

## **Planning**

## **Growth & Development**

### **Delegated officer report for planning application**

**Application no.** 142727/FH/2025

**Date registered valid:** 15 May 2025

**Proposal:** Erection of single storey side and rear extension including the construction of a brick store at the rear of the garden

**Address:** 72 Leicester Road, Manchester, M8 0RA

**Ward(s):** Cheetham Ward

**Applicant:** Mr Asif Khan

**Agent (if any):** Mr Talat Zeria HSH Engineering Design Services Ltd

**Case officer:** Harriet Aidoo  
Tel: 0161 234 4532  
Email: [harriet.aidoo@manchester.gov.uk](mailto:harriet.aidoo@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 8 August 2025

## Application details

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 4 June 2025

### Standard consultations:

Printed: 22 May 2025      Expired: 13 June 2025

### Neighbour notifications

Printed: 22 May 2025      Expired: 13 June 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

### Description of site / building / area

The application relates to a two storey, pitched roof, semi-detached dwellinghouse within the Cheetham Hill ward of Manchester. The site is located at the head of a turning circle, and comprises an elevated triangular plot of land.



(Site visit 04.06.2025)



There is existing amenity space along the front, side and rear, together with boundary treatment along the perimeter, incorporating a gated side access.

Car parking is on street within the turning circle in front of the property and wheeled bins are stored within curtilage behind boundary treatment.

There is an existing single storey lean-to side extension, single storey flat roof rear extension, and an outbuilding along the rear garden, together with a canopy covering along the rear building line of the original dwellinghouse.

### Site History

- 139303/FH/2024 - Erection of single storey side extension to provide additional living accommodation, APPROVED 22.03.2024
- 139231/FH/2024 - Erection of a single storey side extension to form additional living accommodation, Application Returned
- 060572/VO/NORTH1/00 - CITY COUNCIL DEVELOPMENT Rebuilding of front boundary walls with pillars and gates, APPROVED 14.12.2000
- 057297/VO/NORTH1/99 - CITY COUNCIL DEVELOPMENT Renewal of boundary walls and gates to dwellings, APPROVED 28.09.1999

### **Description of development**

The submitted plan proposes a single storey side and rear extension including the construction of a brick store at the rear of the garden.

The initially submitted plan has been slightly revised in the interest of residential amenity, (revised plans dated, 16.07.2025, 22.07.2025). The revised plan includes an elevational

alteration to the existing single storey side extension involving bricking-up the existing side facing window and installation of a new window within the front elevation.

The proposed single storey side and rear extension would be set-back from the front elevation of the existing single storey side extension approximately 5227mm deep and would project approximately 2000mm in width beyond the existing side extension. It is 5350mm in depth, and 10353mm in length (running across both the proposed side extension and the majority of the rear façade of the existing house). The proposed overall rearward projection of the rear extension would not exceed 3600mm. The rear extension would comprise of a combined lean-to pitch and flat roof design - maximum proposed height approximately 3620mm and would include 1no. window along the side elevation to serve a bathroom, together with a further window and bi-fold doors along the rear elevation. It is intended to use external facing materials matching the existing house.

In terms of the proposed brick store along the side garden, it would be sited along the northern elevation of the proposed single storey side and rear extension and would measure approximately (5491mm deep x 2900mm wide x 3323mm maximum height). It is intended to use external facing materials matching the existing house.

The submitted plan would also comprise of an elevational alteration to the existing single storey side extension involving bricking-up the existing side facing window and installation of a new window along the front elevation. In terms of these works, had the original permission, (ref. no. 139303/FH/2024) not removed PD rights, these works would invariably have constituted permitted development for the nature of the property as a dwellinghouse.

## **Consultations & Notification Responses**

### **1. Local residents / public opinion**

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections, or representations were received response to the application.

### **2. Environmental Health**

No comments on this occasion.

### **3. Mining Remediation Authority**

No comments received.

## **POLICY**

The following guidance and policies are considered to be relevant to the proposed development.

### 1. The National Planning Policy Framework (NPPF), (December 2024)

The central theme to the revised NPPF is to achieve sustainable development. The government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role. The Framework underlines a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF. Relevant to this application is:

- Chapter 12: Achieving well-designed places.

### 2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications, and therefore be given significant weight in the planning balance. The following policy is considered to be relevant:

- JP-P1 - Sustainable Places

### 3. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)

### 4. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

### 5. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007:

Chapter 2: Design

## ISSUES

In this instance, the initially submitted plan has been slightly revised in the interest of residential amenity and revised plans subsequently submitted, (dated, 16.07.2025, 22.07.2025).

## **Principle of development**

The proposed development is an extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families; provided that there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. Consideration must therefore be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

## **Residential and visual amenity**

**Impact of works (single storey side and rear extension including the construction of a brick store at the rear of the garden)** - In light of the revised plan, (dated, 16.07.2025, 22.07.2025) and given the existing contextual relationship along rear and side boundaries, together with the proposed roof configuration, it is considered that as the proposed extension would be single storey, any adverse impacts from undue massing would not be significant. In addition, when coupled with the proposed outbuilding sited along the northern elevation of the proposed side and rear extension, it is considered that as no widows are proposed along the elevations of the outbuilding, and a sizable side and rear garden would still be retained and a significant separation distance would maintained from the side and rear boundaries, the revised proposal would not cause any further degree of harm upon the existing residential and visual amenity as there are no undue overbearing, overshadowing or loss of privacy impacts.

Moreover, the rearward projection of the proposed single storey side and rear extension would not exceed (3600mm), which is within the limitations set out in the City Councils saved policy DC1.3 (a) regarding rearward extensions, and therefore, on balance, and subject to planning conditions, the revised submitted plan is considered to be acceptable in terms of its impact on residential and visual amenity; pursuant with The Manchester Core Strategy Development Plan Document Policies EN1, SP1 and DM1 and saved Policy DC1 of the Unitary Development Plan.

With regards to the proposed elevational alteration to the existing single storey side extension involving bricking-up the existing side facing window and installation of a new window along the front elevation; in terms of these works, had the original permission, (ref. no. 139303/FH/2024) not removed PD rights, these works would invariably have constituted permitted development for the nature of the property as a dwellinghouse and therefore planning permission would not have been required in the first instance.

**Impact of works (Design and appearance)** - The proposed extension would be informed by similar developments along the neighbourhood, and therefore within this context , it is not considered that the proposal would unduly harm the character of the host building or the general area. It is also intended to match materials with those of the existing building. However, a materials condition has been attached to ensure that materials are adhered to; pursuant with the requirements of Core Strategy policies DM1 and EN1 and saved UDP policy DC1.

**Impact of works (Waste management)** - The existing arrangement would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

**Impact of works (Car parking)** - The existing arrangement would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document Policy DM1 and saved Policy DC1 of the Unitary Development Plan.

**Existing Outbuilding** – the property already has a modular style outbuilding in the rear garden. This appears to have been previously sited in proximity to the side gable of the house, but has been moved to the rear boundary, when the existing side extension was implemented. The proposed plans do not show the retention of the existing outbuilding. It is considered that if this structure were to be retained, in conjunction with the single storey side and rear extensions, and single storey brick store which are proposed, it would lead to an unacceptable level of private usable amenity space and would overdevelopment. It is therefore proposed to attach a condition to require the removal of the existing outbuilding before any above ground works related to the proposed development.

**Conclusions** - For the reasons outlined above, and on balance, and subject to planning . 22.07.2025) responds positively to The National Planning Policy Framework (2021) chapter 12; policies SP1, DM1, EN1, EN19 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan (1995); Chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007) and policy JP-P1 - Sustainable development of Places for Everyone (2022 - 2039), and no comments or objections have been received in response to this application from local residents.

## **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

### **Article 35 Declaration**

In this instance, the initially submitted plan has been slightly revised in the interest of residential amenity and revised plans subsequently submitted, (dated, 16.07.2025, 22.07.2025). The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

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

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 drawings and documents:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 16 April 2025.
- Location Plan and Proposed Site Plan with application site edged in red, dwg. no. 08, received by the City Council as the Local Planning Authority on 16 April 2025.

- Site Plan and Proposed Outbuilding Plan and Elevations, dwg. no. 06, received by the City Council as the Local Planning Authority on 16 April 2025.
- Proposed Site Plan, dwg. no. 07C, received by the City Council as the Local Planning Authority on 16 July 2025.
- Proposed Plans and elevation, dwg. no. 04B, received by the City Council as the Local Planning Authority on 16 July 2025.
- Proposed Front elevation, dwg. no. 05B, received by the City Council as the Local Planning Authority on 22 July 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies SP1 and DM1 of the Core Strategy (2012).

3) The external facing materials, bricks, tiles, fenestration, facias and soffits used to construct the elevations of the development hereby approved shall match the existing dwellinghouse, in terms of colour, type, scale and method of coursing and pointing and as stated on the submitted information.

Reason - To ensure that the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

4) Prior to the occupation of the proposed extension hereby approved, the proposed elevational alterations to the existing side extension as shown on: Proposed Front elevation, dwg. no. 05B, received by the City Council as the Local Planning Authority on 22 July 2025; Proposed Site Plan, dwg. no. 07C, received by the City Council as the Local Planning Authority on 16 July 2025, and Proposed Plans and elevation, dwg. no. 04B, received by the City Council as the Local Planning Authority on 16 July 2025, shall be implemented in their entirety.

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

5) The outbuilding hereby approved and as shown on: Site Plan and Proposed Outbuilding Plan and Elevations, dwg. no. 06, received by the City Council as the Local Planning Authority on 16 April 2025 shall not be used as a self-contained living unit, or business, and shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 72 Leicester Road, Manchester.

Reason: To ensure the use remains ancillary to the principle use on the site, as a single dwellinghouse, in the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy (2012).

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extensions hereby approved other than those shown on:

- Site Plan and Proposed Outbuilding Plan and Elevations, dwg. no. 06, received by the City Council as the Local Planning Authority on 16 April 2025.
- Proposed Site Plan, dwg. no. 07C, received by the City Council as the Local Planning Authority on 16 July 2025.
- Proposed Plans and elevation, dwg. no. 04B, received by the City Council as the Local Planning Authority on 16 July 2025.
- Proposed Front elevation, dwg. no. 05B, received by the City Council as the Local Planning Authority on 22 July 2025.

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

7) Before first occupation of the development thereby approved, the proposed window along the side elevation to serve the proposed bathroom and as shown on: Proposed Site Plan, dwg. no. 07C and Proposed Plans and elevation, dwg. no. 04B, both received by the City Council as the Local Planning Authority on 16 July 2025, shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - In the interest of privacy and in accordance with saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Core Strategy (2012).

8) The flat roof of the extension(s) shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Manchester Core Strategy (2012).

9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy (2012).

10) Prior to any above ground works in connection with the development hereby approved, the existing outbuilding within the rear garden shall be removed in its entirety. No further sheds, outbuildings, or extensions , other than those expressly approved as part of this permission, shall be erected without the express consent of the City Council as the Local Planning Authority.

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

## **Appendix 1 – List of consultees & neighbours notified**

Environmental Health  
Mining Remediation Authority

6 Caradoc Avenue, Manchester, M8 0RR  
5 Glover Avenue, Manchester, M8 0RL  
43 Leicester Road, Manchester, M8 0GZ  
41 Leicester Road, Manchester, M8 0GZ  
4 Caradoc Avenue, Manchester, M8 0RR  
4 Glover Avenue, Manchester, M8 0RL  
47 Leicester Road, Manchester, M8 0GZ  
45 Leicester Road, Manchester, M8 0GZ  
64 Smedley Lane, Manchester, M8 8XD  
74 Leicester Road, Manchester, M8 0RA  
70 Leicester Road, Manchester, M8 0RA  
68 Leicester Road, Manchester, M8 0RA  
66 Leicester Road, Manchester, M8 0RA  
62 Smedley Lane, Manchester, M8 8XD  
9 Wilby Street, Manchester, M8 0GD

## **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