

Planning

Delegated Officer Report

Summary of application details

Application reference:	145519/FH/2026
Application type:	Householder planning permission
Proposal:	Erection of a two-storey side extension and single storey rear extension.
Site address:	285 Greenbrow Road Manchester M23 2UH
Ward(s):	Baguley
Date application valid:	25 March 2026
Applicant name:	Mr Valentin Frroku
Agent (if any):	Mr Hassan Naqvi
Case officer:	Joshua Lee
Recommendation:	Approve
Date of recommendation:	02 June 2026

Description of site, building and/or area

The proposal is related to an end terrace dwellinghouse on Greenbrow Road. The property features an existing side garage extension. A paved garden is featured to the rear with hardstanding to the front for off street vehicle parking.

The proposal is in a mostly residential part of the Baguley ward of Manchester. Immediately adjacent is the Tree of Life Community Centre. The site is within the Safeguarded Zone for HS2 Phase 2B.

Description of development

The applicant is proposing the erection of a two-storey side extension and single storey rear extension.

Two Storey Side Extension

The proposed two storey side extension projects 3000mm from the existing side elevation of the property and at ground floor runs 9580mm from the principal elevation to meet the rear elevation of the proposed rear extension. At first floor, the extension runs 5580mm from a 1300mm set back to the principal elevation to sit in line with the main rear elevation. The side extension is finished in matching brick and sloping roof with gable end in matching tile. New windows are featured to front and rear.

Single storey rear extension.

The proposed single storey rear extension projects 3000mm from the existing rear elevation and spans the full 10575mm of the existing rear elevation and proposed side elevation to meet the side elevation of the proposed side extension. The extension angles inward, following the angled boundary. The rear extension is finished in matching brick with a mono-pitch sloping matching tile roof. New glazing is featured to the rear.

Relevant planning history

Consultation, notification and publicity responses

Consultations

Manchester City Council Arboriculture Officer

Following negotiations for the submission of information relating to impacts on trees, the requested information was subsequently submitted and reviewed by the Tree Officer. Following this, the Tree Officer confirmed that the proposed tree pruning would amount to routine maintenance and raised no objection, subject to the works being carried out in accordance with recognised best practice (BS3998). No objection was also raised to works within the root protection areas, provided that all construction works are carried out strictly in accordance with the submitted Arboricultural Method Statement.

High Speed Two Ltd

No response received.

Notifications and publicity

One representation has been received from a member of the public who neither supports nor objects to the proposal. The commentator, an RSPB Swift Champion, requests that if planning permission is granted a condition be imposed requiring the installation of at least one integrated Swift nest brick to enhance biodiversity, noting the decline of Swifts and referring to national policy and legislative duties to conserve and enhance biodiversity.

Negotiations

Following the submission of the application, concerns were raised by the Council's Tree Officer due to the proximity of off-site trees, which could be affected by the proposed extensions. As a result, the applicant was requested to provide an Arboricultural Impact Assessment and an Arboricultural Method Statement to properly assess the potential impacts and set out appropriate protection measures.

No further amendments were therefore required to overcome the concerns raised, subject to the imposition of appropriate planning conditions.

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 9 – Green Infrastructure

- 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-Strat9: Southern Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - Greener Places
 - JP-G7: Trees and Woodland
 - 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 15 - Conserving and enhancing the natural environment
- [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 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 19 - Conserving and enhancing the natural environment
 - N2: Improving the natural environment
 - N3: Trees in new development

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 new addition is designed to match the style and features of the current building by using matching brick and tile to the existing dwellinghouse and matching window fenestrations.

The proposal is designed to be subservient to the original dwelling house by using matching materials and a lower roofline.

The two-storey side is sufficiently set back from the principal elevation (1300mm) to prevent a significant terracing effect although given this is an end terrace this harm is negligible.

Impact to No 287 Greenbrow Road

The main impact to No287 is the 3000mm rear projecting extension however given the single storey nature and limited projection the impact is considered acceptable. The fall back position is that a 3m rearward single storey extension could be erected without requiring planning permission.

Impact to Tree of Life Centre

The effect to The Tree of Life Community Centre is acceptable given the gap to the shared boundary and the open grassed area to the boundary. It is noted that works to adjacent trees would be required together with the overseeing of works within the application site given adjacency to the root protection area of off site trees. Suitably worded conditions are proposed.

Due to its, size, position and location in relation to neighbours, the proposal would not create and over-dominant or overbearing feature.

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 main proposed works are capable of being seen from the street. Given the position of the extension and the set back to first floor and lower ridge height, together with the use of proposed materials, the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby sitting within the existing side elevation and blending in with the terraced style and pattern of housing in the area.

Effects on amenity

Privacy

The proposal includes adding glazing to front and rear on a similar plane to windows on the front and rear elevation. The new windows would not have an overlooking effect to local beyond the existing windows.

The proposal includes adding bifold doors to the new rear elevation however given these are at ground floor and replace similar windows on this elevation the impact to privacy is minimal.

Light

Given the two storey part of the proposal sits within the existing side elevation and the part closest to the neighbour is at ground floor level with a limited projection the impact to light from the added massing is considered to be minimal.

Furthermore, the orientation of the dwellings and extension would mean that there would be a limited impact to direct sunlight.

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.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with some reduction to outdoor amenity which is considered to be 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 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.

Effects relating to biodiversity, landscape, archaeological or built heritage

Biodiversity

Given the small-scale and domestic nature of the proposal, the development is not expected to result in any adverse impact on biodiversity within or around the site. During the consultation period, opportunities for minor biodiversity enhancement were identified, including the potential installation of an integrated swift brick. While such measures are not necessary to make the development acceptable in planning terms and would not meet the tests for the imposition of a planning condition, the applicant is encouraged to incorporate them where practicable. An informative has therefore been attached.

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.

The site lies close to a number of off-site trees whose root protection areas extend into or near the application site. The proposal has therefore been assessed in terms of its potential impact on retained trees.

The Council's Tree Officer has raised no objection to the proposed development. The proposed pruning works are considered to be routine tree maintenance, subject to being carried out in accordance with industry best practice set out in BS3998. No objection is also raised to works within the root protection areas, provided all construction works are undertaken strictly in accordance with the approved Arboricultural Method Statement.

Subject to appropriate planning conditions securing compliance with the arboricultural details, the proposal is considered acceptable in tree terms.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment.

Existing or proposed hazardous installations.

HS2 Safeguarding Zone

The applicant is advised that part of the application site falls within land that is covered by HS2 Safeguarding Directions, which remain in place on the former Phase 2b route. Although this has no impact on the proposed development, the applicant is advised to monitor future Government announcements on this subject

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 proposal represents an acceptable form of development that accords with the Development Plan when read as a whole. The extensions are of a scale, design and appearance that would sit comfortably alongside the existing dwelling and within the surrounding area, without resulting in unacceptable harm to residential amenity, character of the street scene, or nearby trees (subject to conditions). Any minor impacts are limited and are outweighed by the benefits of providing additional living accommodation within an established residential area. The proposal is therefore considered to comply with relevant policies in the Manchester Core Strategy, Saved UDP policies, Places for Everyone and the NPPF, and there are no material considerations that would indicate otherwise. Accordingly, the application is recommended for approval.

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.

Recommendation: Approve

Conditions attached to this decision

- 1) 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) The development hereby approved shall be carried out in accordance with the following drawings and documents:
 - a. Location Plan, THE LOCATION PLAN, 25 Mar 2026
 - b. Site Plan, PROPOSED, PP - 285GBM23 - P5, 25 Mar 2026
 - c. Plan, PROPOSED FLOOR PLANS, PP - 285GBM23 - P3, 25 Mar 2026
 - d. Plan, PROPOSED ELEVATIONS, PP - 285GBM23 - P4, 25 Mar 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 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) The development hereby approved shall be carried out strictly in accordance with the approved Arboricultural Method Statement (AMS) ref:
 - a. Arboricultural Method Statement, 2660_AMS.01, 20 Apr 2026
 - b. Arboricultural Impact Assessment, 2660_AIA.01, 20 Apr 2026

All tree protection measures shall be installed prior to the commencement of development and shall remain in place for the duration of construction works.

Any tree pruning works shall be undertaken in accordance with BS3998:2010 Tree Work – Recommendations.

Reason - In the interests of protecting existing trees of amenity value in accordance with Manchester Core Strategy Policy EN9 and national planning policy.

Informatives

- 5) The applicant is advised that part of the application site falls within land that is covered by HS2 Safeguarding Directions, which remain in place on the former Phase 2b route. As such, the applicant is advised to monitor future Government announcements on this subject

- 5) 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.