

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143351/FH/2025

Date registered valid: 4 August 2025

Proposal: Erection of a first floor rear extension over existing single storey to provide additional living accommodation.

Address: 1 Mackenzie Street, Manchester, M12 5RN

Ward(s): Longsight Ward

Applicant: Mr Ahmed Ali

Agent (if any): Mr D King, NK Architectural

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 25 September 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 September 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 11 September 2025 Expired: 2 October 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 area

The application site is in a residential area predominately comprising of terraced houses with wall enclosed rear yards. The street scene is characterised by a distinctive layout incorporating car parking and traffic calming. The application property is situated at the end of a residential terrace and positioned adjacent to a gated alleyway. Its principal elevation is sited at the back of footpath. The application property is one of 15 houses that were reconfigured as part of planning permission Ref: 083103/FO/2007/N2. The houses between 1 and 13 Mackenzie Road incorporate:

- i. The replacement of the original pitched roof with a flat roof hip to gable extension that spans the length of the adjoining terrace and forms a third floor. The external elevations to the roof extension incorporates grey render to its elevations.
- ii. To the rear the original two storey outrigger has been reconfigured and enlarged through the formation of a flat roof. The [two-storey] extension is adjoined by a single storey extension with a partially parapeted roof. The rear and part of the side elevation incorporate light grey render.

iii. The rear yard has been enclosed to form a conservatory. The elevations have been formed through the addition of uPVC framed windows and roof rising from boundary walls. This addition does not benefit from the necessary planning permission.



Fig.1 – Views of the rear of the application site

Description of development

The proposed development would involve the formation of a first floor extension that would in-fill the recess above the ground floor rear extension. The extension would align with the existing first floor rear and side elevations. A flat roof is proposed at the same height as the existing roof. The extension would form an additional bedroom. The rear elevation would incorporate a top opening window. The external elevations would comprise of matching render.

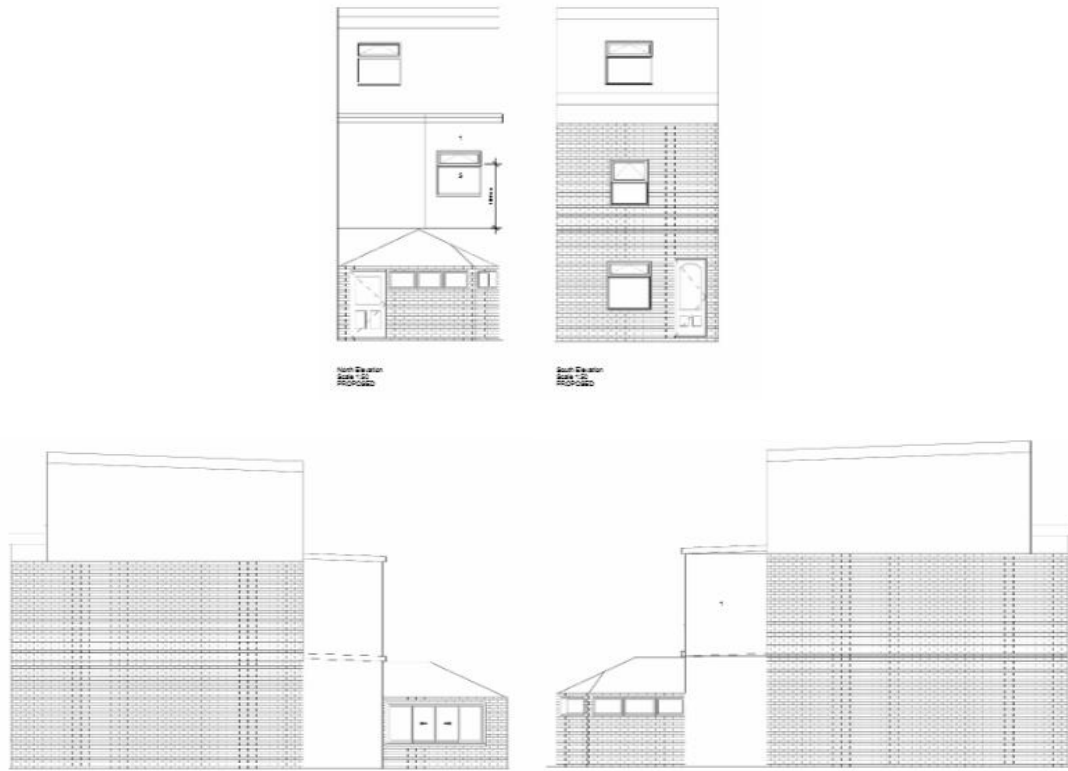


Fig.2 – Proposed elevations

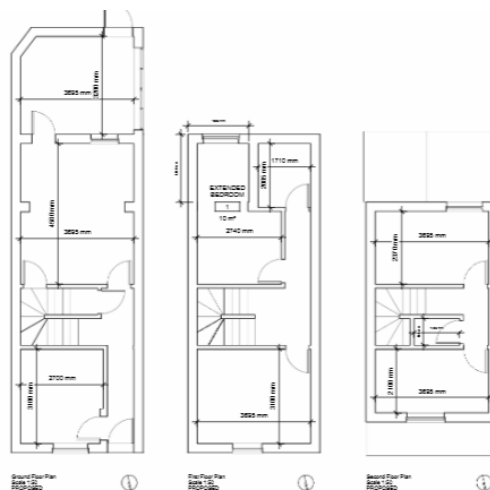


Fig.3 – Proposed layout

Site History

- i. 084415/FO/2007/N2: Approved - 12.11.2007
Land To Rear Of 2-68 Parkin Street 1-65 Mackenzie Street 111-121 Northmoor Road and 176-190 Pink Bank Lane, Longsight, Manchester, M12 5RL

Erection of 6 x 2.4 metre high alley gates and raising of existing height of brick wall to 2.1 metres at the side of 190 Pink Bank Lane and 111 Northmoor Road and replacement of existing timber yard gate at 190 Pink Bank Lane with a 2.1m high timber gate.

ii. 083103/FO/2007/N2: Approved - 10.08.2007

Crowcroft Place, Northmoor, (Mackenzie Street, Sherrington Street, Patey Street, Tallis Street and Sankey Street), Longsight

Proposed residential development including the erection of 13 no. three storey four bedroom houses and 7 no. three storey five bed houses and the refurbishment of 15 no. existing terraces (fronting Mackenzie Street and Santley Street) including the conversion of the roof space into an additional floor, including associated car parking and landscaping

iii. 071380/OO/2004/N2: Approved - 02.06.2004

1 To 15 (odds) Mackenzie Street/1 To 5 (incl) Tallis Street, 1 to 6 (incl.) Patey Street, 2 to 6 (evens) and 1 to 11 (odds) Sherrington Street, Longsight

Outline Application for the siting of twelve x three storey 5 bedroom family houses with in curtilage parking, following the demolition of existing houses

Consultations & Notification Responses

Local residents – One email has been received requesting the inclusion of bat and bird boxes as part of the development.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and most recently updated in December 2024. It represents key up to date national policy and is an important material consideration in determining the current application. Key aspects of the NPPF need to be considered as part of the of the planning application and are identified below. The NPPF states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs' (paragraph 7). The purpose of the planning system is to achieve sustainable development. Paragraph 8 of the NPPF states that to achieve this, the following three overarching objectives need to be pursued mutually in supportive ways:

- a) The economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) The social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) The environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The Framework states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making (paragraph 12). The following aspects of the Framework are relevant.

i. Section 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion (paragraph 96). The development would not substantially depart from existing circumstances or harm residential amenity. Section 8 would thereby be accorded with.

ii. Section 12: Achieving well-designed places - States that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (paragraph 131). Paragraph 135 states that planning decisions should ensure that developments:

- a) Will function well and add to the overall quality of the area over the lifetime of the development;
- b) Are visually attractive as a result of good architecture, layout and landscaping;
- c) Are sympathetic to local character and history, including the surrounding built environment.

The design of the development has been appropriately related to the style and character of the existing house and its relationship to the surrounding context. The development would thereby accord with section 12.

Planning Practice Guidance (PPG) - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The PPG is relevant to key planning issues of significance to applicants and local authorities. The assessment of the proposed development has been related to the following aspects of the PPG:

- i. Consultation and pre-decision matters
- ii. Design
- iii. Health and well-being.

It is considered that the development accord with specified sections of the PPG, particularly with regard to safeguarding residential amenity and maintaining the character of the locality.

Places for Everyone (PfE) - Is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth and took effect and became part of the statutory development plan on 21 March 2024. The plan and its policies are now a material planning consideration in the determination of planning applications. The Plan specifically:

- i. Sets out how the nine boroughs should develop up until 2039;
- ii. Identifies the amount of new development that will come forward across the nine districts, in terms of housing, offices, and industry and warehousing, and the main areas in which this will be focused;
- iii. Supports the delivery of key infrastructure, such as transport and utilities;
- iv. Protects the important environmental assets across the city region allocates sites for employment and housing outside of the existing urban area;
- v. Defines a new Green Belt boundary for Greater Manchester.

Policy JP-P6 - Health - States that development should maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development. It is considered that the development would result in the formation of a proportionate addition to the existing house. An appropriate relationship to the surrounding context would thereby be maintained. The development would not cause apparent harm to residential amenity. Policy JP-P6 would thereby be accorded with.

Policy JP-S1 - Sustainable development - States that, to address climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. The development would allow the adaptation of the application property thereby encouraging its sustained occupation. Policy JP-S1 would thereby be accorded with.

Policy JP-S4 - Flood risk and the water environment - States that in locating and designing development to minimise the impacts of current and future flood risk. The site is in Flood Zone 1 and it is not apparent that the development would otherwise impact on future flood risk and drainage requirement could be potentially accommodated. Policy JP-S4 would be appropriately responded to.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy 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. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.' The following policies are relevant to the proposed development:

Policy SP 1 (Spatial Principles) - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice through: the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents and responding to the diverse needs of all members of the community and the protection and enhancement of the built and natural environment;
- b. Minimises emissions, ensures efficient use of natural resources and reuses previously developed land wherever possible.

It is considered that the proposed development would be appropriately related to the existing house and its context. The development would thereby be positively related to policy SP1.

Policy EN1 (Design Principles and Strategic Character Areas) - States that all development in Manchester should meet high standards of urban design. Opportunities for good design, which enhance the overall image of the city should be fully realised. For the reasons outlined below, it is considered that proposed design of the extension would be acceptable and satisfactorily related to policy EN1.

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) - The development would be constructed to contemporary buildings standards to achieve and reduction in carbon emissions. Given the magnitude of the development, it is considered that policy EN4 would be positively responded to.

Policy EN 14 (Flood Risk) – Seeks to reduce the increased risk of flooding and to secure appropriate drainage. As stated, the site is in Flood Zone 1 and it is not apparent that the development would increase the localised risk of flooding. Policy EN14 would thereby be complied with.

Policy EN18 (Contaminated Land and Ground Stability) – Requires that ground conditions that may be potentially harmful to public health and appropriate identified and remediated. In this case, no historic ground conditions have been identified requiring mitigation.

Policy EN19 (Waste) – Requires that appropriate arrangement of the storage and collection of waste and recycling are provided. The development would allow the existing arrangements to be retained.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues:

- o Appropriate siting, layout, scale, form, massing, materials and detail;
- o Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development;
- o Effects on amenity;
- o Design for health.

It is considered that the development would not unduly harm residential amenity and would be suitably related to neighbouring built form. Policy DM1 would thereby be accorded with.

Unitary Development Plan - The following saved policies are relevant:

Policy DC1 - Residential Extensions

Policy 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 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 street-scene.

Policy 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;
- b. They do not create an 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 street scene by virtue of design, use of materials or constructional details.

Policy DC1.3 – States that, 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.

In this case, the development would deliver a design that would secure an appropriate scale and relationship to the existing house and its context. The development would not duly impact the visual and residential amenity. Policy DC1 would thereby be accorded with.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning engaged with the applicant. In this case, officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal would thereby be acceptable and has been determined within a timely manner.

Principle of the development – The development would in-fill a recess to the rear elevation. It is considered that articulation to the rear elevation would be maintained through a clear demarcation between the extended roof and the second floor. The siting of the extension would align with the existing rear and side elevations and necessary subservience to the host property would also be maintained. In this case the formation of a flat roof extension would be appropriately related to the characteristics of the house. The siting of the extension, adjacent to and alleyway, would secure a satisfactory relationship to houses to the west of the application property. Similarly, an appropriate relationship of the extension to windows to the rear of properties to the north of the site would be maintained (subject to appropriate glazing). Matching materials would be used to maintain the character of the property. Given the configuration of the site, the development would have a limited visual impact on the streetscene. On balance, it is not considered that the development would unduly harm residential or visual amenity. The principal of the development is therefore acceptable.

Conservatory extension – The proposed extension would be positioned at first floor level and related to the existing floor space. The formation and occupation of the development can therefore be undertaken without affecting the ground floor conservatory extension. Therefore, issues relating to the unauthorised conservatory extension are capable being addressed outside the consideration of this planning application. The conservatory extension, detailed on the submitted drawing, has therefore been excluded from the decision by the related condition. The applicant will be advised of the need to pursue a separate planning application if the conservatory extension is to be retained.

Scale and massing – The development would add a proportionate addition to the application property, which would be contained within the parameters of existing built form, including to the roof height. As stated, the configuration of the extension and relationship to the previously extended roof would maintain an appropriate relationship of the application property.

Siting – Due to the recessed configuration of the rear elevation of the nearest property to the west of the site (119 Northmoor Road) the space between it and the proposed extension would be maximised (i.e., a distance of 9.5 metres would be maintained). The extension would align with the existing rear elevation maintaining a distance of 12.3 metres to first floor windows to the nearest property to the north (2 Parkin Street). The inclusion of a condition requiring obscure glazing to the window to the proposed rear extension would ensure an appropriate relationship to windows to house to the north of the site.

Residential amenity – A condition has been included to ensure that the lower section of the top opening window to the proposed rear elevation would be appropriately obscure glazed. The condition also requires that following implementation, the window shall be maintained in accordance with the approved frame design and glazing specification at all times thereafter.

The nearest windows to the west of the site (at 119 and 121 Northmoor Road) would face toward the sided elevation of the application property and would not result in a notable departure from the existing circumstances. A satisfactory distance would be maintained between the proposed extension and the recessed elevation to 119 Northmoor Road, it is not considered that the development would have unduly harmful impact on the amenity of

neighbouring residents, in terms of the presence of new built form and additional loss of daylight. Space would be maintained above the roof reducing the potential for an over bearing impact result from the relationship between new and existing built form.

To the north of the site, the nearest property (at 2 Parkin Street) has a single storey rear extension that covers a substantial part of the rear yard. The proposed development would not affect the existing relationship between the two properties. Given the distance to the development and the rear windows of No 2 (12.3 metres) and the condition relating to the incorporation of obscured glazing, a satisfactory relationship would be maintained between the two properties.

Design – The formation a two storey flat roof extension would be acceptable given the characteristics of the existing house. A condition has been included to ensure that incorporation of matching render.

Flood risk and drainage – The site is in Flood Zone 1 and additional risk from flooding has not been identified.

Land conditions – No historic land condition have been identified that may affect the implementation of the development.

Bat and bird boxes – Given the scale of the development the inclusion of bat and bird boxes would be an onerous requirement.

Conclusion - The development would be satisfactorily related to the application property and its setting, including relationship to the neighbouring houses. The development is therefore considered to be acceptable subject to the included conditions.

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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal would thereby be acceptable and has been determined within a timely manner.

Condition(s) to be attached to decision for approval

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 received by the City Council as local planning authority received on 2 July 2025 and 4 August 2025:

Planning application forms

Location plan with a red edge

Proposed plan and elevations Ref: A100 Rev. A.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

3) The materials to be used in the construction of the development hereby approved, including render and roof materials (together with the method of coursing and pointing) and window frames, shall match the existing dwellinghouse, in terms of colour, texture and appearance.

Reason - In the interests of visual amenity and character of the area, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester and policy JP-P6 of Places for Everyone Joint Development Plan Document.

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 shall be inserted into the elevations of the development hereby approved other than those shown on the approved drawings referenced: Proposed plan and elevations Ref: A100 Rev. A.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester and policy JP-P6 of Places for Everyone Joint Development Plan Document.

5) Before first occupation of the development, the lower section of the top opening window, as shown on drawing referenced Proposed plan and elevations Ref: A100 Rev. A, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent. Following implementation, the window shall be maintained in accordance with the approved frame design and glazing specification at all times thereafter.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester and policy JP-P6 of Places for Everyone Joint Development Plan Document.

6) Notwithstanding the detail of approved drawings referenced Proposed plan and elevations Ref: A100 Rev. A, the planning permission hereby granted does not confer consent for the erection of the single storey conservatory extension covering the rear yard area of 1 Mackenzie Street Manchester M12 5RN.

Reason – For the avoidance of doubt and in the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and policy JP-P6 of Places for Everyone Joint Development Plan Document.

Appendix 1 – List of consultees & neighbours notified

119 Northmoor Road, Manchester, M12 5RT
6 Parkin Street, Manchester, M12 5RL
2 Parkin Street, Manchester, M12 5RL
5 Mackenzie Street, Manchester, M12 5RN
4 Parkin Street, Manchester, M12 5RL
3 Mackenzie Street, Manchester, M12 5RN
123 Northmoor Road, Manchester, M12 5RT
117 Northmoor Road, Manchester, M12 5RT
113 Northmoor Road, Manchester, M12 5RT
2 Tallis Street, Manchester, M12 5RQ
111 Northmoor Road, Manchester, M12 5RT
121 Northmoor Road, Manchester, M12 5RT
115 Northmoor Road, Manchester, M12 5RT

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 (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA