MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143376/FH/2025
Date registered valid:	7 July 2025
Proposal:	Erection of single storey side extension
Address:	1A Halmore Road, Manchester, M40 7FB
Ward(s):	Miles Platting & Newton Heath Ward
Applicant:	Mr Archie Ribbons-Jones
Agent (if any):	Mr Philip Ribbons
Case officer:	Harriet Aidoo Tel: 0161 234 4532 Email: harriet.aidoo@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	26 August 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 23 July 2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 17 July 2025 Expired: 7 August 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 modern semi-detached dwellinghouse with pitched roof and grey roof tiles in Miles Platting and Newton Heath.





(Site visit 23.07.2025)

There is existing amenity space along the front, side and rear, together with boundary treatment, whilst incorporating gated access along the side elevation. There is a fully hard surfaced tarmac driveway along the side elevation and bins are stored within curtilage.

Site History

o Apart from the planning permissions granting consent for the development of the site and the wider area, (ref. nos. 123735/FO/2019, 080520/FO/2006/N1, 079633/OO/2006/N1), there is one other record:

o 023053 - CITY COUNCIL DEVELOPMENT Creation of an informal Public Open Space, APPROVED 03.01.1985

Description of development

The submitted plan relates to a proposed single storey side extension.

The proposed extension would be set-back from the existing front boundary line with the back of pavement approximately 5869mm deep and would be stepped-away from the common shared side boundary with the open space to leave a gap from this boundary. It would measure approximately (5278mm wide x 8090mm deep x 3008mm maximum height [3402mm to the pitch of the roof lantern]). The proposed rearward projection would not exceed 2138mm. It would comprise of a flat roof with a roof lantern above, including 1no. window each along the front, rear and side elevation. It is intended to use external facing materials matching the existing 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.

POLICY

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

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

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

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:

- Sustainable and Resilient Places, JP-S1: Sustainable Development
- Places for People, JP-P1 Sustainable Places

3. 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.

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

- Chapter 2: Design

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

- Section 2 - Achieving sustainable development
- Section 4 - Decision-making
- Section 12 - Achieving well-designed places

ISSUES

Principle of development

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

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 extension) - In this instance, the proposal is designed to be subservient to the original dwelling house by being entirely at ground floor and slightly projecting beyond its rear building line 2138mm and therefore there would be minimal impact to massing. In terms of accessibility, the proposal does not change how people can get in and out of the building.

Due to its, size, position and location in relation to the neighbouring no. 1B Halmore Road, the adjacent open green space and no. 27 Bradford Road, the proposal would not create an over-dominant or overbearing feature.

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

In terms of any adverse impact to privacy or overlooking, the proposal includes adding windows along the front, rear and side (facing the common boundary with no. 1B Halmore Road, however given these are at ground floor, and would be broadly similar to existing windows; coupled with the existing high boundary treatment, the separation distance from the common boundaries, together with the blank gable of no. 27 Bradford Road, the impact to privacy and overlooking is minimal.

In terms of the impact on 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 amenity post development.

The proposed rearward projection at approximately 2138mm is also within the guidance set out in saved UDP policy DC1.3 a) regarding rearward extensions, which is considered to be acceptable. Therefore, on this basis, and on balance, and subject to planning conditions, it is considered that the proposal could be accommodated in this location in this instance; pursuant with The Manchester Core Strategy Development Plan Document Policies EN1, SP1 and DM1 and saved Policy DC1 of the Unitary Development Plan.

Impact of works (Design and appearance) - In the case of this application, the new addition is designed to match the style and features of the current host by using matching bricks fenestration, and as such, the resultant impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development is considered acceptable. Given the position of the extension and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected. The proposed extension could therefore be accommodated in this location in this instance without significant adverse impacts to the character of the host building or the general area. 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 (Refuse storage and collection) - The existing arrangement would be unaffected. The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

Impact of works (Vehicular access and car parking) - The proposal doesn't change how vehicles access and park at the property. However, although the number of on-site car parking space would be reduced to accommodate the proposed extension, on-site car parking would still be maintained for one vehicle; pursuant with The Manchester Core Strategy Development Plan Document Policy DM1 and saved Policy DC1 of the Unitary Development Plan.

Conclusions - For the reasons outlined above, and on balance, and subject to planning conditions, it is considered that the proposed development could be accommodated in this location, in this instances, pursuant to 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-S1 - Sustainable development and JP-P1 -Sustainable Places of Places for Everyone (2022 - 2039); Section 2 - Achieving sustainable development, Section 4 - Decision-making and Section 12 - Achieving well-designed places of the NPPF (2024) 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 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: Approve

Article 35 Declaration

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, the local planning authority had no 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:

o Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 07 July 2025.

o Location Plan with application site edged in red, drawing number PR02-01, received by the City Council as the Local Planning Authority on 07 July 2025.

o Proposed Site Plan, drawing number PR02-07, received by the City Council as the Local Planning Authority on 07 July 2025.

o Proposed Floor Plans, drawing number PR02-04.1, received by the City Council as the Local Planning Authority on 07 July 2025.

o Proposed Elevations, drawing number PR02-05.1, received by the City Council as the Local Planning Authority on 07 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) 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 extension hereby approved other than those shown on: Proposed Site Plan, drawing number PR02-07, Proposed Floor Plans, drawing number PR02-04.1 and Proposed Elevations, drawing number PR02-05.1, all received by the City Council as the Local Planning Authority on 07 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).

5) 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 Core Strategy.

6) 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). For the avoidance of doubt, this is use by a single person or by people living together as a family.

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 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

35 Bradford Road, Manchester, M40 7EY
27 Bradford Road, Manchester, M40 7EY
1B Halmore Road, Manchester, M40 7FB

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
Area Team Boundary - Name: NORTH AREA