

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142154/FH/2025

Date registered valid: 18 June 2025

Proposal: Erection of a part single, part two storey side, two storey rear, hip to gable conversion with insertion of rear dormer and outbuilding to rear of garden

Address: 161 Smedley Road, Manchester, M8 0RU

Ward(s): Crumpsall Ward

Applicant: Mr Abdul Sattar

Agent (if any): Mr Talat Zeria, HSH Engineering Design Service Ltd

Case officer: Ian Jarvis
Tel: 0161 234 4079
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Recommendation: Refuse

Date of recommendation: 12 August 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

Printed: 30 June 2025 Expired: 21 July 2025

Neighbour notifications

Printed: 30 June 2025 Expired: 21 July 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: Not applicable

Conservation area: No

Tree Preservation Order: No

This application relates to a two storey semi-detached residential property, which lies in a row of properties with open land opposite and to the rear.

There was a previous application on the site, as follows:

084913/FH/2007/N1 -Erection of single storey rear extension to form additional living accommodation and erection of new shed in rear garden to form storage purposes only

This was refused, in December 2007, for the following reason:

The proposed rear shed by virtue of its height, massing and siting would result in an almost continuous built form along the boundary with the No. 163 Smedley Road, being unduly overbearing to the detriment of the visual and residential amenity of the adjoining property, contrary to policies H2.2 and DC1 of the Unitary Development Plan for Manchester.

The property currently has a single storey side extension, which runs along the whole of the side of the property, and then wraps around the rear corner of the property, creating a single storey structure that runs the whole width of the garden, between the common boundaries with nos. 159 and 163 Smedley Road, projecting 3 metres from the main house.

It is proposed to extend the property in the following ways:

- Erection of an upper floor side extension, that would be set-back by approximately 1.5 metres, from the front of the property. The upper floor extension would run along the whole of the

existing side extension, and would wrap around the corner of the house, projecting 3 metres from the main rear wall of the house, and covering approximately half of the rear elevation of the main house.

- Conversion of existing hipped roof, to a dual pitched gable and erection of a rear flat roof dormer, which would cover the majority of the proposed new rear roof slope.

- Erection of a detached single storey outbuilding, which would run along the whole of the rear boundary of the garden. It would have a footprint of 3.5 metres x 6.6 metres, with a height of 2.55 metres to eaves level and 3.68 metres to the apex.

It is proposed that the new brick structures would have a rendered finish, with a tiled roof.

Consultations & Notification Responses

Local residents - No comments received.

Strategic Area and Citywide Support Manager - Recommends that a condition is attached, to any permission, in relation to construction hours.

Issues

National Planning Policy Framework (December 2024) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching 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 well-designed, beautiful and safe places, 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 protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;
- b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that '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 (paragraph 131).

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

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.

Unitary Development Plan - The site is presently unallocated within the Manchester Unitary Development Plan.

Saved Policy 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 states that 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 original buildings);
- b. They do not create 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 scene by virtue of design, use of materials or construction details.

DC1.3 States that, notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) in length
- b) 2 storey extensions with a flat roof, particularly those which would be visible from the public highway
- c) 2 storey extensions to terraced properties which occupy the full width of the house
- d) flat roofed extensions to bungalows
- e) extensions which conflict with the councils guidelines on privacy distances (which are published as supplementary guidance).

Impact of works (extensions to house) – The side extension has been set-back, from the front of the house, to minimise a potential ‘terracing’ impact, although the gap between the property, and no.163 Smedley Road, is quite small, with the proposed side extension coming right up to the common boundary. There is an existing side window, in the side elevation of no.163, and it is considered that the close proximity of the proposed side extension, would create overshadowing and lead to a significant loss of daylight which would be detrimental to the living conditions of the occupiers of that dwellinghouse. Also, as the extension would project a further 3 metres, from the rear of the house, along this boundary, this would create a dominant 2 storey structure, along the boundary, which would appear overbearing, from the garden area and the nearest window to the rear elevation of no.163.

The area is characterised by properties with a hipped roof, although there are examples of the pitched roof/gable element proposed by this application. This change though, together with the large dormer proposed, and when added to the proposed upper floor extensions, adds to the overall bulk/massing, of the proposal which further emphasises that a substantial structure would be created, in close proximity to the boundary, with no.163, which would feel overbearing, and which would lead to a significant loss of outlook from that property.

Overall, it is considered that the proposed extensions, to the main house, would create an overly large structure, that is not well related to the existing house, and which would not be seen as a subservient addition to the main property.

Impact of works (outbuilding) – The proposed outbuilding would cover the width of the garden and would be only 1.8 metres from the main property. This would therefore lead to a significant loss in the amount of outdoor amenity space, at the property, and the remaining space is considered to be insufficient to meet the needs of the occupiers, of that property, and which would therefore be detrimental to the living conditions of the occupiers of that property. Also, when added to the proposed extensions, this would add to an almost continuous built form along the boundary with the No. 163 Smedley Road, which would be detrimental to the visual and residential amenity of the occupiers of that property.

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: Refuse

Article 35 Declaration

The proposal is considered to be contrary to policy and the applicant was advised of concerns, related to the proposed works, and invited to withdraw the application, but no response was received.

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

1) The proposed extensions, by reason of their position, scale, massing and relationship with neighbouring properties, would form unduly dominant structures that would lead to a loss of outlook from, and overshadowing of, neighbouring properties, particularly no. 163 Smedley Road, which would thereby be detrimental to the living conditions of the occupiers of those properties. The proposal would therefore be contrary to saved policies DC1.1, DC1.2 and DC1.3 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy Development Plan Document and guidance contained in the National Planning Policy Framework.

2) The proposal would represent an overdevelopment of the site, leading to a significant loss of amenity space, which would be detrimental to the living conditions of the occupiers of the site. The proposal would thereby be contrary to saved policies DC1.1, DC1.2 and DC1.3 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy and guidance contained in the Guide to Development Supplementary Planning Document and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

9 Smedley Avenue, Manchester, M8 0LN
163 Smedley Road, Manchester, M8 0RU
157 Smedley Road, Manchester, M8 0RU
159 Smedley Road, Manchester, M8 0RU
165 Smedley Road, Manchester, M8 0RU
7 Smedley Avenue, Manchester, M8 0LN
11 Smedley Avenue, Manchester, M8 0LN

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 50m Buffer -
Area Team Boundary - Name: NORTH AREA