MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142685/FO/2025
Date registered valid:	28 April 2025
Proposal:	Erection of single storey side and rear extension
Address:	6 Melton Road, Manchester, M8 4HG
Ward(s):	Crumpsall Ward
Applicant:	Mr S Roberts
Agent (if any):	Mr David Bitan, Debtal Architecture Ltd
Case officer:	Carl Glennon Tel: 0161 234 4530 Email: carl.glennon@manchester.gov.uk
Recommendation:	Refuse
Date of recommendation:	23 June 2025

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 30 May 2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 6 May 2025 Expired: 28 May 2025

Site notice
Posted: 20 May 2025 Expired: 11 June 2025

Fig.1 – Displayed site notice

Press advert
Published: 13 May 2025 Expired: 4 June 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Crumpsall Lane Conservation Area 2004

Tree Preservation Order: No

Description of area

The application property is centrally positioned on the east side of Melton Road between its junctions with Moxley Road and Catherine Road. It is also located with the Crumpsall Conservation Area. The property is semi-detached reflecting the characteristics of neighbouring houses. The area to the immediate east of the site mainly comprises terraced houses. The area is predominantly residential comprised of Class C3 dwellings and apartments. Playing fields and sports facilities are located to the west of the site.

Fig.2 – Views of the application property from Melton Road

The application property has a front and small rear garden with side access maintained between these two amenity spaces and off-street car parking is not provided. Gate posts demarcate pedestrian access to the property and a brick wall and hedge defined the western boundary to Melton Road.

The application property forms half of a pair of semi-detached properties that are characterised by a steeply pitched roof with a ridge line running from west to east. This arrangement has facilitated the formation of accommodation over three storeys and the occupation of the property as two apartments. The principal elevation comprises of a mix of red brick and cladding. The side (northern) elevation incorporates a two storey side extension with a steeply sloping roof that encloses an internal staircase. It presents a front door towards Melton Road and provides access to the upper floor apartment. It has a flat roof incorporating a parapet and railing that has allowed the formation of a small balcony area and accessed via a flat roof dormer extension. The side extension terminates to for a hipped pitched roof adjoining the main roof plane and its eastern maintains 3.7 metres from the main rear building lines. The side extension incorporates the entrance to the ground floor apartment. The side and rear elevations composite red brick. However, the rear (eastern) elevation incorporates a single storey extension with a lean to roof and cream cladding to its elevations. The property currently accommodates

i. Apartment 1 – Hallway, living room, one bedroom bathroom, utility and a kitchen.
ii. Apartment 2 – Is a duplex apartment comprising a hallway, living room, kitchen and bedroom at first floor and two bedrooms, one bathroom and WC in the roof space.

Fig.3 – Views to the rear of the application property

Fig.4 – Relationship of the application property to 8 Melton Road

Description of development

The proposed development would involve:

i. The formation of a flat roof extension that would in-fill the recessed rear elevation of the existing two storey side extension. It would also be incorporated into the existing single storey rear extension, which would partially retain its lean-to roof. The proposed extension would span the full width of the rear garden and project up to the eastern boundary of the site. The proposed western elevation would maintain a minimum distance of 9.37metres to the front [elevation] of the property/

ii. The proposed extension would have a roof height of 2.9 metres (excluding the formation of a raised lightwell). The northern elevation would incorporate high level windows to the northern elevation (relating to a bedroom and kitchen / dining room respectively). The existing

northern elevation, at ground floor level, would incorporate a pair of floor to ceiling windows relating to a proposed bedroom. The eastern elevation would incorporate two pairs of patio doors facilitating access into an adjacent alleyway. The principal (western) elevation would at ground floor level, incorporate bi-folding doors into the bay window, which would relate to an open plan living area.

Fig.5 – Proposed elevations

Internally, the development would facilitate the formation of:

i. Apartment 1 (Ground floor) – Hallway, open plan living area, two bedrooms and a kitchen diner.
ii. Second floor and roof space – Remains as existing.

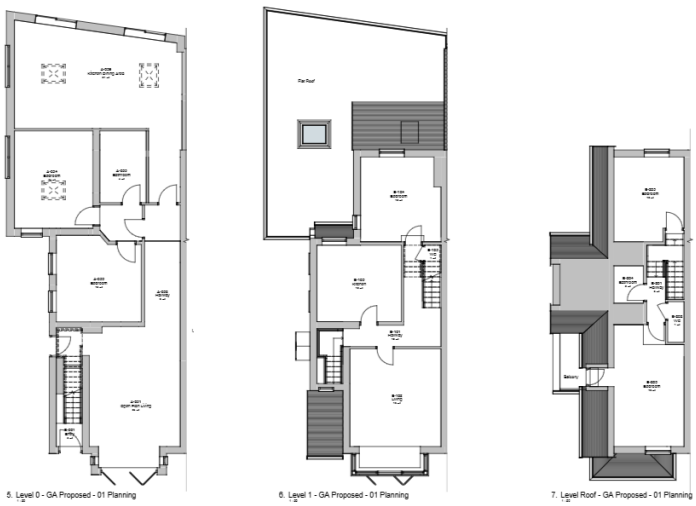

Fig.6 – Proposed layout

Site history

i. 105738/FH/2014/N1: Approved - 07.08.2014
4 & 6 Melton Road, Crumpsall, Manchester, M8 4HG
Installation of external insulated render system onto existing brickwork on front, side and rear elevations

ii. 103308/FO/2013/N1: Approved - 01.10.2013
6 Melton Road, Crumpsall, Manchester, M8 4HG
Change of use from three flats to two flats and associated elevational alterations and refurbishment.

iii. 023661: Refused - 24.04.1985
2-10, Melton Road, Crumpsall.
Erection of a corridor link extension with two bedrooms at first floor level to existing properties used as service flats and conversion into a 28 bedroom residential hotel

Consultations & Notification Responses

Local residents – No comments received.

Cadent – No objection but request an informative relating to safeguarding gas infrastructure should planning permission be granted.

Issues

Section 72 of the Listed Building Act - Provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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 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 development would fail to maintain the existing levels of security and would increase the potential risk of crime. Section 8 would not thereby be accorded with.

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.

The design of the development would not be appropriately related to the style and character of the existing house and its relationship to the surrounding context, including Conservation Area. The development would thereby accord with section 12.

Section 16: Conserving and enhancing the historic environment – States that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting (paragraph 206). It is also states that in determining planning applications, the desirability of new development making a positive contribution to local character and distinctiveness should be considered (paragraph 210). In this case, the application has been accompanied with a heritage statement. However, the quality of the proposed design would not deliver an appropriate contribution to the character f the conservation area. Section 16 would not, therefore, be accorded with.

Planning Practice Guidance (PPG) - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource and is relevant to key planning issues of significance to applicants and local authorities. The development positively responds to the following aspects of the PPG:
i. Consultation and pre-decision matters;
ii. Health and well-being.

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 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 and its policies must therefore be given full weight in the planning balance.
The following policy is relevant and would be appropriately responded to:

Policy JP-P2: Heritage – States that when assessing proposals consideration should be given to integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place. Proposals should also deliver positive benefits that sustain and enhance the historic environment. It is not considered that the quality of the design would achieve these objective and policy JP-P2 would not be accorded with.

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 not considered that the development would result in the formation of proportionate additions to the existing house. An appropriate relationship the surrounding context would not be maintained, and harm would be caused to residential amenity. Policy JP-P6 would not 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 undermine its relationship to the surrounding context and be harmful to residential amenity. Policy JP-S1 would not 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 exiting drainage. 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 aspects of the Core Strategy are relevant to the assessment of the development:

Policy SP 1 Spatial Principles - States the key spatial principles which will guide the strategic development of Manchester to 2027. The key areas of policy SP1, pertinent to this application, are:

i. The creation of neighbourhoods of choice
ii. The development should make a positive contribution to neighbourhoods of choice including:
a. Creating well designed places that enhance or create character.
b. Making a positive contribution to the health, safety and wellbeing of residents
c. Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
d. Protect and enhance the built and natural environment.
e. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

It is considered that the development would not relate appropriately to the existing property and its context and would be harmful to residential amenity and character of the area. Policy SP1 would not be accorded with.

Policy EN1 Design Principles and Strategic Character Areas - States that, amongst other things, opportunities for good design to enhance the overall image of the City. Policy EN1 has been related to the assessment of the quality of the elevational design and its contribution to the built environment. The development would not deliver a coherent design response. The design would not deliver an extension that would be appropriately related to the scale and proportions

of the existing house and its context. The development would not be acceptable as it would fail to comply with policy EN1.

Policy EN 3 Heritage – States that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset. In this case it is considered that the development would not secure an appropriately designed addition to the application property. Its relationship to the immediate setting and the character of Crumpsall Conservation Area would not be maintained.

Policy EN19 Waste - Relates to waste management and requires that consideration is given to waste and recycling management, as part of development proposals. The application has not demonstrated that appropriate arrangements would be maintained. Policy EN19 would not, thereby, be accorded with.

Policy DM 1 Development Management - Discusses a range of issues that all development should have regard to. The following specific issues are relevant to the consideration of this application:

i. The impact of the development on the character of the surrounding area;
ii. Effects on amenity, including privacy;
iii. Adequacy of internal accommodation and external amenity space;
iv. Refuse storage and collection;
v. Vehicular access and car parking.

It is considered that the development would not be appropriately related to its context in terms of design, height, scale, massing and potential impact on residential amenity. The character of the original house would be harmed by the development. The development would not accord with policy DM1.

Unitary Development Plan - The following saved policies are relevant:

Policy DC1 - Residential Extensions

Policy 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 neighbouring occupiers;
c. The desirability of enabling people to adapt their houses to meet changing household needs;
d. The overall appearance of the proposal in the street-scene;
e. The effect of the loss of any on-site car parking.

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:
a. They are not excessively large or bulky;
b. They do not create an 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 streetscene by virtue of design, use of materials or constructional details;
d. They would not result in the loss of off-street car parking resulting, in additional pressures in neighbouring streets.

It is considered that the scale and proportions of the development alterations would not be acceptable due to its design, dipropionate scale, siting and harm to residential amenity. The development would thereby fail to relate appropriately to policy DC1.

Policy DC18 (Conservation Areas) – The following aspects of policy DC18 are relevant:

Policy DC18.1 – States that the Council will give particularly careful consideration to development proposals within conservation areas.

a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

i. The relationship of new structures to neighbouring buildings and spaces;
ii. The effect of major changes to the appearance of existing buildings;
iii. The desirability of retaining existing features, such as boundary walls, gardens etc. trees);

It is considered that the development would fail to maintain appropriate relationships to the Conservation Area. A satisfactory standard of design would not be achieved. The development would thereby fail to accord with policy DC18.

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 engaged with the applicant. The principle of the application proposals is contrary to the adopted development plan and are not considered to improve the economic, social or environmental conditions of the area. It is not considered, in this instance, that amendments could be made that would make them acceptable. The applicant's agent was informed of these concerns prior to the determination of the application.

Principle of the development – The development would be related to the on-going occupation of the application property as apartments. Whilst the upper floor apartment would remain as existing, the ground floor would be substantially enlarged, through the introduction of a ground floor extension that would be disproportionately large and inappropriately related to the application property, neighbouring housing and the surrounding Crumpsall Conservation Area. The design of the proposed extension and related elevation alterations would fail to reflect the character of the existing building thereby further undermining its relationship to the Conservation Area. The associated loss of garden area would result in a loss of amenity space and undermine the characteristic setting of the application property. The siting of the proposed extension would not secure an appropriately relationship to the northern and eastern boundary. The proposed design would not relate to the character the existing house and would therefore undermine its relationship to the Conservation Area. The principle of the development would therefore be unacceptable.

Residential amenity - The relationship of the extension to the northern boundary would include the arrangement of proposed windows would be harmful to the amenities of neighbouring residents. The inclusion any form of windows to an elevation that directly sited along a shared boundary would not usually be supported. In this case, the inclusion of windows to the proposed and existing northern elevation would adversely impact upon the residents of No 8, cause potential disturbance attributable to light spillage on to the neighbouring garden area. There is also significant concern that the proposed development would cover the entirety of the rear garden leaving future residents without any private amenity space.

Siting, scale and massing - It is noted that the submitted application references extensions to the adjoining No 4 and the extent to which extension cover its external areas. However, the amount of constructed built form exceeds that what was approved under planning permission ref: 104949/FO/2014/N1. It is also noted that No 4 maintains a notable amount of garden area to the side of the property. It is not considered that the amount of built form relating to No 4 can be used to inform the proposed extensions to No 6. The development would also present built form directly along the northern boundary with 8 Melton Road. It is acknowledged that the development would be limited to a single storey with a flat roof. However, it would potentially have an overbearing impact upon the rear garden of No 8 and be harmful the residential amenity.

Crime and security - The formation of two pairs of patio doors to an elevation sited directly on to the eastern boundary (adjacent to an alleyway) would present significant security concerns. The arrangement of these would prevent the appropriate demarcation of public and private space. These doors would also lack natural surveillance, undermine the security of the ground floor apartment and increase its vulnerability to unauthorised entry. This aspect of the proposals would not be supported.

Design - There is also concern that the development would not be appropriately related to the characteristics of the existing house, in terms of its roof composition and materials forming its elevations.

Impact on Conservation Area – The development would introduce an extension with a substantial flat roof, which fails to reflect the character of the existing house thereby undermining its relationship to the Conservation Area causing less than substantial harm to the designated heritage asset. The development would also result on the loss of open space around the proposed, thereby further undermining its relationship to the Conservation Area.

Waste and recycling bin storage – The siting of the extension would prevent bin storage in the rear garden area. The applicant has not demonstrated that the development would be supported with appropriate enclosures to reduce that potential visually harmful impact of bin storage within the front garden area.

Land conditions – No historic land conditions have been identified that might potentially affect the development.

Car parking – The application property would continue to be occupied without off-street car parking provision. There is potential for increased demand for car parking due to the increased intensity of occupation. However, it is noted that the site is in a sustainable location in terms of access to local transportation.

Cycle storage – The development would not facilitate cycle storage.

Flood risk - The site is in Flood Zone 1 and the development would not present potential additional flooding or drainage risks.

Conclusion – The proposed development would be inappropriately related to the application property and neighbouring housing and the Crumpsall Conservation Area. The proposed development would thereby fail to meet the requirements of Council policy and relevant guidance.

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 polices 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: Refuse

Article 35 Declaration

The principle of the application proposals is contrary to the adopted development plan and are not considered to improve the economic, social or environmental conditions of the area. It is not considered, in this instance, that amendments could be made that would make them acceptable. The applicant's agent was informed of these concerns prior to the determination of the application.

Reasons for recommendation to refuse

1) The development by virtue of its scale and massing would result in the formation of a disproportionately large and bulky addition to the application property. The development would thereby undermine the character of the application property and its relationship to surrounding houses and cause less than substantial harm to the Crumpsall Conservation Area and be harmful to the residential and visual amenities of the area contrary to policies SP1, EN1, EN3 and DM1 of the Core Strategy for the City of Manchester, saved policies DC1 and DC18 of the Unitary Development Policy, policies JP-P2, JP-P6 and JP-S1 of Places for Everyone. Joint Development Plan Document and the guidance in the National Planning Policy Framework.

2) The siting the proposed extension would result in the substantial loss of the rear garden area thereby undermining the provision of usable amenity space and the characteristic setting of the application property. The resulting siting of the rear extension would result in the excessive overdevelopment of the site and the formation of an overbearing and visually obtrusive impact on the neighbouring 8 Melton Road. The development would hereby be

contrary to policies SP1, EN1, EN3 and DM1 of the Core Strategy for the City of Manchester, saved policies DC1 and DC18 of the Unitary Development Policy, policies JP-P2, JP-P6 and JP-S1 of Places for Everyone. Joint Development Plan Document and the guidance in the National Planning Policy Framework.

3) The design of the proposed extension would fail to reflect the character and appearance of the application property and its relationship to the Crumpsall Conservation Area, including its proportions roof design and materials. The development would therefore be contrary to policies SP1, EN1, EN3 and DM1 of the Core Strategy for the City of Manchester, saved policies DC1 and DC18 of the Unitary Development Policy, policies JP-P2, JP-P6 and JP-S1 of Places for Everyone. Joint Development Plan Document and the guidance in the National Planning Policy Framework.

4) The proposed incorporation of two pairs of patio doors within an elevation sited immediately along the northern elevation would fail to secure an appropriate demarcation of public and private space. The positioning of the proposed patio doors adjacent to an alleyway would not achieve appropriate natural surveillance and would thereby be vulnerable to attack and unauthorised entry. The development would undermine the security o the ground floor apartment and increase the risk of crime, which would contrary to policies SP1, EN1, EN3 and DM1 of the Core Strategy for the City of Manchester, saved policies DC1 and DC18 of the Unitary Development Policy, policies JP-P2, JP-P6 and JP-S1 of Places for Everyone. Joint Development Plan Document and the guidance in the National Planning Policy Framework.

5) The development has not been supported with details to demonstrate the appropriate storage of waste and recycling bins to safeguard residential amenity and the character of the surrounding Crumpsall Conservation Area. The development would thereby be contrary to policies SP1, EN1, EN3 and DM1 of the Core Strategy for the City of Manchester, saved policies DC1 and DC18 of the Unitary Development Policy, policies JP-P2, JP-P6 and JP-S1 of Places for Everyone. Joint Development Plan Document and the guidance in the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Cheetham Cricket Club, Catherine Road, Manchester, M8 4HF
25 Moxley Road, Manchester, M8 4HJ
24 Catherine Road, Manchester, M8 4HA
8 - 10 Melton Road, Manchester, M8 4HG
4 Melton Road, Manchester, M8 4HG
27 Moxley Road, Manchester, M8 4HJ
2 Melton Road, Manchester, M8 4HG
Flat 2, 6 Melton Road, Manchester, M8 4HG
Flat 1, 6 Melton Road, Manchester, M8 4HG
22 Catherine Road, Manchester, M8 4HA
2A Melton Road, Manchester, M8 4HG
Upper Flat, 2 Melton Road, Manchester, M8 4HG
Lower Flat, 2 Melton Road, Manchester, M8 4HG
26 Catherine Road, Manchester, M8 4HF

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
Conservation Area - Crumpsall Lane Conservation Area 2004
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA