

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143852/FH/2025
Date registered valid: 29 August 2025
Proposal: Erection of a single-storey rear extension and elevational alterations to host property
Address: 158 Waterloo Street, Crumpsall, Manchester, M9 8AN
Ward(s): Harpurhey Ward

Applicant: Mr Colin Aldred
Agent (if any): Mr M Ahmed, M1 Architecture Ltd
Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 21 October 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 9 October 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 8 September 2025

Expired: 29 September 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 158 Waterloo Street within the north Manchester ward of Harpurhey. The application site relates to a semi-detached, two storey, dark brick dwellinghouse characterised by box bay windows, horizontal brick detailing on the primary elevation, an existing canopy over the entrance and a hipped roof. Amenity space to the property takes the form of a paved driveway to front, amenity space to the side and to the rear a part pebbled and part decking rear amenity space. The decking to the rear consists of decking and astro turf and an outbuilding is sited against the rear boundary of the site. A further smaller outbuilding is sited against the shared boundary with no.156 Waterloo Street.

Description of area

The area is predominantly residential in nature; however industrial uses sit further to the west and south west of the site.

Description of development

The submitted application seeks planning permission for erection of a single-storey rear extension and elevational alterations to host property.

The application has been applied for as supporting a disabled resident.

The rear extension would have a varied projection due to the existing small rear outrigger at the site. At the largest point, the extension would have approximate dimensions of Height: 3.6 x Length: 5.5 x Width: 5.6 metres. At the point closest to the adjoining neighbour, the projection would be 4.5 metres. The extension would have a gable roof form and would create a shower/WC and kitchen/dining room. The extension would involve the insertion of a window within the side elevation, a further window and set of bi-fold doors within the rear elevation, and two roof lights within the roof plane.

As a result of the proposal, a small window within the gable elevation of the property would be bricked up.

Materials to be used are listed within the application form as being similar to existing.

Negotiations during the course of the Application

The description of development was amended to include the blocking up of the small window within the gable elevation of the host property.

The agent was asked to confirm if the proposed decking and outbuilding was permitted development or whether such works would require the benefit of consent. No response was received from the agent.

Planning History

143443/PDE/2025- Prior notification of proposed larger home extension projecting 5.45m to the rear with a maximum height of 3.65m and a height at eaves of 2.45m.

Turned Away (Legislative) 26 August 2025.

*This application was turned away as the proposed extension did not satisfy all of the conditions and limitations of Schedule 2, Part 1, Class A of the General Permitted Development Order and therefore was not permitted under the Order. The agent was advised that an application for planning permission was required.

Consultations & Notification Responses

Local Residents

No responses were received during the course of the application.

Environmental Health

Although not consulted, Environmental Health made contact during the course of the application and recommended the following advisory:

CLAND Watching Brief advisory: In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and contact Environment On Call on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

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).

DC1.5 The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

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 single-storey rear extension and elevational alterations to host property. It is noted such application has received a medical exemption and so has been submitted to support disabled access needs of the applicant's family. A ground floor bedroom would be created at the front of the property at ground floor level and the communal areas re-configured to support such amendment, within the newly created

space. The works proposed are considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet the changing residential needs of families, including access needs. 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

No.156 Waterloo Street:

No.156 Waterloo Street is the adjoining neighbour and benefits from an existing extension with an approximate projection of 2.7 metres beyond the existing outrigger. As a result of the proposal, the 4.5 metre extension proposed would be sited against the boundary and the neighbour would feel the additional 1.8 metre projection beyond their existing extension. Given the limited projection beyond the neighbour's extension, given the proposal would be single storey and given the bulk of the roof would be pulled off the boundary and given the proposal would benefit the disabled resident, in this instance any overbearing implication would not be so harmful to the neighbour to warrant a refusal on the scheme. No overlooking implications would be caused for this neighbour due to the positioning of windows and doors. Due to the orientation of properties in the streetscene, no adverse implications would be experienced in respect of loss of light.

No.160 Waterloo Street:

The non-adjoining neighbour, no.160, benefits from a part single, part two storey rear extension. At the largest point the extension extends 4 metres beyond the rear elevation of the host property. The 5.5 metre rear extension is proposed at the point closest to the adjoining neighbour. This would result in the neighbour experiencing a 1.5 metre extension beyond their existing extension. The proposed extension would be sited 1.4 metres from the shared boundary. Given only a limited 1.5 metre projection would be experienced by the neighbour and as this would be sited 1.5 metres off the boundary, the additional built form at ground floor level would not be so harmful to warrant a refusal on the scheme.

A window is proposed within the side elevation facing in the direction of no.160 Waterloo Street. Given the neighbour's rear extension, the window would face onto the high boundary treatment separating the two properties and face onto the blank elevation of the neighbouring property. As such, the window would not give rise to any adverse overlooking implications. Further, the window would be conditioned within any approval granted to be obscure glazed to protect the amenity of the applicant.

Any loss of light to the non-adjoining neighbour would be minimal.

Neighbours to the rear:

There are no neighbours to the rear that could be impacted by the proposal.

Overall, any impact of overbearing to the surrounding properties would not be so severe to warrant a refusal on the scheme and the benefits to the disabled applicant would overcome any adverse harm to those neighbours. As such, the scheme on balance can be considered pursuant to Policy DC1 of the UDP, including policy DC1.5, policies SP1 and DM1 of the Core Strategy and JP-S1 of Places for Everyone.

Design, Scale and Appearance

The extension at the largest point has a projection of 5.5 metres. Whilst the Larger Homes Extension route can allow extensions up to 6 metres in projection, a PDE application has been tested at this site and given the existing outrigger permitted development rights can not be used for a rear extension in this instance. It is acknowledged the scheme exceeds the maximum rearward projection as prescribed under Policy DC1.3 of the UDP. However, given the scheme is for the benefit of the disabled resident and given the neighbours' existing extensions help reduce the harm of the extension, on balance and in accordance with policy DC1.5 of the UDP, the scale can be accepted.

Materials to be used are listed within the application form as being similar to existing. A materials condition would be attached to any approval granted to stipulate that the materials within the extension must match that of the host property. Such suggested condition was put forwards to the agent and no objection was received.

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

No change to car parking provision would occur.

Bin Storage

No change to bin storage provision would occur.

Other Development on the Site

During the course of the application, the agent was asked to confirm if the proposed decking and outbuilding was permitted development or whether such works would require the benefit of consent. No response was received from the agent. As such, an informative advising any consent granted relates to the rear extension only would be attached to any approval granted.

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 and 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, received by the City Council as Local Planning Authority on 29 August 2025.
- Location Plan, received by the City Council as Local Planning Authority on 29 August 2025.
- Drawing- Proposed Site Plan, numbered 01, received by the City Council as Local Planning Authority on 29 August 2025.
- Drawing- Proposed- Floor Plans & Elevations, numbered 03, received by the City Council as Local Planning Authority on 29 August 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) 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.

5) Before first occupation, shower/WC window as shown on the approved 'Drawing- Proposed- Floor Plans & Elevations, numbered 03', received by the City Council as Local Planning Authority on 29 August 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.

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.

Informatives

1) This consent confers permission for the rear extension and elevational alterations to host property only, and no other works in the rear garden which may require the benefit of consent.

2) CLAND Watching Brief advisory: In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and contact Environment On Call on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

Appendix 1 – List of consultees & neighbours notified

154 Waterloo Street, Crumpsall, Manchester, M9 8AN
137 Waterloo Street, Crumpsall, Manchester, M9 8AN
135 Waterloo Street, Crumpsall, Manchester, M9 8AN
133 Waterloo Street, Crumpsall, Manchester, M9 8AN
162 Waterloo Street, Crumpsall, Manchester, M9 8AN
160 Waterloo Street, Crumpsall, Manchester, M9 8AN
156 Waterloo Street, Crumpsall, Manchester, M9 8AN
152 Waterloo Street, Crumpsall, Manchester, M9 8AN

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) -
Area Team Boundary - Name: NORTH AREA