

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143321/FH/2025
Date registered valid: 30 June 2025
Proposal: Erection of part two, part single storey rear extensions and front porch
Address: 12 Dillon Drive, Manchester, M12 4PL
Ward(s): Ardwick Ward

Applicant: Mr Mohammad Abul Kalam
Agent (if any): Mr Syed Helal Uddin SHUAS
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: 23 July 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 11 July 2025 Expired: 1 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/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of site / building / area

The site is a three storey mid-terraced dwellinghouse, along a short row of four properties within a predominantly residential area within Ardwick ward.



Figure 1. (Site visit 23.07.2025)

The dwellinghouse benefits from amenity space along the front and rear elevations only, with gated access along the rear boundary accessed from Edlin Close.

There is an existing front porch. The front and rear amenity space appear as an "L shape" arrangement and as a result, the front and rear doors are recessed from the main building facades within these elevations. There is an existing gated front driveway, and bins are stored within curtilage along the front elevation.

The existing front amenity space measures approximately (6 metres deep x 5.6 metres wide) and the existing rear amenity space, approximately (7.3 metres deep x 5.6 metres wide) ,respectively - measured from the main front and rear facades of the property.

Site History

- 048774/VO/CENTL2/95 - CITY COUNCIL DEVELOPMENT Amendments to planning ref 046181/VO/CENTL2/94-new road junction at Britnall Avenue/Littlehaven Close plus retention of grass area - Edlin Close, APPROVED 30.11.1995
- 046181/VO/CENTL2/94 - CITY COUNCIL DEVELOPMENT Improvement of existing council housing estate including provision of new road layout, gardens,(walls & fences) porches, canopies, windows and lighting, APPROVED 27.10.1994

Description of development

The submitted application proposes a part single, part two storey rear extension, together with extended front porch.

The initially submitted plan has been revised in the interest of residential amenity and revised plans subsequently submitted, (dated, 01.10.2025). The initially proposed ground floor rearward projection has been pulled in, to 3400mm.

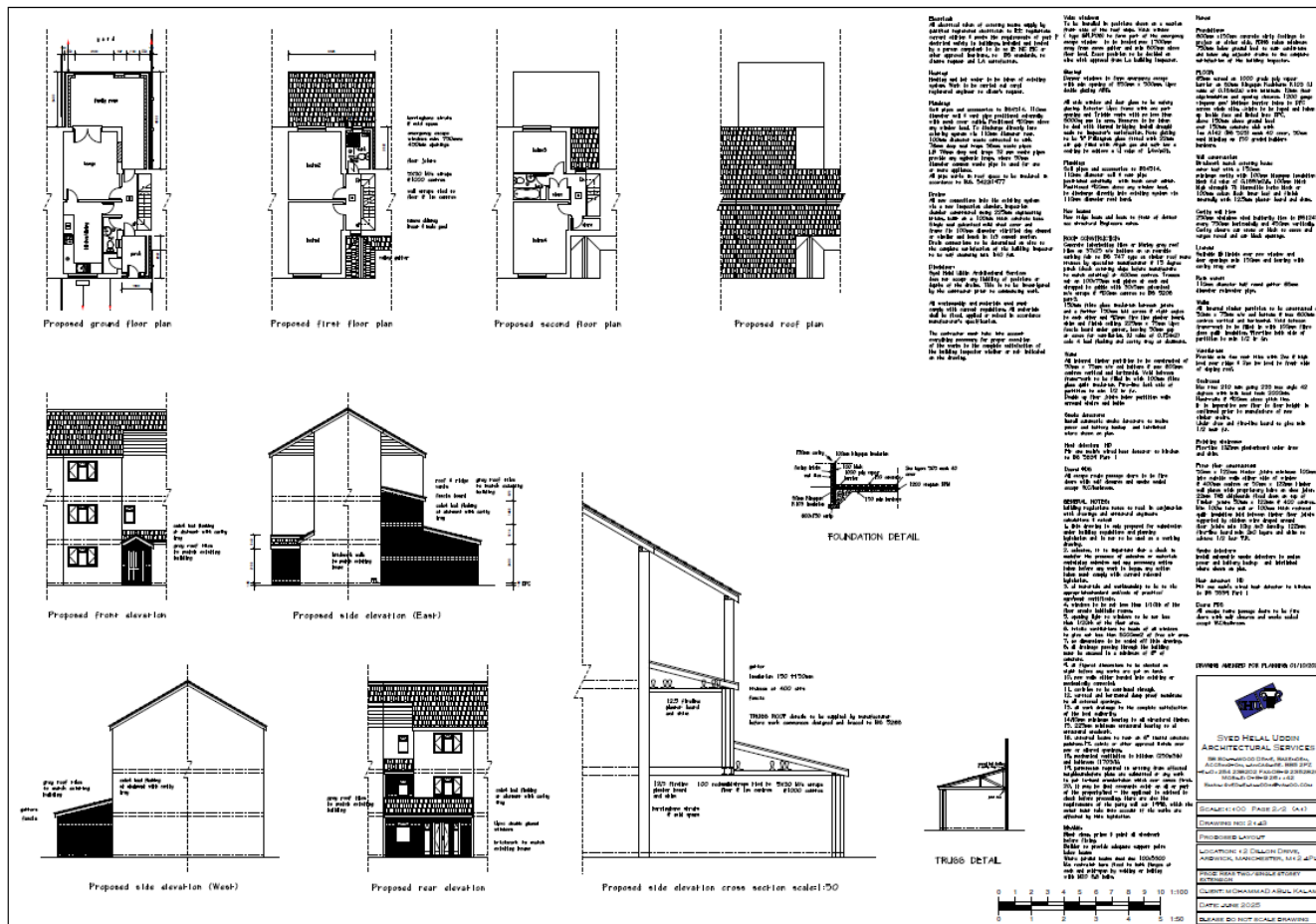


Figure 2. Proposed PLANS AND ELEVATIONS, ROOF PLAN AND SECTIONS, (dated, 01.10.2025)

The proposed ground floor rear extension element, which would serve as a "lounge" would project approximately 6022mm deep along the common shared boundary with no.10 Dillon Drive, whilst being stepped away from this boundary to leave a small gap. It would measure approximately 5703mm wide and would project along the common shared boundary with no.14 Dillon Drive approximately 3400mm deep, whilst being stepped away from this boundary to leave a small gap. It would measure approximately 3614mm (maximum height) and would comprise of a lean-to pitch roof design, with 1no. window and door within the rear elevation.

The first floor rear extension element would serve as a "bathroom". It would be sited along the common shared boundary with no.10 Dillon Drive, whilst being stepped away from the first floor side boundary to leave a small gap. It would be flush with the rear building line of the host dwelling and would measure approximately 2622mm deep x 1762mm wide x 5940mm maximum height, and would incorporate a lean-to pitch roof design, with 1no. window along the rear elevation.

The proposed extended front porch would be sited along the common shared boundary with no. 10 Dillon Drive, whilst being stepped away from this boundary to leave a small gap and would measure approximately 2622mm deep x 1800mm wide x 3129mm high. It would comprise of a pitched roof, with the pitch of the proposed roof dropped below that of the existing porch roof and would include a door along the front elevation.

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

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No objection, comment, or representation were received.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. 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

2. 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)

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

ISSUES

In this instance, the initially submitted plan has been revised in the interest of residential amenity and revised plans subsequently submitted, (dated, 01.10.2025).

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 (part single, part two storey rear extension) - In case of this application, the existing rear amenity space measures approximately (7.3 metres deep x 5.6 metres wide), Edlin Close also runs along the rear boundary and the rear amenity space appear as an "L shape" arrangement and as a result, the rear door is recessed from the rear building line by approximately 2622mm deep. The initially submitted plan has also been revised in the interest of residential amenity and revised plans subsequently submitted, (dated, 01.10.2025) with the initially proposed ground floor rearward projection being pulled in, to 3400mm; therefore, in light of the revised plan and given the existing contextual relationship along the rear boundaries; particularly along the side boundaries, with nos.10 and 14 Dillon Drive and due to the fact that approximately 3900mm depth of rear amenity space would be retained, it is considered that this element of the submitted revised plan would not be unduly overbearing.

The proposal would be also contained within the curtilage of the application site; coupled with that fact that the proposed 3400mm rearward projection ground floor extension would be in-part screened by the existing boundary treatment. The proposed first floor in-fill development measuring approximately 2622mm deep, would not project beyond the existing first floor rear building line, which is considered acceptable.

The proposed roof design would also mitigate from the adverse impacts of undue massing, and therefore, it is considered that the proposed development would not present a significant adverse impact to residential amenity, nor is it considered that the proposed revised scale would be unduly overbearing, overshadowing or present any loss of privacy impacts.

Moreover, the proposed revised rearward projection along the ground floor at approximately 3400mm would be in line with the limitations set out in the City Councils saved policy DC1.3 (a) regarding rearward extensions. Therefore, given the depth of rear amenity space that would still be retained, and the proposed separation from Edlin Close along the rear boundary, it is considered that this element of the revised proposal could be accommodated in this location in this instance. Additionally, the proposed rearward projection along the first floor at approximately 2622mm deep is considered acceptable as it would be in line with permitted development limitations. Conditions are however recommended in relation to obscure glazing and pd restriction regarding any further outbuildings and extensions. On this basis and on

balance, and subject to planning conditions, this element of the proposed development is considered to be acceptable in terms of its impact on residential and visual amenity; pursuant with The Manchester Core Strategy Development Plan Document policy SP1, DM1; and saved policy DC1 of the Unitary Development Plan.

Impact of works (proposed extended front porch) - The host dwelling has a sizable amenity space along the front elevation, and given the existing porch and front door being recessed from the front building line of the host dwelling and the fact that the proposed built form would not project forward of the pre-existing front building line, and the proposed extended front porch would be stepped away from the common shared boundary with no. 10 Dillon Drive to leave a small gap, it is considered that the resultant contextual relationship could be accommodated in this location in this instance without any significant adverse impacts to residential amenity, nor is it considered that the proposed scale would be unduly overbearing given the existing depth of front amenity space and the proposed depth of front amenity space that would still be retained, combined with the resultant separation distance that would still be maintained from the Dillon Drive highway would not present any adverse impacts from undue visual intrusion along the street scene. Therefore, for these reasons, and on balance, and given the pd fall back position, it is considered that this element of the proposal could be accommodated in this location in this instance; pursuant with The Manchester Core Strategy Development Plan Document policy SP1, DM1; and saved policy DC1 of the Unitary Development Plan.

Impact of works (Design and appearance) - The proposed development is considered to be acceptable in design terms as it would in-part be informed by similar developments within the immediate neighbourhood, for example (ref. no. 140299/FH/2024). It is also intended to match materials with those of the existing building; 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 Policy DC1 of the Unitary Development Plan.

Impact of works (Car parking) - Although the proposal would involve extending the existing front porch, the depth of the proposed porch would not project beyond the front building line of the host dwelling, and thereby, the existing driveway would be unaffected, which is considered acceptable; 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 revised proposed development, (dated, 01.10.2025), responds positively 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); 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

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, the initially submitted plan has been revised in the interest of residential amenity and revised plans subsequently submitted, (dated, 01.10.2025).

The local planning authority had no other 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 30 June 2025.
- Existing PLANS, ELEVATIONS, LOCATION AND SITE PLAN, DRAWING NO: 2143, REV. A, received by the City Council as the Local Planning Authority on 01 October 2025.
- Proposed PLANS AND ELEVATIONS, ROOF PLAN AND SECTION, DRAWING NO: 2143, REV.A, 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 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, facias 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 approved drawings and submitted application form.

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 extensions hereby

approved other than those shown on: Proposed PLANS AND ELEVATIONS, ROOF PLAN AND SECTION, DRAWING NO: 2143, REV. A, received by the City Council as the Local Planning Authority on 01 October 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 first floor rear elevation to serve the annotated "bath" and as shown on: Proposed PLANS AND ELEVATIONS, ROOF PLAN AND SECTION, DRAWING NO: 2143, REV. A, received by the City Council as the Local Planning Authority on 01 October 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 with saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Core Strategy (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

3 Knowldale Way, Manchester, M12 4WH
10 Dillon Drive, Manchester, M12 4PL
53 Cochrane Avenue, Manchester, M12 4WD
7 Knowldale Way, Manchester, M12 4WH
5 Knowldale Way, Manchester, M12 4WH
1 Knowldale Way, Manchester, M12 4WH

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