

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143398/FH/2025
Date registered valid: 8 July 2025
Proposal: Erection of single storey rear extension
Address: 3 Dinslow Walk, Manchester, M8 9AP
Ward(s): Cheetham Ward

Applicant: Saeed Ahmed
Agent (if any): Mr Thomas Di Felice, TD Design and Planning
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 22 August 2025



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 24 July 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 22 July 2025 Expired: 12 August 2025

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site

The property that is subject of this householder application is a two-storey terraced dwellinghouse. The house is a middle-terraced property with adjoining neighbours either side. It features a pitched roof with a paved rear garden. To the front of the property is an area of communal green space.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

Dinslow Walk is a residential street situated in the Cheetham Ward of Manchester. The property is surrounded by similar built family properties. Other dwellings in the area consist of terraced houses of a similar brick design and age. The surrounding houses share a communal area of green space.

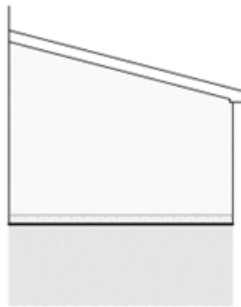
Description of development

The applicant is seeking planning permission for the erection of a single storey rear extension.

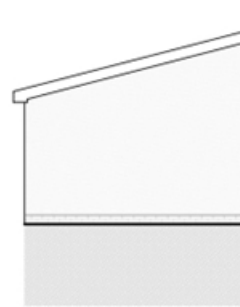
Plans and Drawings



PROPOSED REAR ELEVATION
@ SCALE 1:100

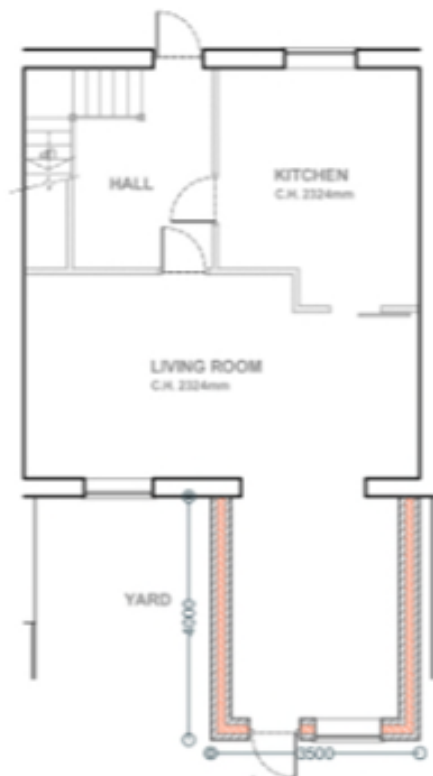


PROPOSED SIDE ELEVATION
@ SCALE 1:100



PROPOSED SIDE ELEVATION
@ SCALE 1:100

Proposed rear and side elevation



PROPOSED GROUND FLOOR
@ SCALE 1:100

Proposed ground floor plans

Consultations & Notification Responses

Neighbours, as per appendix 1- no comments or objections received.

LLFA, Flood risk management were consulted and raised concerns about surface water flooding. However, in response the LPA have had regard to the tests for conditions set out within the National Planning Policy Framework and would not consider the request proportionate having regard to the fact that the development would be raised to the same level as the dwellinghouse.

POLICY

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP)- The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

-Policy DC1- Residential Extensions

The Manchester Core Strategy- Development Plan Document 2012-2027 (The Core Strategy) was adopted by the City Council on the 11th of July 2012, it is a key document for the local plan which provides a framework that planning applications are assessed against.

Policy DM1- Development Management

Policy SP1- Spatial Principles

Policy EN19- Waste

The National Planning Policy Framework (December 2024)- The Governments own planning policies for England and how they are expected to be applied.

-Chapter 8- Promoting healthy and safe communities

-Chapter 12- Achieving well-designed and beautiful places

Places for Everyone- 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 (Bolton, Bury, Rochdale, Oldham, Tameside, Stockport, Manchester, Trafford, Salford, Wigan) and took into effect and become part of the statutory development plan on March 21, 2024.

-Policy JP-P1: Sustainable Places.

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seeks to ensure that any new built development enhances or creates character, meets local needs and enhances the built environment and its design, scale and appearance of the proposed development that is appropriate to its context. Policies DC.1, DC1.2 and DC1.3 of the UDP for the City of Manchester relate specifically to residential extensions and set out several criteria against which proposals for extensions will be assessed. Although the latter policies are of age, they are of long-established practice with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future residents.

Planning History

No relevant planning history.

Principle

The principle of erecting a single storey rear extension for a family dwellinghouse is acceptable given that many individuals prefer to extend their homes and alter their homes to meet changing needs and circumstances. However, consideration must be given to the proposal's siting scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Negotiations and Communication

It was confirmed by the agent that the proposed works are contained entirely within the curtilage of the site.

Siting Scale and Massing

The single storey rear extension would be situated west of the property. It is proposed to project approx. 4m backwards from the host dwellinghouse and expand lengthways along the rear of the property by approx. 3.5m. The roof height is approximately 3.5m sloping down to meet the eaves at approximately 2.2m. The extension would replace a small existing single storey outrigger which is on the shared boundary with no. 1 Dinslow Walk and projects just under 2 metres from the main rear wall of the property. As such the proposed extension would approximately extend a further two metres along the shared boundary than the existing outrigger.

The rearward projection of the extension exceeds the limit stipulated within the saved policy DC1 of the Unitary Development Plan for the City of Manchester (3.65.) It is within the limitations for a larger home's extension application and therefore this variance could be accommodated in this location in this instance. The northern fence which borders a public highway is also noted to be considerably large and therefore conceals the proposed extension. Additionally, the mono-pitched roof design means the mass and bulk is reduced in terms of intruding onto the public highway.

The extension proposes the addition of two new windows and a door. The two windows will face into the rear garden. The overall siting scale and massing of the proposal is acceptable as the extension is understood as being subservient to the host dwellinghouse even considering the larger dimensions. This is not considered to cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. Sufficient private outdoor amenity space would also be retained to the rear.

Residential Amenity

The north adjoining neighbour, no. 5 Dinslow Walk sits north to the applicant property. Regarding sunlight, the proposed extension would cause an addition in overshadowing in the summer afternoon hours. However, it is considered that this would not be so unduly harmful to warrant a refusal of the application. The single storey nature of the proposal together with the existing single storey outrigger within the garden of no.5 Dinslow Walk on the boundary with the application property helps ensure the development is not overbearing for this neighbour. Between the extension and the shared boundary with this neighbour, there would be a gap of approximately 2.8m which will lessen any impact on the neighbouring property.

The south adjoining neighbour, no. 1 Dinslow Walk sits south to the property. As noted above the existing outrigger projects against the shared boundary by approximately 2m. The existing structure would lessen the openness along the shared boundary for the proposed 4m extension. Additionally, there is a small gap of 20cm between the proposed extension and this neighbour.

The proposed development would be considered a small addition to the street scene and is not considered to give rise to an overly large or bulky addition to the area. It is considered that the proposed extension would retain adequate external amenity space and would result in an addition that takes up less than 50% of the land within the curtilage of the property. Retaining, in addition to space for off street car parking, a garden area of 4m in length and 3m in depth. Neighbouring sites within the area have temporary structures and extensions under permitted development which leave a similar amount of private external amenity space.

The property to the rear, no. 30 Winterford Road would maintain a distance of over 20m away. This is considered an adequate distance in terms of privacy. The proposed extension would be in-keeping with providing enough private external amenity space. Moreover, none of the windows should give rise to issues of overlooking or loss of privacy. Therefore, privacy between neighbouring residential units will be unaffected. Overall, the proposal is not considered to give rise to any overlooking, significant loss of light nor privacy implications to the surrounding properties, pursuant to Policy DC1 of the UDP and the Core Strategy policies SP1 and DM1.

Appearance and Visual Amenity

The submitted application form indicates that the extension will be built with render to match the existing dwellinghouse. Matching materials will also be used for the roof tiles. The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions on this locale. The proposal would not be an unusual addition to the street scene as there are multiple extensions of a similar nature within the area. The development will look subservient to the host dwellinghouse due to the matching materials. The extension is sited at the rear of the property, where the development would not be seen from the street frontage and is partially hidden from the rear street scene due to the fencing along the boundary.

The proposed is not an unusual addition to the street scene as other properties within the area also benefit from small scale developments such as this one. The overall character of this property and its surrounding area should not be significantly harmed by these works. The design and appearance of the extension therefore accords with saved policy DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework.

Parking

The proposal is expected to maintain one parking space to the rear of the property. The garden measures approx. 7.45m in length, the proposed extension will remove approx. 3.5m of this. The proposed development would leave approx. 4m which would leave enough room for a standard car parking space. It is noted that there are no parking restrictions on Winterford Drive and if the occupier of the property wished to retain the space for external private amenity space there would be the ability to park a car on the road as is the case for a number of properties in the wider area due to the arrangement and siting of properties which do not benefit from dedicated off street car parking.

Waste Storage

The proposal is not expected impact waste storage.

Conclusion

Given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework.

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. No significant problems have arisen during the consideration of this application and the applicant has been determined in a timely manner, in accordance with the policies with the development plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- (1)** The development must have begun no later than the expiration of three years beginning with the date of permission. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act of 1990.
- (2)** The development hereby approved shall be carried out in accordance with the following documents:

Existing and proposed plans, ref- 3DIN_PLAN
Location plan ref- Site Location Plan

Received on the 8 July 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 and policies SP1 and DM1 of the Manchester Core Strategy.

(3) The materials to be used on the external surfaces of the extension hereby permitted shall match those specified on the submitted application form including:

- Render to match existing
- Roof tiles to match existing

Reason- to ensure 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 and policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

1 Dinslow Walk, Manchester, M8 9AP
5 Dinslow Walk, Manchester, M8 9AP
30 Winterford Road, Salford, M7 4DU

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