

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142821/FH/2025

Date registered valid: 31 July 2025

Proposal: Erection of single storey side extension, part single, part two storey rear extension; together with front porch.

Address: 118 Beresford Road, Manchester, M13 0TB

Ward(s): Rusholme Ward

Applicant: Mr Shahid Rashid

Agent (if any): Mr Amjad Tahir, AFR Studio Ltd

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

Recommendation: Approve

Date of recommendation: 06 October 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 5 August 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 10 September 2025

Expired: 17 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

Description of site / building / area

The application relates to a two storey, hipped roof, semi-detached dwellinghouse of redbrick construction with grey tiled roof in the Rusholme ward of Manchester.

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



Figure 1. (Site visit 05.08.2025)

The dwellinghouse features white uPVC windows, a modest front porch and fully hard surfaced front driveway. There is a small timber frame shed along the rear garden and bins are stored within curtilage behind boundary treatment.

The surrounding area is broadly mixed use in character consisting of residential of various tenures, together with a busy local centre along Beresford Road offering retail, offices and religious places of worship. The application site also benefits from its proximity to public outdoor amenity and green spaces.

Site History

- 142190/FH/2025 - Erection of single storey rear, two storey side extension and front porch, WITHDRAWN 14.04.2025

Description of development

The initially submitted application proposed a two storey side extension, single storey rear extension with front porch.

Following negotiations, the initially submitted plan has been revised in the interest of residential amenity, and revised plans subsequently submitted, (dated, 01/10/25 and 06/10/25). The title description of the proposal has subsequently been amended to reflect the revised plans.

The proposed porch measuring approximately (1550mm deep x 2602mm wide x 2860mm high) would be place in front of the existing front door of host dwelling. It would maintain a separation distance of approximately 1970mm from the common shared boundary with no.116 Beresford Road and 3654mm from no. 120 Beresford Road.

The proposed single storey side extension element would be set-back from the front building line of the host dwelling approximately 350mm, whilst being flush with the rear building line. It would measure approximately (7954mm deep x 1993mm wide x 3248mm high).

The proposed ground floor rear extension element would be set way from the common shared boundary with no. 120 Beresford Road to leave a small gap, whilst maintaining a separation distance of approximately 1970mm from the common shared boundary with no.116 Beresford Road and would measure approximately (4500mm deep x 6179mm wide x 3002mm high).

The proposed first floor rear extension element would maintain a separation distance of approximately 1318mm from the first common shared boundary with no. 120 Beresford Road. It would also be set away from the first floor side elevation of the host building by approximately 1188mm and would measure approximately (3800mm deep x 3739mm wide).

It is intended to use external facing materials matching the existing dwellinghouse.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No objections, comments, 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:

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

In the case of this application, the initially submitted plan has been revised in the interest of residential amenity, and revised plans subsequently submitted, (dated, 01/10/25 and 06/10/25). The title description of the proposal has subsequently been amended to reflect the revised plans.

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, part single, part two storey rear extension; together with front porch) - In the case of this application, the initially submitted plan has been revised in the interest of residential amenity, and revised plans subsequently submitted, (dated, 01/10/25 and 06/10/25). Therefore, on this basis, the revised plan is designed to be subservient to the original dwellinghouse by scaling the proposal down to overcome any undue cumulative adverse impacts from massing by pulling in the proposed rearward projections to - (4500mm along the ground floor and 3800mm along the first floor) whilst maintaining a gap and/or a significant separation distance from the boundaries. However, although the proposed ground floor rearward projection would be approximately (850mm) in excess of the guidance set out in saved UDP policy DC1.3 a) regarding rearward extensions and the proposed first floor rearward projection would be approximately (800mm) in excess of permitted development limitations, it is considered that this variance could be accommodated in this location in this instance without undue adverse impacts to residential and visual amenity.

The revised proposal would also be broadly in keeping with and has been informed by similar developments along the Beresford Road street scene and the immediate surrounding streets.

Furthermore, given the resultant separation distance that would still be maintained from those occupiers along the rear boundary, any potential for undue visual intrusion and the adverse impacts to privacy would be mitigated by the maintained separation from those dwellinghouses; combined with the existing built form along the rear gardens of the immediate neighbouring properties, together with the existing boundary treatment - approximately 1.8 metres high.

It is therefore considered that the revised proposal would not unduly impact on the residential or visual amenity, as there is no undue overbearing, overshadowing or loss of privacy impacts. Therefore, on this basis, and on balance, and subject to planning conditions, the revised 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 terms of design and appearance, 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 revised development 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. It is however recommended that a materials condition is attached to ensure that the materials are adhered to; pursuant with The Manchester Core Strategy Development Plan Document policies SP1 and DM1 and saved policy DC1 of the Unitary Development Plan.

Impact of works (Refuse storage and collection) - As the existing side access would be lost to accommodate the proposed development, the revised plan demonstrates the proposed site storage location for a covered wheel bins store, which is considered to be acceptable; 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) - On-site car parking would still be maintained for at least one vehicle, which is considered; 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 revised proposed development, (dated, 01/10/25 and 06/10/25) could be accommodated in this location, in this instance, 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 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 the case of this application, the initially submitted plan has been revised in the interest of residential amenity, and revised plans subsequently submitted, (dated, 01/10/25 and 06/10/25). The title description of the proposal has subsequently been amended to reflect the revised plans. 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 and 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 02 April 2025.
- Location Plan with application site edged in red, Drawing No. DR-01, received by the City Council as the Local Planning Authority on 01 October 2025.
- Proposed Ground Floor Plan, Drawing No. DR-05, received by the City Council as the Local Planning Authority on 01 October 2025.
- Proposed First Floor Plan, Drawing No. DR-06, received by the City Council as the Local Planning Authority on 01 October 2025.
- Proposed Roof Plan, Drawing No. DR-07, received by the City Council as the Local Planning Authority on 01 October 2025.
- Proposed Front Elevation, Drawing No. DR-08, received by the City Council as the Local Planning Authority on 01 October 2025.
- Proposed Right Side Elevation, Drawing No. DR-09, received by the City Council as the Local Planning Authority on 06 October 2025.
- Proposed Left Side Elevation, Drawing No. DR-10, received by the City Council as the Local Planning Authority on 01 October 2025.
- Proposed Rear Elevation, Drawing No. DR-11, received by the City Council as the Local Planning Authority on 01 October 2025.
- Proposed Waste Collection, Drawing No. DR-13, received by the City Council as the Local Planning Authority on 01 October 2025.
- Proposed Site Plan, Drawing No. DR-12, received by the City Council as the Local Planning Authority on 01 October 2025.
- Proposed Site Plan, Drawing No. DR-14, received by the City Council as the Local Planning Authority on 01 October 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 to be used on the development hereby approved shall be implemented in accordance with the approved details as set out in Condition 2 of this approval.

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 development hereby approved other than those shown on:

- Proposed Ground Floor Plan, Drawing No. DR-05, received by the City Council as the Local Planning Authority on 01 October 2025.
- Proposed First Floor Plan, Drawing No. DR-06, received by the City Council as the Local Planning Authority on 01 October 2025.
- Proposed Roof Plan, Drawing No. DR-07, received by the City Council as the Local Planning Authority on 01 October 2025.
- Proposed Front Elevation, Drawing No. DR-08, received by the City Council as the Local Planning Authority on 01 October 2025.
- Proposed Right Side Elevation, Drawing No. DR-09, received by the City Council as the Local Planning Authority on 06 October 2025.
- Proposed Left Side Elevation, Drawing No. DR-10, received by the City Council as the Local Planning Authority on 01 October 2025.
- Proposed Rear Elevation, Drawing No. DR-11, received by the City Council as the Local Planning Authority on 01 October 2025.
- Proposed Waste Collection, Drawing No. DR-13, received by the City Council as the Local Planning Authority on 01 October 2025.
- Proposed Site Plan, Drawing No. DR-12, received by the City Council as the Local Planning Authority on 01 October 2025.
- Proposed Site Plan, Drawing No. DR-14, received by the City Council as the Local Planning Authority on 01 October 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) Wheeled bins shall be stored along the front garden, in the specified location and in the enclosed bin store and as shown on: Proposed Waste Collection, Drawing No. DR-13, Proposed Site Plan, Drawing No. DR-12, Proposed Site Plan, Drawing No. DR-14 and Proposed Ground Floor Plan, Drawing No. DR-05, all received by the City Council as the Local

Planning Authority on 01 October 2025 and only brought to the back of pavement on collection days, and this arrangement shall remain so in perpetuity, and be maintained.

Reason - In the interests of residential and visual amenity, pursuant with saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies EN19, DM1 of the Core Strategy (July 2012).

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

122 Beresford Road, Manchester, M13 0TB
143 Beresford Road, Manchester, M13 0TA
Flat B, 143 Beresford Road, Manchester, M13 0TA
Flat A, 143 Beresford Road, Manchester, M13 0TA
120 Beresford Road, Manchester, M13 0TB
116 Beresford Road, Manchester, M13 0TB
114 Beresford Road, Manchester, M13 0TB
27 Elsdon Road, Manchester, M13 0TQ
25 Elsdon Road, Manchester, M13 0TQ
23 Elsdon Road, Manchester, M13 0TQ
149 Beresford Road, Manchester, M13 0TA
145 Beresford Road, Manchester, M13 0TA
147 Beresford Road, Manchester, M13 0TA

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA