

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143515/FH/2025
Date registered valid: 22 July 2025
Proposal: Erection of two storey side, and part two, part single storey rear extension
Address: 95 Wheler Street, Manchester, M11 1DT
Ward(s): Clayton & Openshaw Ward

Applicant: Xpert Solutions Ltd
Agent (if any): Miss Aysha Utsho, Aysha
Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 26 September 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 8 September 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 31 July 2025 Expired: 21 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 area

The application property is located at the north-west junction of Wheler Street and Bendall Street. The surrounding area is residential and predominantly comprised two storey houses. The application property is the end unit of a terrace of two storey houses constructed in red brick with slate roofs punctuated with chimney slate roof. The property has a front side and rear gardens. The application property has an extended garden area following an authorised expansion of amenity space into former alleys the former wall to the rear yard have been retained. The street boundaries at the junction of Wheler Street and Bendall Street are defined by low brick walls.



Fig.1 – Views of the application site from Wheler Street and Bendall Street

Description of development

The applicant has revised the design of the extension, and the proposed development would involve:

- i. The formation of a single storey side extension that would be set back from the principal elevation by 844 mm. It would form a side elevation and sited along the Bendall Street site boundary (responding to its angled configuration).
- ii. A first floor element would be positioned above the ground floor side extension. Its front extension would be set back from the principal elevation by 1.5 metres. A lean-to roof would be formed between the ground floor and recessed elevations to the first floor element of the extension. The ground floor roof to the front and side elevation would have a maximum height of 2.9 metres.
- iii. The first floor extension would incorporate a pitched roof terminating in a gable elevation. The eaves would be set below the eaves to the main roof. The proposed ridge line would be set below the apex of the existing roof.
- iv. The combined ground and first floor extension would project beyond the original rear wall. At first floor level, a hipped pitched roof would be formed with a ridge line of 6.2 metres, i.e., 1 metre below the main roof to the extension.

- v. The returning two storey extension would be adjoined by a single storey extension that would extend up to the shared boundary with No 93. It would have a lean-to roof with a maximum height of 3.2 metres.
- vi. The rear two and single storey extensions would follow a shared building line (with and maximum projection of 3.6 metres).
- iv. The match brickwork and concrete roof tiles would be used in the construction of the development.

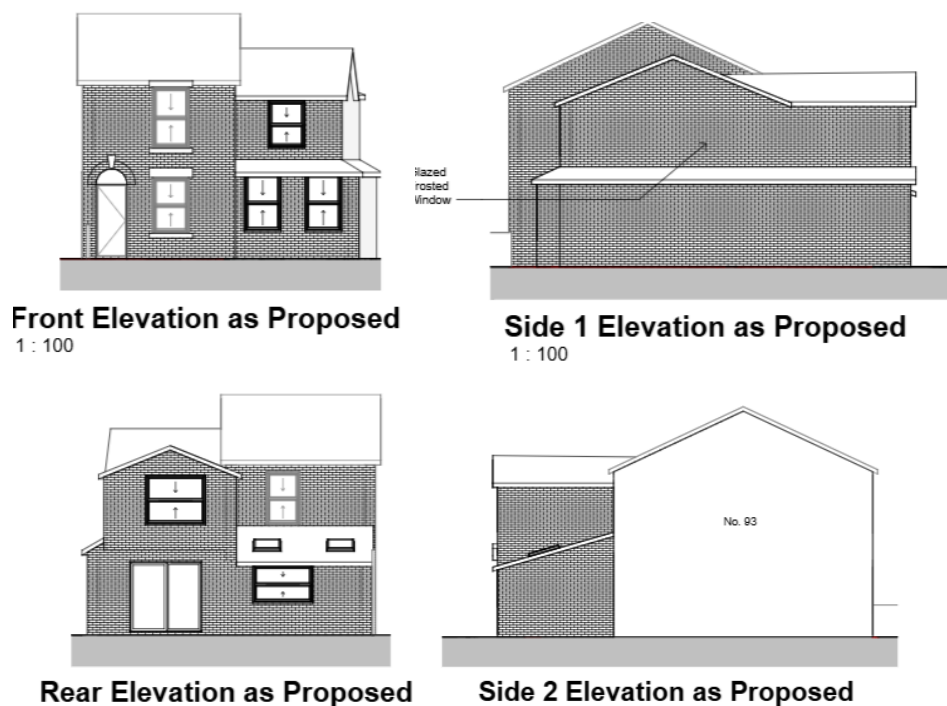


Fig.2 – Proposed elevations.

Internally, the development would provide:

- i. Ground floor – Two living rooms, dining room, kitchen and WC
- ii. First floor – Three bedrooms (and WC [bathroom]).

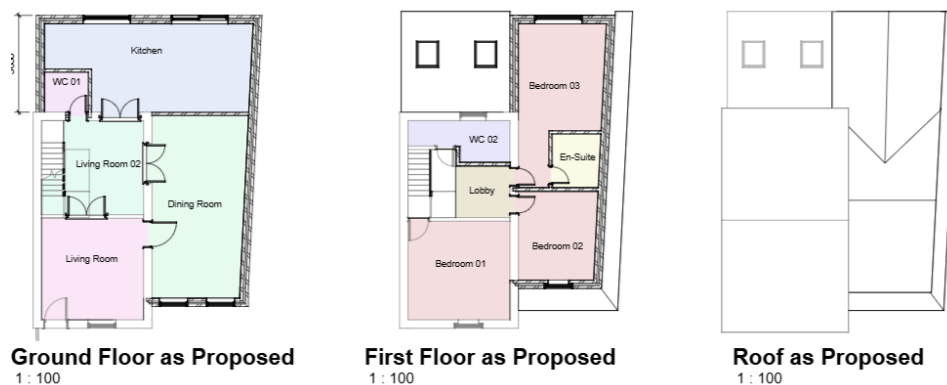


Fig.3 – Proposed layout

Site history

i. 051924/FO/NORTH2/97: Approved - 10.07.1997

Area bounded by Sandywell, Street, Wheler Street, Printer, Street, Chariot Street, Cradley Ave, High Legh Estate, Openshaw.

Residential development comprising 89 houses and bungalows and 4 flats with related external works

ii. 052877/FU/NORTH2/97: Approved - 20.10.1997

Area forming entries and, alleyways to rear of, Nos 39-97, and 123-141, Wheler Street and 93-111 Wayne St, High Legh Est, Hr Openshaw

Change of use of alleyways and entries to form extended gardens

lii, 051031/FO/NORTH2/96 Approved - 16.01.1997

Site between Sandywell Street, and Edge Lane, Higher Openshaw.

Erection of 26 dwellings (Phase A) and new roadways and footpaths within larger redevelopment area

Consultations & Notification Responses

Local residents – No comments received.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended most recently in December 2024. It represents key up to date national policy and is an important material consideration in determining the current application. The document 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'. The purpose of the planning system is to achieve sustainable development. The NPPF states that, to achieve this, the following three overarching objectives need to be pursued mutually:

i. The economic objective – Development should contribute to sustainable development by building a strong, responsive and competitive economy that ensures sufficient and appropriate development and supports growth.

ii. The social objective - Development should o support strong, vibrant and healthy communities. It should foster 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.

iii. The environmental objective – Development should protect and enhance the 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 (paragraph 8).

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 proposed development has been amended to ensure a more appropriate relationship

to the host building and the streetscene. It is not considered that the development would introduce new issues relating to increased risk of crime or adverse impact on site security. Section 8 would thereby be responded to positively.

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.

On balance, the design of the development would appropriately relate to the appearance and character of the existing house and its relationship to the surrounding context. The development would thereby fail to 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

On balance, it is considered that the development accord with specified sections of the PPG, due to its disproportionate scale and site coverage, which would be harmful to the character and visual and residential amenities of the area.

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.

The following policies are relevant to the consideration of the proposed development.

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 lead to the formation of proportionate additions to the existing house. Appropriate relationships to the surrounding context would be formed and the development would not cause undue 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 be appropriately related to neighbouring built form in the locality and would not adversely affect the amenities of the area. Policy JP-S1 would thereby fail to 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 considered that the development would unduly impact on existing drainage infrastructure. Policy JP-S4 would thereby be accorded with.

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, the capacity of the city and its context. Policy SP1 would not therefore would not be accorded with.

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. The development would be constructed in accordance with current construction standards and would thereby be positively related to policy EN4.

Policy EN 14 (Flood Risk) - Seeks to reduce the increased risk of flooding and to secure appropriate drainage. As stated, the site is located in Flood Zone 1 and it is not apparent that the development would increase the localised risk of flooding, including surface water flooding.

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, historic land conditions with a potential impact on new development have not been identified.

Policy EN19 (Waste) - Requires that appropriate arrangement of the storage and collection of waste and recycling are provided. The site has the capacity to retain bin storage within the site curtilage. Policy EN19 would thereby be appropriately responded to.

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 through its failure to accord with neighbouring and existing built form. Policy DM1 would not, thereby, be accorded with.

Unitary Development Plan saved policy – The following policy is relevant to the proposed development:

Policy DC1 – Residential extensions

Policy DC1.1 – States that in determining planning applications for extensions to residential properties, the Council will have regard to:

- The general character of the property;
- The effect upon the amenity of neighbouring occupiers;
- The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- The overall appearance of the proposal in the streetscene;

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:

- They are not excessively large or bulk;
- They do not create an undue loss of sunlight, daylight or privacy;
- They are not out of character with the style of development in the area or the surrounding streetscene;

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- rearward extensions greater than 3.65m (12 ft) in length;
- 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- highway;

The proposed development has been amended. Given the particular characteristics of the site, as discussed in this report, it is considered that the development would be appropriately related to policy DC1.

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 authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application. 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 has been amended to ensure appropriate subservience to the host property, in terms of the composition of the side extension. The rearward projection of the single and two storey extension would accord with policy DC1 and relates appropriately to the neighbouring No 93. The position of the single storey side extension along the street boundary with Bendall Street would be appropriate as a precedent for built form along the eastern boundary has been set by the formation of existing brick walls. The development would facilitate the adaptation of the property to secure its appropriate sustained occupation. The principle of the development would, on balance, be acceptable

Scale and massing – The development has been amended to incorporate the following:

- i. A first floor of the side extension would be set back by at least 1.5 metres from the original principal elevation of the house. The ground floor front elevation has also been set back from the principal elevation of the house.
- ii. An accompanying reduction in the height of the ridge line and drawing away of the first floor element of the extension from the street boundary.
- iii. A reduction in the projection of the rear extensions.

The amended proposal has thereby secured proportionate additions to the application property. The articulation incorporated into new built form would secure appropriate subservience to the host property. Proportionate additions would thereby be formed that would the character of the existing house to be maintained. The first floor element of the rear extension would be appropriately related to the neighbouring at No 93 by its limited width and space thereby maintained to the shared boundary. The scale and massing of the development is therefore considered to be satisfactory.

Siting – The siting of the development would align with the existing building line formed along Wheler Street thereby maintaining the character of the street scene. There is not an existing formal building line along Bendall Street. The side elevation of the nearest property to the north of the site is positioned beyond the side wall of the application property. Given this arrangement and spaces formed across rear gardens, it is not considered that the development would unduly harm the street scene would be offset by the drawing back of the proposed first floor side extension from the eastern boundary.

It is acknowledged that the side extension at ground level would be constructed up to the east boundary. The application site is characterised by high brick walls along the eastern boundary. The formation of the ground floor side elevation would thereby have a proportionate additional impact. It is also noted that there are also neighbouring incidences of houses with side elevation presented to the back of pavement, i.e , 62, 78, 82, 81 and 83 Wheler Street. The development would not, therefore, unduly depart from the character of the area.

The siting of the first floor element of the rear extension would be appropriately related to the neighbouring at No 93 by the maintenance of a 4.1 metre gap from the proposed side elevation and the shared boundary (across the roof of the proposed ground floor rear extension). Given the projection of the single and the existing relationship of previously retained boundary yard walls, it is not considered that the development would unduly harm residential amenity (with

regard to amenity of the occupants of No 93). On balance the relationship of the development to the street scene and neighbouring houses would be acceptable.

Design – The proposed design has been informed by the character of the existing house. This would be achieved through the arrangement of pitched roofs and formation of gable elevations. The articulation incorporated into the proposed elevations of the extensions and spaces above the component roofs would help to secure a satisfactory relationship to the existing house. The conditioned use of matching materials would also secure a cohesive relationship to the host property. On balance, the proposed design would be acceptable.

Residential amenity – As discussed, it is no apparent the development would unduly harm the amenities of the residents of No 93. The siting and configuration of the part single, part two storey rear extension would ensure that the development would not have an overly intrusive impact on the neighbouring No 93. Undue loss of light and or harm to privacy would also be avoided. A condition has been included to remove permitted development rights to installation to the proposed extension other those [windows] specified on the approved drawings. The existing window in the first floor rear elevation relates bathroom within reconfigured space. As this window is existing an obscure glazing condition cannot be imposed. An informative have been included recommending an appropriate obscure glazing specification. On balance, it is not considered that the development would unduly affect residential amenity.

Land conditions – No historic land conditions have been identified.

Waste and recycling management – As stated the site has the capacity to accommodate suitable bin storage.

Conclusion – On balance, the development would be appropriately related the host building and is considered to be acceptable.

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: 22 July 2025 and 14 September 2025:

Householder planning application forms

Location plan with a red edge

Building block as existing & proposed Ref: 2050-BB-01 Rev 2

Floor plans & roof as proposed Ref: 2025-P-01 Rev 2

Elevations as proposed Ref: 2050-P-02 Rev 2.

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 brickwork 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: Floor plans & roof as proposed Ref: 2025-P-01 Rev 2 and Elevations as proposed Ref: 2050-P-02 Rev 2.

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.

Informative

1) It is recommended that the first floor window in the rear (northern) elevation (as shown on drawing referenced: Floor plans & roof as proposed Ref: 2025-P-01 Rev 2 and Elevations as proposed Ref: 2050-P-02 Rev 2 is obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent.

Appendix 1 – List of consultees & neighbours notified

12 Coddington Avenue, Manchester, M11 1GD
97 Wheler Street, Manchester, M11 1DT
84 Wheler Street, Manchester, M11 1DU
82 Wheler Street, Manchester, M11 1DU
80 Wayne Street, Manchester, M11 1BW
80 Wheler Street, Manchester, M11 1DU
93 Wheler Street, Manchester, M11 1DT
78 Wheler Street, Manchester, M11 1DU
1 Bendall Street, Manchester, M11 1GE
82 Wayne Street, Manchester, M11 1BW

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