities of neighbours are protected and that the overall character of the surrounding area is not harmed.

Each case is looked at on its individual merits, having regard to a range of criteria as stated in Policy DM 1 of the Manchester Core Strategy.

In this case the principle of the development is acceptable subject to assessment below.

Appropriate siting, layout, scale, form, massing, materials, and detail

The proposed extension has been designed to reflect the character and appearance of the existing dwelling. It would utilise matching brickwork and roof tiles, along with window proportions and detailing that align with the host property. As such, the development would integrate appropriately with the existing building.

The extension is positioned to the side and rear and has been designed to appear subservient to the original dwelling. In particular, the first-floor element on the side elevation is set back by approximately 2 metres from the principal elevation. This setback is sufficient to avoid creating a terracing effect and maintains the visual hierarchy of the original house.

Impact to No.49

The main consideration in relation to No. 49 is the proposed two-storey side extension. However, the impact is mitigated by several factors, including the presence of the existing garage at ground floor level, the fact that the first-floor element aligns within the existing building line, and the 2-metre setback from the principal elevation. In addition, the rear projection is limited in depth, and account is taken of existing extensions at No. 49.

Given these factors, the proposal would not result in significant harm in terms of overbearing impact, loss of outlook or undue dominance. The relationship is therefore considered acceptable.

Impact to No. 45

No. 45 is located on the opposite side of the property. The single-storey rear element would largely be screened by the existing rear outrigger of the host property. As a result, the impact on this neighbouring property would be minimal.

Due to its size, siting and relationship with neighbouring properties, the proposed development would not result in an over-dominant or overbearing form of development. It is therefore considered acceptable in terms of residential amenity.

Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

The proposal must be considered in terms of its effect on the character and appearance of the wider street scene.

The main elements of the development would be visible from the public realm. However, the impact is reduced through the design approach, including the 2-metre setback of the first-floor side extension from the principal elevation. This ensures the extension appears subordinate to the host dwelling and avoids disrupting the established building line.

The use of materials that match the existing dwelling would further assist in integrating the development into its surroundings, ensuring a cohesive appearance within the street.

In terms of scale and form, the proposal is comparable to other properties within the locality. Notably, No. 45 features a two-storey side extension of a similar nature. The presence of this and other alterations

nearby indicates that the street has an established pattern of extensions, and the proposal would not appear out of keeping or introduce an incongruous feature.

Overall, the development would respect the character of the surrounding area and would not result in unacceptable harm to the appearance of the street scene.

Effects on amenity

Privacy

The proposal includes adding new glazing to the new front and rear elevations however given these are at ground floor and sit in line with similar windows on this elevation the impact to privacy is acceptable. To ensure ongoing privacy is maintained a condition limiting the insertion of new openings in the development has been attached to the decision.

Light

In terms of light and outlook, the proposal has been carefully designed to minimise impacts on neighbouring occupiers. While the two-storey side extension would introduce additional built form, this is mitigated by the set back from the principal elevation and its positioning relative to neighbouring windows. The single-storey rear element has a limited projection and height, reducing the potential for overshadowing. Given the orientation, separation distances and scale of the extension, it is not considered that the development would result in a material loss of daylight or sunlight to neighbouring habitable room windows or private amenity spaces. Overall, the proposal would maintain an acceptable level of light and outlook for surrounding properties.

Noise

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

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal does not change how people can get in and out of the building and would not present further accessibility issues into the property.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.

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

Vehicular access and car parking

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

Green Infrastructure including open space, both public and private

The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

Flood risk and drainage.

The site lies within an area susceptible to surface water flooding. However, as the proposal is for an extension to an existing dwelling at the same finished floor level, it would be unreasonable to require the submission of a full Flood Risk Assessment. Notwithstanding this, the applicant is advised to incorporate Property Flood Resilience (PFR) measures. These should be designed to provide protection to a minimum of 150mm above the predicted surface water flood level, or a minimum of 600mm above the predicted fluvial flood level, where applicable.

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.

CONCLUSION

Overall, the proposed development is considered to represent an acceptable form of residential extension that complies with the aims of the development plan when read as a whole. The design, scale and siting of the extension have been amended through the application process to ensure it appears subordinate to the host dwelling and respects the character of the surrounding area. The proposal would not result in any unacceptable harm to neighbouring amenity in terms of outlook, light or privacy, and would maintain adequate levels of amenity space for future occupiers. While the site is located within an area of surface water flood risk, the nature and scale of the development would not give rise to significant concerns in this regard. Taking all matters into account, including the absence of objections and the compliance with relevant policies within the Core Strategy, UDP, Places for Everyone and the National Planning Policy Framework, the proposal is considered to be sustainable development. On this basis, the benefits of the proposal outweigh any limited harm identified and planning permission should be approved, subject to appropriate conditions.

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. There were minor changes required to meet the requirements for approval, and the officer and applicant worked together to find an amicable solution.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-year time limit

The development must be begun not later than three years beginning with the date of this permission.

Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Specified plans

The development hereby approved shall be carried out in accordance with the following drawings and documents:

- a. Existing and proposed plans and elevations including Location Plan – Plan - 1 Jun 2026

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Materials to match

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

4. EXTENSIONS – PD RIGHTS REMOVED FOR NEW OPENINGS

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 inserted in 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.

INFORMATIVE(S)

1. Surface water flooding

The applicant is advised to incorporate Property Flood Resilience (PFR) measures. These should be designed to provide protection to a minimum of 150mm above the predicted surface water flood level, or a minimum of 600mm above the predicted fluvial flood level, where applicable.