

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142929/FH/2025
Date registered valid: 30 May 2025
Proposal: Erection of part single, part two story rear extension
Address: 29 Melling Street, Manchester, M12 4PH
Ward(s): Longsight Ward

Applicant: Mr Shahin Miah
Agent (if any): Mr Rashid Mehmood I. Planning Services
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 24 July 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 25 June 2025

Standard consultations:

Printed: 9 June 2025 Expired: 30 June 2025

Neighbour notifications

Printed: 9 June 2025 Expired: 30 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 site is a quasi-semi / end-terraced dwellinghouse within a row of four properties in the Longsight ward of Manchester.

At the time of the officer's site visit it was noted that the construction of a rear extension was in progress.



(Site visit 25.06.2025)

The dwellinghouse benefits from existing amenity space along the front, side - (with gated access) and rear. A gated alleyway runs along the western side boundary immediately abutting this alleyway are the blank gable elevations of the end terrace properties of no.25 Melling Street and no.28 Blakey Street.

The immediate area is predominantly residential in character; to the east of the application site is Pink Bank Lane, and to the west lies Northmoor Road and Stockport Road which have a mix of uses.

Site Planning History:

- 142304/PDE/2025 - Prior notification of proposed larger home extension projecting 6m to the rear with a maximum height of 3.65m and a height at eaves of 2.75m, CONDITIONAL APPROVED EXTENSION 28.03.2025
- 140815/FH/2024 - Erection of a two storey side and part two, part single storey rear extension, REFUSED 14.10.2024

Description of development

The submitted application relates to a proposed part single, part two storey rear extension. However, in the case of this application, the principle of the ground floor extension element has previously been tested through planning application reference number (142304/PDE/2025).

The submitted proposal would include a minor elevational alteration along the ground floor side elevation of the original dwellinghouse involving 1no. new window. As such works would invariably fall within Householder General Permitted Development Rights, an application for planning permission would not have been required in the first instance for the nature of the property as a dwellinghouse.

Following negotiations, the initially submitted plan has been revised in the interest of residential amenity and revised plans subsequently submitted, (dated, 22/07/25). The revised plan would comprise of the proposed first floor rearward projection not exceeding 2.5 metres.

The proposed ground floor extension would be stepped away from common shared boundary with no. 31 Melling Street whilst leaving a gap of approximately 190mm from this boundary. It would be flush with the side gable elevation of the host dwelling and would measure approximately (6000mm deep x 5742mm wide x 3650mm maximum height) and would comprise a hip roof design with 1no. window within the roof slope, 1no. door and window along the side elevation, together with 1no. window and French doors within the rear elevation.

Regarding the proposed first floor extension, this element would maintain a separation distance of approximately 1827mm from the first floor common shared boundary with no. 31 Melling Street. It would also be flush with the side elevation of the host dwelling and would measure approximately (2500mm deep x 3837mm wide) and would comprise of a hip roof design, with the proposed roof ridge dropped below the existing roof ridge. It would include 1no.window within 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 objection, comment, or representation were received.

2. Environmental Health

Have no comments.

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

In this instance, following negotiations, the initially submitted plan has been revised in the interest of residential amenity and revised plans subsequently submitted, (dated, 22/07/25).

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 the case of this application, the initially submitted plan has been revised in the interest of residential amenity and revised plans subsequently submitted, (dated, dated, 22/07/25). The principle of the ground floor extension element has previously been tested through planning application reference number (142304/PDE/2025). It is considered that the revised plan under consideration would not unduly impact on the residential and visual amenity of the neighbouring occupiers, nor would it be visually intrusive, or unduly impact on the character of the property or general area as there are no undue overbearing, overshadowing, or loss of privacy impacts; subject to conditions set out below, pursuant to 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) - The proposed development is considered to be acceptable in design terms as it would be broadly informed by similar developments within the immediate neighbourhood. 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) - The existing arrangement would be unaffected.

Impact of works (Waste management) - The existing arrangement would be unaffected.

Conclusion - For the reasons outlined above, and subject to the recommended planning conditions, it is considered that the revised proposed development, (dated 22/07/25), 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

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 22/07/25). The local planning authority had no other issues to raise with the applicant, 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:

- Location Plan with application site edged in red, Drawing No. 107, received by the City Council as the Local Planning Authority 13 May 2025.
- Proposed FLOOR PLANS AND ELEVATIONS, SHT 3 OF 3, REV:A, received by the City Council as the Local Planning Authority on 22 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 (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 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 extensions hereby approved other than those shown on: Proposed FLOOR PLANS AND ELEVATIONS, SHT 3 OF 3, REV:A, received by the City Council as the Local Planning Authority on 22 July 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) 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

Environmental Health

26 Blakey Street, Manchester, M12 5QF
33 Melling Street, Manchester, M12 4PH
5 Fencot Drive, Manchester, M12 4PJ
3 Fencot Drive, Manchester, M12 4PJ
15 Fencot Drive, Manchester, M12 4PJ
11 Fencot Drive, Manchester, M12 4PJ
28 Melling Street, Manchester, M12 4PH
27 Melling Street, Manchester, M12 4PH
25 Melling Street, Manchester, M12 4PH
13 Fencot Drive, Manchester, M12 4PJ
1 Fencot Drive, Manchester, M12 4PJ

35 Melling Street, Manchester, M12 4PH
34 Melling Street, Manchester, M12 4PH
32 Melling Street, Manchester, M12 4PH
31 Melling Street, Manchester, M12 4PH
30 Melling Street, Manchester, M12 4PH
28 Blakey Street, Manchester, M12 5QF
27 Blakey Street, Manchester, M12 5QF
25 Blakey Street, Manchester, M12 5QF
9 Fencot Drive, Manchester, M12 4PJ
7 Fencot Drive, Manchester, M12 4PJ
26 Melling Street, Manchester, M12 4PH

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