

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142868/FH/2025

Date registered valid: 16 May 2025

Proposal: Erection of single storey front and rear extension to form additional living accommodation.

Address: 17 Melland Road, Manchester, M18 7QA

Ward(s): Longsight Ward

Applicant: Mr Sajjad Ahmed

Agent (if any): Dr Zeeshan Aziz Xiontech

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 9 July 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 4 June 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 21 May 2025 Expired: 12 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 new build semi-detached dwellinghouse along a row of similar properties, within a predominantly residential setting of Longsight ward. The dwellinghouse comprises brickwork with a tiled pitched roof.



(Site visit 04.06.2025)



The site benefits from amenity space to the front, side and rear, including boundary treatment, whilst incorporating a gated access along the gable elevation. A fully hard surfaced off- street car parking space is along the side elevation and wheeled bins are stored within curtilage, behind boundary treatment. There is an existing front porch, including an outbuilding along the rear garden.

The existing rear garden measures approximately 11.0 metres deep and the front garden approximately 3.6 metres deep (from the main front building line)

Due to the pre-existing housing layout arrangement, the front building line of the application dwellinghouse is set-in approximately 775mm from the front building line of no. 15 Melland Road; whilst its rear building line is set-in approximately 1929mm from there rear building line of no. 15 Melland Road and approximately 1716mm from there rear building line of no. 19 Melland Road.

Site Planning History:

- Apart from the planning permissions granting consent for the housing development of the site, (reference numbers: 064223/FO/NORTH2/02, 018176), there is no other record.

Description of development

The submitted application relates to a proposed single storey front and rear extension to form additional living accommodation.

The proposed single storey front extension element is effectively an in-fill development along the side elevations of the existing front porch and would measure approximately (1780mm deep x 1965mm wide x 3403mm maximum height) and (1780mm deep x 2710mm wide x 3403mm maximum height). It would comprise of a lean-to pitched roof design, with 1no. window each along the front elevation.

With regards to the proposed single storey rear extension element, it would be sited along the common shared boundary with no. 15 Melland Road and would then project from the rear building line of the original dwellinghouse and along this boundary approximately 5000mm deep, then come forward of the gable elevation of the host building approximately 7288mm wide, then return forward of the rear building line whilst being flush with the gable elevation. It

would also comprise of a flat roof design - maximum proposed height of approximately 3000mm and would include 1no. small window along the side elevation (to serve a shower room), 2no. windows along the rear roof elevation, together with 1no. window and 1no. door along the rear elevation. It is intended to use matching materials.

Consultations & Notification Responses

1. Local residents

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 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

Principle

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 front and rear extensions) - In the case of this application, the proposed single storey front extensions would be small scale in-fill developments along the side elevations of the existing front porch. They would project approximately 1780mm deep and their front elevations would be flush with the existing front porch, and they would not project beyond the side elevations of the host dwelling and a proposed depth of amenity space of approximately 1929mm deep would still be retained. It is therefore considered that as the proposed extensions would be small in terms of footprint and single storey, any adverse impacts from undue massing would not be significant, combined with the fact that the cumulative impact of the proposed built form along the Melland Road highway would not be unduly visually intrusive.

In terms of the single storey rear extension element, whilst the proposed flat roof design would not be the preferred option in terms of designing out crime, given the potential to get a foothold above the roof elevation, however, this would not warrant the refusal of planning permission and as it would not be readily visible along the highway, it could be accommodated in this location in this instance. Moreover, although the overall proposed rearward projection would be 5000mm deep, in light of the pre-existing housing layout arrangement with the rear building line of the application dwellinghouse being set-in approximately 1929mm from the rear building line of no. 15 Melland Road and approximately 1716mm from there rear building line of no. 19 Melland Road, therefore in reality, the proposed rear extension would project approximately (3071mm beyond the building line of no. 15 Melland Road) and (3284mm beyond the building line of no. 17 Melland Road) and therefore, given the sizable depth of rear garden that would still be retained, on balance, and subject to planning conditions, it is considered that the proposed

development would not unduly impact on the residential or visual amenity of the neighbouring occupiers (by virtue of resulting in loss of light – positioned to the north of the property or by being overbearing or by resulting in overlooking – condition in relation to side facing window) and the wider street scene and neighbourhood; 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) - As previously mentioned, whilst the proposed flat roof design would not be the preferred option in terms of designing out crime, given the potential to get a foothold, as it would not be readily visible along the highway, it could be accommodated in this location in this instance. It is also intended to match materials with those of the existing building, which is considered to be acceptable in terms of design and appearance. However, a materials condition has been attached to ensure that materials are adhered to; pursuant with The Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved Policies 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.

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.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the proposed development responds positively to The National Planning Policy Framework (2024) 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); 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

The local Planning Authority in its decision has had due regard for the National Planning Policy Framework, as well as the Development Plan, National Planning Policy and other material considerations and has approved the application for the reasons outlined in this delegated report. 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:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 06 May 2025.
- Location Plan with application site edged in red, Drawing No. 107, received by the City Council as the Local Planning Authority on 06 May 2025.
- Existing Floor Plan / Roof Plan, Drawing No. 101, received by the City Council as the Local Planning Authority on 06 May 2025.
- Existing Floor Elevations, Drawing No. 102, received by the City Council as the Local Planning Authority on 06 May 2025.
- Existing Site Plan, Drawing No. 105, received by the City Council as the Local Planning Authority on 06 May 2025.
- Proposed Site Plan, Drawing No. 108, received by the City Council as the Local Planning Authority on 06 May 2025.
- Proposed Floor Plan / Roof Plan, Drawing No. 103, received by the City Council as the Local Planning Authority on 06 May 2025.
- Proposed Elevations, Drawing No. 104, received by the City Council as the Local Planning Authority on 06 May 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans; pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies SP1, DM1 of Manchester's Local Development Framework: The Core Strategy (2012).

3) The external facing materials, bricks, tiles, fenestration, fascias 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 No. 108, Proposed Floor Plan / Roof Plan, Drawing No. 103, and Proposed Elevations, Drawing No. 104, all received by the City Council as the Local Planning Authority on 06 May 2025.

Reason - In the interests 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) Before first occupation of the development thereby approved, the proposed window along the side elevation of the single storey rear extension hereby approved and as shown on: Proposed Site Plan, Drawing No. 108, Proposed Floor Plan / Roof Plan, Drawing No. 103, and Proposed Elevations, Drawing No. 104, all received by the City Council as the Local Planning Authority on 06 May 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 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).

6) 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.

7) 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

19 Melland Road, Manchester, M18 7QA
15 Melland Road, Manchester, M18 7QA
14 Sutton Road, Manchester, M18 7PN
20 Sutton Road, Manchester, M18 7PN
18 Sutton Road, Manchester, M18 7PN
16 Sutton Road, Manchester, M18 7PN
12 Sutton Road, Manchester, M18 7PN
11 Melland Road, Manchester, M18 7QA
20 Melland Road, Manchester, M18 7SR
18 Melland Road, Manchester, M18 7SR
16 Melland Road, Manchester, M18 7SR
14 Melland Road, Manchester, M18 7SR
12 Melland Road, Manchester, M18 7SR

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