

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143046/FH/2025
Date registered valid: 27 May 2025
Proposal: Erection of single storey rear extension
Address: 17 Humphrey Street, Manchester, M8 9JS
Ward(s): Crumpsall Ward

Applicant: Mr Abdul Hamid Ajab
Agent (if any): Mr Talat Zeria, HSH Engineering Design Service Ltd
Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 17 July 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10 June 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 4 June 2025 Expired: 25 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

The application site relates to 17 Humphrey Street within the north Manchester ward of Crumpsall. The application site relates to a mid-terraced, two storey, red brick Victorian dwellinghouse characterised by a large two storey outrigger to the rear of the property. The amenity space to the front is characterised by an off street driveway and amenity space to the rear is confined, characterised by a courtyard with an open store/ outbuilding against the rear boundary of the site. The communal alley to the rear of the property is accessible up a set of stairs, due to the change in levels with the rear alleyway sitting at a higher topography than the applicant property.

Description of area

The surrounding area is mixed, including residential and commercial uses, including the Cheetham Hill Job Centre and the Cheetham Hill District Centre to the west of the site.

Description of development

The submitted application seeks planning permission for the erection of single storey rear extension.

The rear extension would extend the existing kitchen at the rear of the site and would have approximate dimensions of Height: 2.8 x Length: 3.5 x Width: 3.7 metres. The rear extension would have a flat roof, would retain a 0.5 metre gap to the rear boundary, and would be sited against the shared boundary with no.15 Humphrey Street. The extension would involve the insertion of a window within the side elevation and a window within the rear elevation. The existing store to the rear of the property would be demolished to make room for the proposal.

Materials for the extension have been listed within the application as:

- bricks (to match existing),
- flat roof,
- UPVC windows and doors.

Negotiations during the Course of the Application

During the course of the application, inaccuracies within the submitted drawings became apparent. Such discrepancies with the existing and proposed drawings were amended accordingly.

Concern was raised as to the number of windows to be sited within the side elevation of the proposal and this number was reduced and one window was relocated to the rear elevation.

Further information was requested in relation to the materials to be used throughout the proposal.

Planning History

141330/FH/2024- Erection of single storey rear extension.

Refused 5 March 2025.

This application was refused for the reasons of:

- 1) Inaccurate information
- 2) Amenity
- 3) Design and Appearance

110094/FH/2015/N1- Erection of a single storey extension to form additional living accommodation. Approved 23 December 2015.

*This application is similar to the current proposal. The application was never implemented nor conditions discharged.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Issues

POLICY

The National Planning Policy Framework (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities.
- ii. Chapter 12. Achieving well-designed places.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

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

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

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 the 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 a street scene;
- e. The effect of the loss of any on-site car parking.

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 (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create 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 scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 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;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.5 The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Places for Everyone (2022-2039)

Places for Everyone is 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 and took effect and became part of the statutory development plan on March 21, 2024.

The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policies are relevant:

i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for the erection of single storey rear extension. The revised scheme received is considered acceptable in principle as many people prefer to alter and adapt homes rather than move, to meet the changing residential needs of families. This includes disabled access needs, which this application is intended to accommodate. The current application is a re-submission for the recently refused scheme of 141330/FH/2024, and is very similar to the approved scheme of 110094/FH/2015/N1. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family

dwelling house, it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

The rear extension would extend 3.5 metres beyond the rear building line and would be sited against the shared boundary with no.15 Humphrey Street. As existing, a high brick wall separates the two properties. The neighbour benefits from a patio door at ground floor level. Given the single storey nature of the proposal and given the orientation of properties in the streetscene, this neighbour would not be subject to any adverse loss of light implications given the neighbouring property sits due south of the applicant site. As the proposal would be single storey and would have a flat roof, it would not be considered to have an overbearing feature on the neighbour. As the extension would be sited up to the common boundary, no windows would be positioned so would not cause adverse privacy implications.

The extension would be sited approximately 1.8 metres from the shared boundary with no.19 Humphrey Street. No.19 Humphrey Street has a similar flat roof extension and a window facing in the direction of the applicant site. Such planning consent can not be found for the neighbour's extension.

One window would be proposed facing in the direction of the common boundary and so there is a possibility of the two windows resulting in overlooking opportunities. As such, a condition would be placed on any approval granted for the window within the side elevation to be obscure glazed to protect the privacy of the applicant. Further, it should be noted 2no. windows were approved within the side elevation of the previous rear extension consent under 110094/FH/2025/N1. As such, the loss of 1no. window within the side elevation is welcomed. With these measures, the previous consent and given the 1.8 metre set in from the boundary, the application would not be considered to give rise to undue harm.

A window would be inserted in the rear elevation of the proposal and would relate to a bathroom window. A condition restricting this window to be obscure glazed would be attached to any approval granted.

The proposal is not considered to give rise to any adverse amenity implications given the change in levels between the garden and the alleyway to the back. As such, the applicant property sits at a much lower level than the neighbouring properties to the rear.

Overall, the proposal is not considered to give rise to significant overlooking, loss of light nor privacy implications to the surrounding properties, pursuant to Policy DC1 of the UDP and Core Strategy policies SP1 and DM1. A condition would also be attached to any approval granted to ensure no windows or doors are inserted beyond those approved by this consent. A further condition would be attached to any approval granted to ensure the proposed bathroom window and window within the side elevation is obscure glazed.

Design and Appearance

The rear extension would be single storey and is considered to be a small addition to the property. The rear extension with a projection of 3.5 metres would be considered pursuant to Policy DC1.3 of the UDP which states that the rearward projections for extensions should not exceed 3.65 metres.

The proposal would have a flat roof and it is noted that this is not the preferred roof form to complement the existing features of the property. However, given the property would be sited to the rear of the property and is not a listed building nor sits within a Conservation Area, it would be unreasonable to refuse the application on this basis.

Materials for the application have been listed within the application form as:

- bricks (to match existing)
- flat roof
- UPVC windows and doors

The agent was asked to provide further details as to the colouration of the materials and how they relate to the existing circumstances at the property. This information was not supplied within the course of the application and so a materials condition to this effect would be attached to any approval granted.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Boundary Treatment

As existing, part of the outbuilding forms the shared boundary between the applicant site and no.15 Humphrey Street. To ensure the extension results in the securing of the site, a condition would be attached to any approval granted for a scheme for the boundary treatment at this point to be submitted to the City Council for review.

Car Parking

As the proposal is sited to the rear, the proposal would not impact the existing car park provision.

Bin Storage

No change to bin store provision would occur as a result of the proposal.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner, a revised scheme has been received which is considered to overcome issues raised and appropriate conditions have been attached to any approval granted.

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:

-Drawing- Location Plan, stamped as received by the City Council as Local Planning Authority on 27 May 2025.

-Application Form, stamped as received by the City Council as Local Planning Authority on 12 June 2025.

-Drawing- Proposed Site Layout Plan, numbered 05B, stamped as received by the City Council as Local Planning Authority on 26 June 2025.

-Drawing- Proposed Plan and Elevations, numbered 04B, stamped as received by the City Council as Local Planning Authority on 26 June 2025.

-Drawing- Proposed Plan and Elevations, numbered 03B, stamped as received by the City Council as Local Planning Authority on 26 June 2025.

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

3) Notwithstanding the material details listed within the Application Form, prior to above ground works, samples and specifications of all materials to be used on all external elevations of the

development shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

5) Before first occupation, the proposed side elevation window and rear elevation window as shown within 'Drawing- Proposed Plan and Elevations, numbered 04B', stamped as received by the City Council as Local Planning Authority on 26 June 2025, shall be obscure 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 - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

6) Prior to first occupation of the development hereby approved, full elevational details of the proposed boundary wall to be sited between 17 and 15 Humphrey Street, to the rear of the proposed extension, shall be submitted to the City Council as local planning authority for approval in writing.

The boundary wall shall be implemented in accordance with the approved plans and shall remain so in perpetuity.

Reason - In the interests of the appearance of the boundary treatment, security and privacy, pursuant to policy DM1 of Manchester's Core Strategy, and saved policy DC1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

52 Crescent Road, Manchester, M8 9JU
21 Humphrey Street, Manchester, M8 9JS
19 Humphrey Street, Manchester, M8 9JS
54 Crescent Road, Manchester, M8 9JU
15 Humphrey Street, Manchester, M8 9JS

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) -
Area Team Boundary - Name: NORTH AREA