MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143791/PDE/2025
Date registered valid:	5 September 2025
Proposal:	Prior notification of proposed larger home extension projecting 5m to the rear with a maximum height of 3.3m and a height at eaves of 2.7m
Address:	174 Mount Road, Manchester, M18 7QS
Ward(s):	Longsight Ward
Applicant:	Mr. Safian Sheikh
Agent (if any):	Mr. Niamat Ali NA Design
Case officer:	Angelina Ward Tel: 0161 234 4206 Email: angelina.ward@manchester.gov.uk
Recommendation:	Refused extension - GPD

Date of recommendation: 16 October 2025

Application details

Type of application: General Permitted Development-Extensions

Development type: Notifications

Date of site visit: 15 October 2025

Standard consultations:
Printed: 12 September 2025 Expired: 12 September 2025

Neighbour notifications
Printed: 12 September 2025 Expired: 3 October 2025

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

Listed building: N/A

Conservation area: N/A

Tree Preservation Order: N/A

Description of area, site and proposal

The property is a two-storey semi-detached dwelling house. The application property benefits from amenity space to the front and rear, including all-round boundary treatment along the rear elevation and lies within a predominantly residential area. Dwellings along Mount Road are semi-detached and are notable for having no extensions or substantial alterations to their external appearance

The proposed extension is submitted under the prior approval route as set out in Schedule 2, Part 1 of Class A, specifically at paragraph A.4 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposal is to extend the house by 5m to the rear with a maximum height of 3.3m and a height at eaves of 2.7m.

Consultations & Notification Responses

In accordance with paragraph A.4(5) of the above-mentioned Order, each of the adjoining neighbours were notified of the proposal by letter dated 12 September 2025, with a deadline for responses being 3 October 2025.

Objections has been received and these are summarised as follows:

- The proposed extension would project two-thirds of the way down their garden, coming very close to the boundary fencing

- The proposed extension would directly overlook my living room and bedrooms
- It would overpower my viewpoint in my garden
- The extension would block natural light from my kitchen and front room
- The proposed structure will overshadow my garden

As a result of the objections, it was necessary to assess the impact of the proposal on the amenity of any adjoining premises as set out in paragraph A.4(7) of the Order. Given the distance of the property at No.21 Hexham Road, the assessment was made in relation to the impact on No.170/172 and No.176 Mount Road.

Policies

Prior Approval

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Class A, Part 1, of Schedule 2 and having regard to paragraph A.4(9) as to the level of consideration afforded to impact on amenity.

Unitary Development Plan Saved Policies

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

a. The general character of the property;
b. The effect upon the amenity of the neighbouring occupiers;
c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
d. The overall appearance of the proposal in the a street scene;
e. The effect of the loss of any on-site car parking.

DC1.2 Extensions to residential properties will be allowed subject to compliance with other relevant policies of the plan and the following criteria:

a. they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings)
b. they do not create an undue loss of sunlight, daylight or privacy
c. they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details
d. they would not result in the loss of off street car parking in a situation where there is so severe an existing on street car parking problem that unacceptable additional pressures would be created

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve: A rearward extensions greater than 3.65m (12ft) in length

Local Development Framework Core Strategy Development Plan Document (Adopted 11 July 2012)

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.

- Protect and enhance the built and natural environment
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

NATIONAL PLANNING POLICY FRAMEWORK

Chapter 2. Achieving sustainable development

7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with

- accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

- an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve

biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

9. These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

11. Plans and decisions should apply a presumption in favour of sustainable development

For plan-making this means that:

a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

   i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

   ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

c. approving development proposals that accord with an up-to-date development plan without delay; or

d. where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

   i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

   ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

<u>Chapter 8. Promoting healthy and safe communities</u>

92. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

a. promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other - for example through mixed-use

developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

b. are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion - for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and

c. enable and support healthy lifestyles, especially where this would address identified local health and well-being needs - for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

Chapter 12. Achieving well-designed places.

126. The creation of high-quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Issues

The provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) require the local planning authority to assess the proposed development solely based on its impact on the amenity of any adjoining premises - taking into account any representations received.

The issues raised on relation to drainage issues do not fall to be considered when assessing the impact on amenity of the proposal specific to this prior approval notification.

The proposed extension is a departure from the Development Plan, the Council's policy normally permitting extensions up to a maximum of 3.65m; this exceeding that by 1.35m. However, it meets the requirements governing larger house extensions under the amended 2015 Order.

The 5m rearward projection extends the first three full panels of the existing dividing fence and this likely being the most used part of the rear garden area at 176 Mount Road and that part closest to the dwelling, which is that part alongside the proposed extension. The extension would rise significantly above the boundary fence and, given its depth, would dominate the most used part of the garden area at no. 176. At ground floor level to the rear no. 176 are French doors that serve a main living room and it is considered that the overbearing 5m long and 2.7m high blank wall of the extension, would have a detrimental impact on the outlook and residential amenity of the occupiers of no. 176.

The proposed extension is to be full width of the existing house and, with a projection of 5m, will occupy more than 50% of the useable amenity space to the rear, which is considered to be of detriment to existing and future occupiers of the property. In addition, none of the houses in the immediately surrounding area have been extended to the rear and the scale of the proposed extension is considered to be out of keeping with the character and style of development in the surrounding area.

Saved Unitary Development Plan policy DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to: the general character of the property; the effect upon the amenity of neighbouring occupiers; the overall appearance of the proposal in the street-scene. Furthermore, DC1.2 states 'extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria: a. they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings); they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details.

Policy DC1.3 of the UDP sets a general limit of 3.65 metres on the depth of rear single storey extensions. The proposed 5 metre extension exceeds this amount by 1.35cm. Therefore, the proposal does not accord with saved Unitary Development Plan policy DC1.1, DC1.2 and DC1.3.

For these reasons, it is considered that at 5m long and 3.3m high extension would have an unacceptable impact on the living conditions of the occupiers of 176, would significantly affect the outlook from a main habitable room that is next to the shared boundary. The proposed extension would also have a detrimental impact on the living conditions of existing and future occupiers of the property, and is considered to be out of keeping with the character and style of development of the surrounding area.

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: Refused extension - GPD

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

Manchester City Council confirms that objection(s) have been received and the City Council has therefore assessed the impact of the development on the amenity of all adjoining neighbours.

The Council believes that the development would impact on the residential amenity of the neighbours at 176 Mount Road, as the proposed rearward projection of 5m would have an overbearing presence and create an oppressive sense of enclosure. The extension would rise above the boundary fence and, given its depth, would dominate the most used part of the garden area at no. 176. The overbearing 5m long and 2.7m high brick wall of the extension, sited directly adjacent to the party boundary, would have a detrimental impact on the outlook and residential amenity of the occupiers of no. 176.

The proposed extension is to be full width of the existing house and, with a projection of 5m, will occupy more than 50% of the useable amenity space to the rear, which is considered to be of detriment to the living conditions of the existing and future occupiers of the property. In addition, none of the houses in the immediately surrounding area have been extended to the rear and the scale of the proposed extension is considered to be out of keeping with the character and style of development in the surrounding area.

As such, the proposed extension is considered to be contrary to saved Unitary Development Plan Policies DC1.1, DC1.2, DC1.3, policies DM1 and SP1 of the Core Strategy, and Policy JP-S1 of the Places for Everyone Joint Development Plan (PfEJDP).

Appendix 1 – List of consultees & neighbours notified

21 Hexham Road, Manchester, M18 7RJ
176 Mount Road, Manchester, M18 7QS

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA