

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143197/FH/2025

Date registered valid: 13 June 2025

Proposal: Erection of a part single/part two storey side and rear extension following demolition of existing single storey garage; and associated elevational alterations.

Address: 48 Long Street, Manchester, M18 8QT

Ward(s): Gorton & Abbey Hey Ward

Applicant: Mr Mohammed Azim Qayyum

Agent (if any): Mr V Alyas, Architek

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 4 August 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14 July 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 23 June 2025 Expired: 14 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

The application site relates to 48 Long Street within the ward of Gorton & Abbey Hey in north Manchester. The applicant site relates to an end-terraced, two storey, red brick dwellinghouse situated close to the corner of Long Street and communal parking of Field Street. The property is characterised by a hipped roof and single storey flat roof garage to the side of the property. The property benefits from amenity space to the front in the form of a paved driveway and amenity space to the rear is characterised by a private area with some areas of hardstanding. At the time of the site visit, clearance to such landscaping had taken place except for one tree.

Description of area

The surrounding context is residential in nature.

Description of development

The submitted application seeks erection of a part single/part two storey side and rear extension following demolition of existing single storey garage; and associated elevational alterations.

The side extension would be situated along the primary building line already established by the existing garage. The single storey side extension would have approximate dimensions of Height: 3.3 x Length: 7.2 x Width: 4 metres. The part two storey side extension would have a

set back and involve a roof which extends from the proposed side extension and above the front entrance to the property. The part two storey side extension would have approximate dimensions of Height: 6.7 x Length: 6.2 x Width: 3 metres.

The part single storey rear extension would wrap into the proposed side extension and would have approximate dimensions of Height: 3.6 x Length: 3 x Width: 6 metres. The part two storey rear extension would be set away from the common boundary with the adjoining neighbour by 4.6 metres and would have approximate dimensions of Height: 6.4 x Length: 3 x Width: 4 metres.

The proposal would involve the insertion of two windows within the front elevation, a door and window within the side elevation and three windows within the rear elevation.

Associated elevational alterations to the host property would take part as a result of the proposal and would involve the insertion of two windows within the rear elevation of the main dwelling.

Materials to be used throughout the proposal are listed to match the host property.

Negotiations during the course of the Application

Information was requested from the agent during the course of the application. This involved confirmation in respect of the use of the proposal, trees to be affected, off street parking provision, bin store arrangements and an amendment to the description of development to include elevational alterations to the host property.

The application will be determined on the basis of the information submitted and the above issues will be discussed in turn during the assessment of the application.

Planning History

No planning history exists for this site.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Environmental Health

Although not consulted, Environmental Health made contact during the course of the application, and requested the following condition be attached to any approval granted: GAS01 (New applications for extensions)

Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented prior to occupation as part of the development.

Reason- The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

Issues

POLICY

The National Planning Policy Framework (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 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):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities.
- ii. Chapter 12. Achieving well-designed places.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following adoption of Places for Everyone.

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

Policy DM1 (Development Management),
Policy SP1 (Spatial Principles) and
Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

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.
- 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 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 (12 ft) 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 Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

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

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Places for Everyone

Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policies are relevant:

i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for the erection of a part single/part two storey side and rear extension following demolition of existing single storey garage; and associated elevational alterations. This is considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet the changing residential needs of families. Consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

The applicant site relates to an end-terraced, two storey, red brick dwellinghouse situated close to the corner of Long Street and communal parking of Field Street.

As such, there is only one immediate neighbour to be impacted by the proposal.

No.46 Long Street would feel the additional built form to the rear of the property. At ground floor level, the rear extension would be set off the shared boundary by 2.7 metres and at first floor level, this would increase to 4.7 metres. Given the set in and the 3 metre projection, the proposal is considered to be sympathetic to the neighbouring property and ensure the development does not give rise to an overbearing feature. The applicant site would sit to the south of the neighbouring property, as such the set off the common boundary is considered necessary to ensure no adverse loss of light implications to the neighbour's rear amenity space or first floor windows. On this basis, any impact in terms of loss of light would not be so severe to warrant a refusal at the site. Given the gap to the common boundary, the windows to be inserted especially at first floor level would not give rise to any privacy implications, none beyond any harm caused by the existing first floor window closest to the common boundary. A WC would be created in the host property and such window would be conditioned to be obscure glazed to protect the privacy of the applicant site.

The proposal would extend the built form at both ground and first floor level by 3 metres. As a 12.7 metre gap would be retained from the rear building line of the proposal and rear building line of the site, it is not considered that any neighbours to the rear would be impacted by the proposal.

The proposal would not be considered to give rise to any adverse amenity implications to the properties on Field Street given the distance separated by the communal parking area. A

window at first floor level would face the direction of the communal parking space and would relate to a bathroom. Such window would be conditioned to be obscure glazed to protect the privacy of the applicant site. A door would be inserted within the gable elevation of the side extension and would allow access into a living room. Concern was raised during the course of the application that the addition of a door would allow a new entrance to the property and offer the opportunity for sub-division. The agent confirmed the proposed side door would offer convenient access into the living room and would not serve as a separate entrance. The agent confirmed in writing that the property would remain a single family dwellinghouse. To protect the amenity of the surrounding properties and to ensure the dwellinghouse is not sub-divided now or any time in the future, a condition restricting the use of the dwellinghouse to C3a would be attached to any approval granted.

The proposed side extension would be evident from within the streetscene of Long Street. Although the first floor side extension would be set back by approximately 1 metre, a canopy would align with the existing bay windows creating a covered area for the front door. However, given this would follow the existing primary building line of the existing garage, it is not considered to give rise to an overbearing feature. This is also due to the 900mm gap to the boundary at the side to ensure the property does not appear as an overly large feature.

A new en-suite would be created on the first floor and the responding window would be conditioned as being obscure glazed to protect the privacy of the applicant.

Overall, it is not considered that the proposal would give rise to any significant visual residential amenity implications, namely overbearing, privacy nor loss of light implications, and so is considered pursuant to Policy DC1 of the UDP, policies SP1 and DM1 of the Core Strategy and JP-S1 of Places for Everyone.

Design and Appearance

Part single/part two storey side extension:

Policy DC1.4 of the UDP states that in the case of two storey side extensions the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. In this instance, the first floor would be set back by 1 metre, the extension would have a lower roof form than that of the applicant site and a 900mm gap would remain from the gable wall to the boundary of the site. Whilst it is noted the LPA would expect over a 1 metre set back given the 900mm gap, given the applicant site is end-terraced and there would not be an opportunity for terracing, the proposal still reads as a subservient feature. As such, the proposed side extension is considered to create a subservient feature, in line with Policy DC1.4 of the UDP.

A canopy would align with the existing bay windows creating a covered area for the front door. Given this would follow the existing primary building line of the existing garage, the proposal is considered to sympathetically relate to the existing built form at the site and so be considered appropriate.

Part single/part two storey rear extension:

The proposal at both levels would have a projection of 3 metres and so would be in accordance with Policy DC1.3 of the UDP which states rearward projection should not exceed 3.65 metres.

Further, the extension has been designed to sympathetically relate to the constraints of the site, to ensure no adverse loss of light implications to the adjoining neighbour given the applicant

property sits due south. The rear extension is considered to be in accordance with Policy DC1 on the basis of design.

Associated elevational alterations:

The insertion of the 2no. windows within the rear elevation of the host property are considered acceptable to facilitate a new floor plan as a result of the extension works. A window within the front of the property would become an en-suite. This element of works does not give rise to any design implications.

Materials:

Materials to be used have been listed to match the host property and a materials condition to this effect would be attached to any approval granted.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Car Parking

The proposal would result in the loss of off street parking as a result of the proposal, in the form of the existing garage. However, the agent confirmed off street parking would be retained as a result of the proposal (parking on a diagonal) and given the communal parking area to the south, no issues in terms of car parking are raised.

Bin Storage

The agent confirmed bins would be stored within the rear amenity space and brought along the side of the house on the day of collection. Such arrangement is considered acceptable.

Trees

The site has been mostly cleared, with the exception of one large tree which appears to be either on or adjacent to the boundary line. During the course of the application, the agent confirmed no trees would be impacted by the development. The footprint of the proposed extension has been positioned to avoid encroachment on the root protection area of the remaining tree. The property does not sit within a Conservation Area and so this does not give rise to any concern.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner. Appropriate conditions have been attached to the approval granted.

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:

-Application Form, stamped as received by the City Council as Local Planning Authority on 13 June 2025.

-Location and Site Plan, numbered A101, stamped as received by the City Council as Local Planning Authority on 13 June 2025.

-Drawing- Proposed- Floor Plans, numbered A104, stamped as received by the City Council as Local Planning Authority on 13 June 2025.

-Drawing- Proposed- Elevations, numbered A105, stamped as received by the City Council as Local Planning Authority on 13 June 2025.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

3) 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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) Before first occupation, the first floor SH/WC window, first floor WC window and first floor en-suite window as shown within the approved 'Drawing- Proposed- Floor Plans, numbered A104', stamped as received by the City Council as Local Planning Authority on 13 June 2025, shall be obscure 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.

The windows shall be top opening only and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) The materials used to construct the external elevations of the extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

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 part of the residential units shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a) not precluding occupation by two unrelated people sharing a property.

Reason - In the exceptional circumstances of a proliferation of HMOs 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 Core Strategy for the City of Manchester.

7) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local

Planning Authority. The approved details shall then be implemented prior to occupation as part of the development.

Reason- The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

8) The extension hereby approved shall only be used as ancillary accommodation in connection with the existing residential property 48 Long Street and for no other purpose.

Reason - In the interests of visual and residential amenity, pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

1 Field Street, Manchester, M18 8GT
16 Godwin Street, Manchester, M18 8GS
205 Lees Street, Manchester, M18 8GA
46 Long Street, Manchester, M18 8QT
219 Lees Street, Manchester, M18 8GA
18 Godwin Street, Manchester, M18 8GS

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
Area Team Boundary - Name: NORTH AREA