MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142274/FH/2025
Date registered valid:	27 February 2025
Proposal:	Erection of single storey extensions to the side and rear to form additional living accommodation, part front extension, installation of railings on top of existing front boundary wall
Address:	2 Quantock Street, Manchester, M16 7AE
Ward(s):	Moss Side Ward
Applicant:	Mrs. Anisa Guled Abdi
Agent (if any):	Mr Ahmad Turkmani, AT A. Design
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**17 April 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28 March 2025

Standard consultations: Printed: 5 March 2025 Expired: 26 March 2025

Neighbour notifications: Printed: 5 March 2025 Expired: 26 March 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

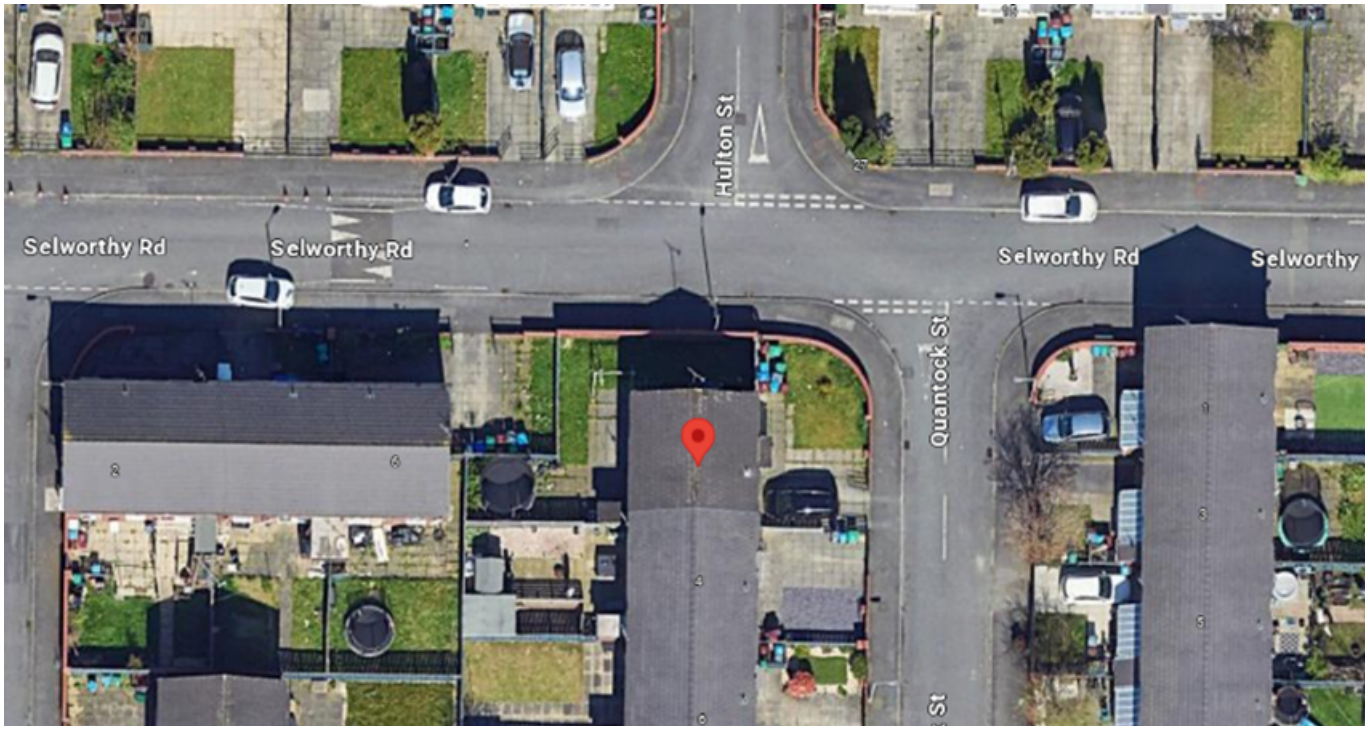
Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey end-terraced C3 dwellinghouse of redbrick with a grey concrete tile hipped roof. The property features white uPVC windows, a paved driveway and front garden bordered by a mid-level redbrick wall, a front porch canopy, a single storey rear outrigger, and a wraparound side and rear garden.










ROCKSTAR





Description of area

Quantock Street is a residential street situated within the Moss Side ward of Manchester, close to St Mary's Park, Moss Side Adventure Playground and Millenium Park. The area is predominantly residential in terms of its character, consisting of terraced dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking planning permission for the erection of single storey extensions to the front, side and rear to form additional living accommodation together with the installation of railings on top of existing front boundary wall.

Planning history

132928/FH/2022 - Erection of single storey extensions to the side and rear to form additional living accommodation; installation of railings on top of existing front boundary wall – Approved (25.05.2022).

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Highways Services made no objection to the proposal, however, requested confirmation that the existing car parking space would be retained. Amendments to the boundary treatment were confirmed as being acceptable. A condition relating to the submission of a construction management plan was requested to be attached to any approval.

Policies

The following policies are considered relevant in the consideration of this application.

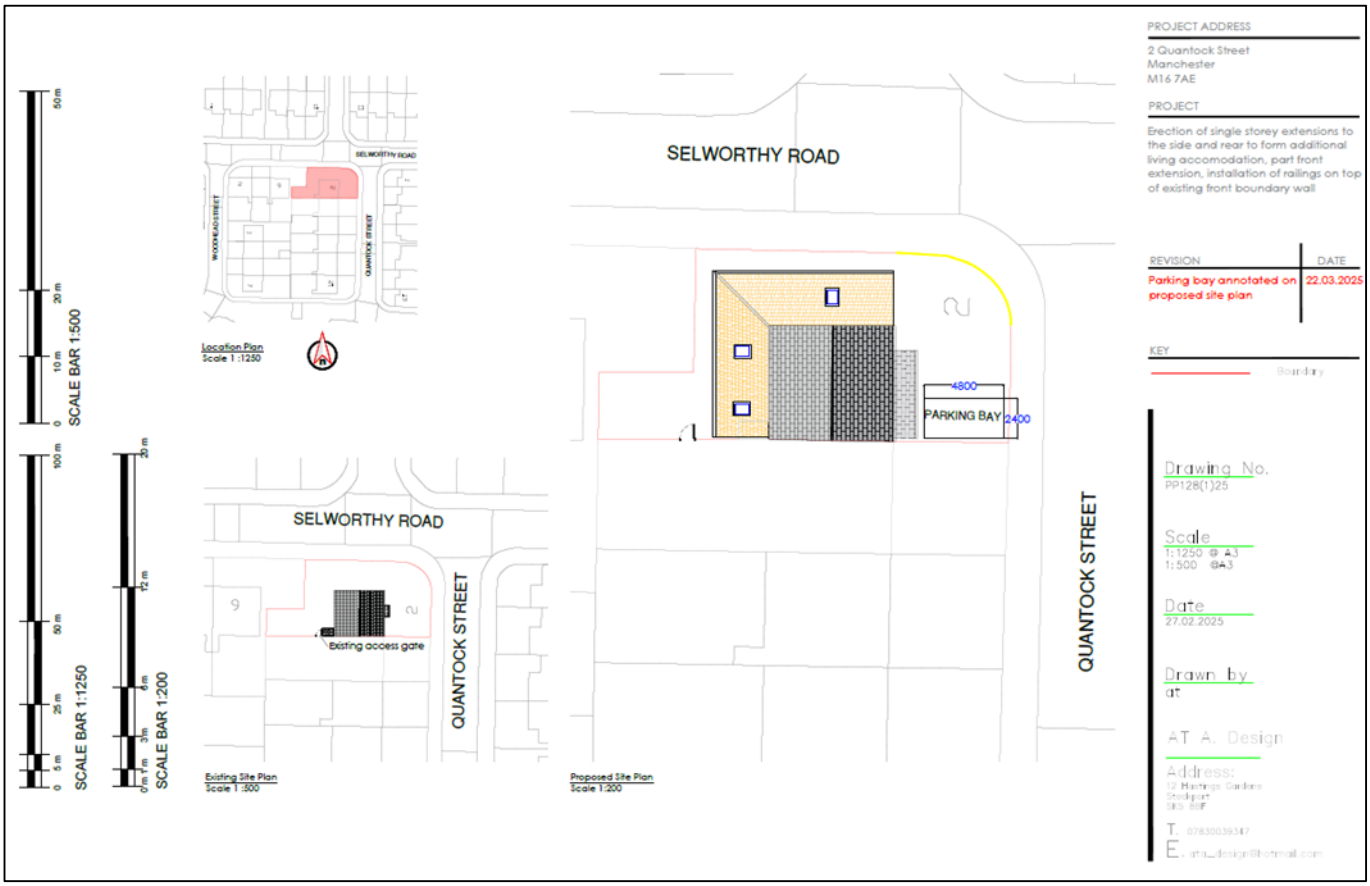
Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

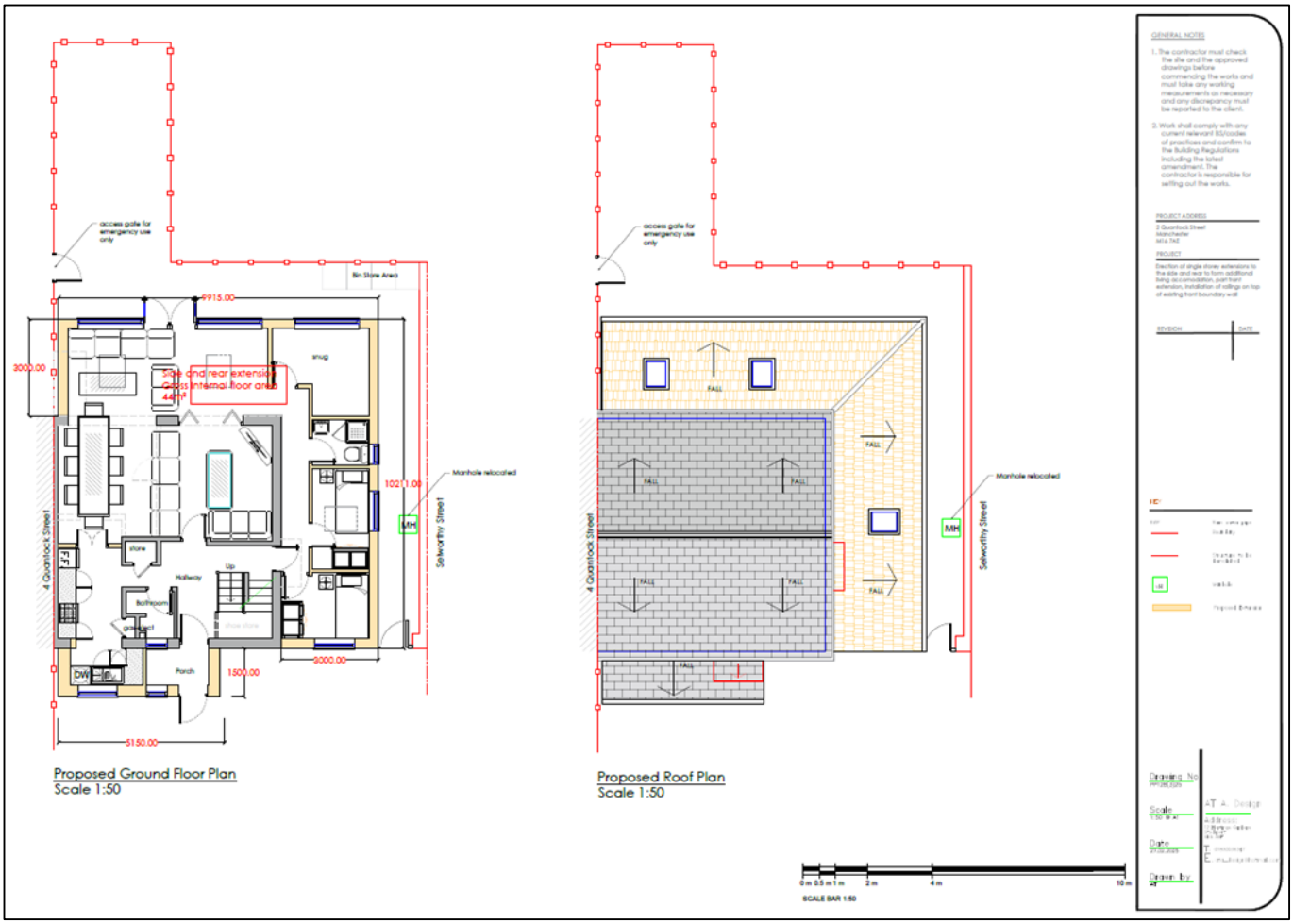
The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places

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.

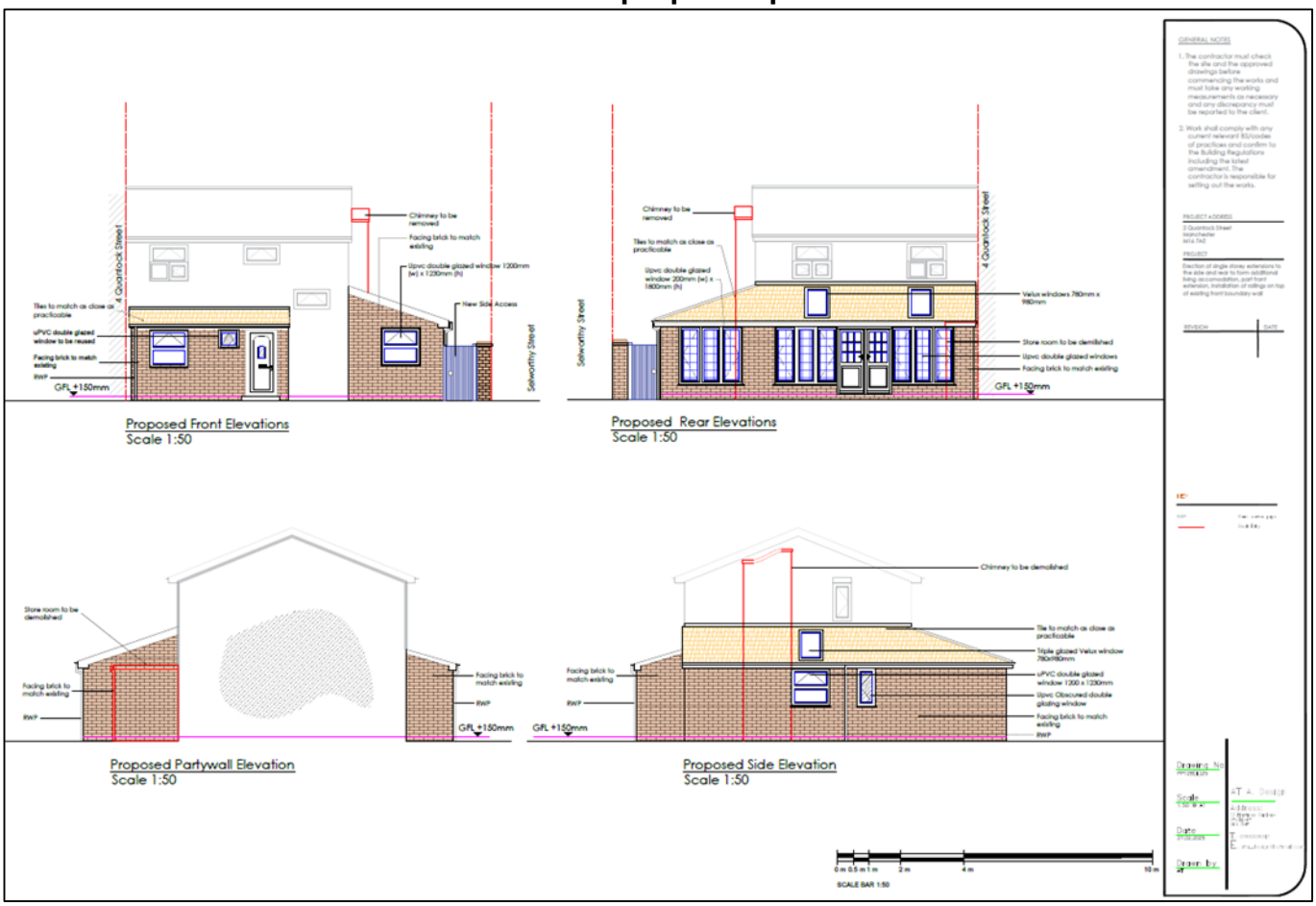
- Policy JP-P1: Sustainable Places



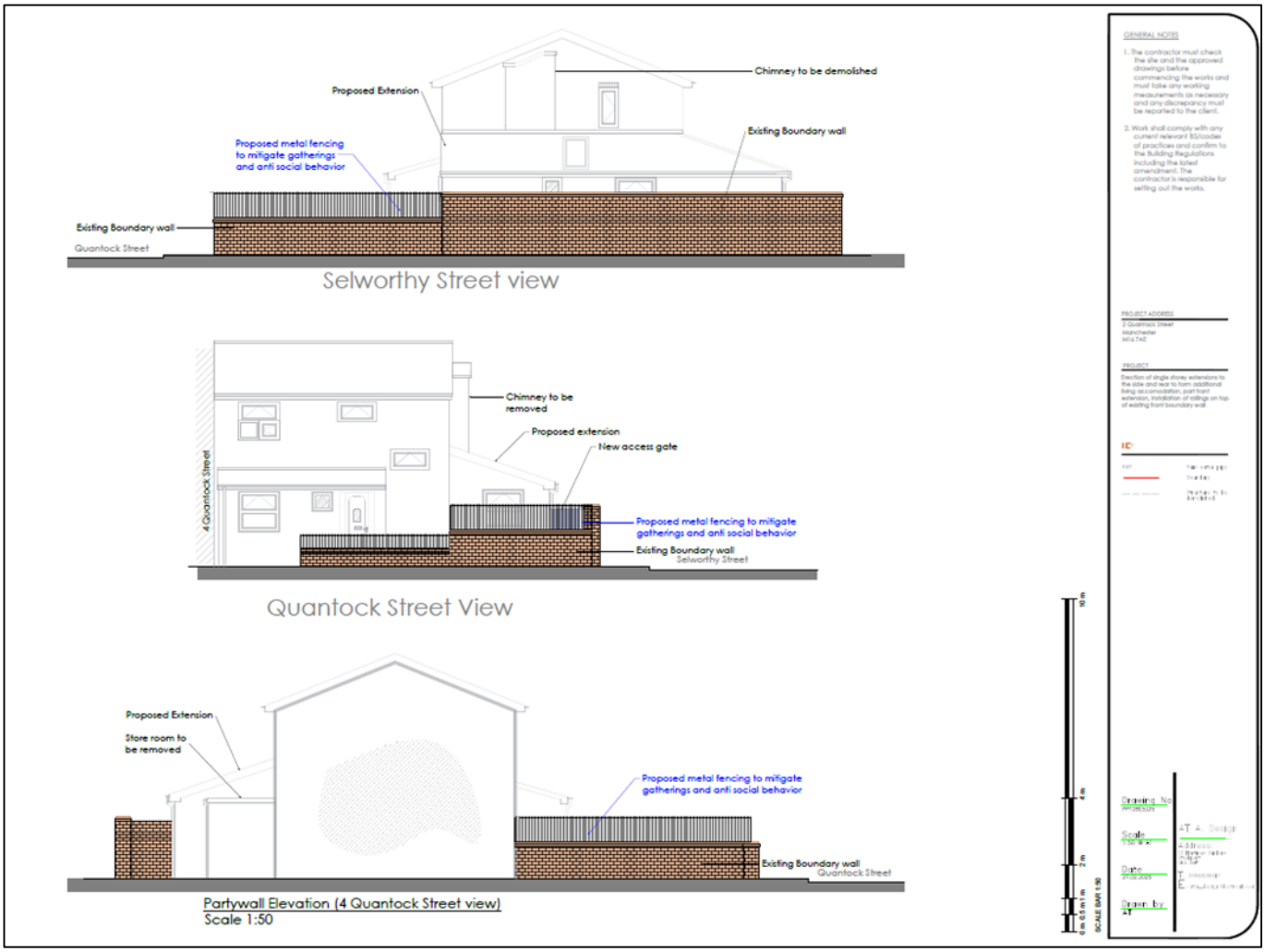
Submitted existing and proposed site plans



Submitted proposed plans



Submitted proposed elevations



Submitted proposed boundary treatment

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle – the principle of erecting single storey front, side, and rear extensions together with railings atop of the existing boundary wall to provide additional and improved living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Siting, scale, and massing – the single storey side and rear extension would wrap around the property's northern and western elevations, replacing the existing rear outrigger. It would project 3m rearwards from the host dwellinghouse, with a length/depth of 10.211m, a sideward projection of 3m, a width of 9.915m, a hipped roof height of 3.644m and an eaves height of 2.323m. It would be sited along the boundary shared with No.4 Quantock Street and would

maintain a gap of 1.448m to the boundary Selworthy Road. An external amenity space measuring to approximately 8.5m by 3.5m would be retained to the rear.

The front extension would replace the existing front canopy, facing east. It would project 1.5m frontwards from the host dwellinghouse, with a width of 5.15m, a pitched roof height of 2.925m and an eaves height of 2.26m. It would be sited along the boundary shared with No.4 Quantock Street.

The 3m rearward projection of the rear extension would not exceed the limit stipulated within saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m). The overall siting, scale, and massing of the proposal is therefore considered to be acceptable as the extensions are understood as being subservient to the host dwellinghouse in terms of their dimensions, would avoid resulting in 'excessively large or bulky' additions to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing overbearing features into the area. Sufficient private outdoor amenity space would also be retained to the rear.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Appearance and visual amenity – the submitted application form indicates that the extensions would utilise brickwork and roof tiles to match the existing dwellinghouse with uPVC windows and composite doors.

The submitted plans indicate that the side and rear extension would feature 1no. window to the front, 2no. windows to its northern side elevation, 3no. windows and a set of outward-opening doors to the rear, and a blank southern side elevation. Its north-facing roof slope would feature 1no. skylight and its west-facing roof slope would feature 2no. skylights.

The submitted plans indicate that the front extension would feature 2no. windows and 1no. outward-opening door to the front with blank side elevations.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Sited at the front, side and rear of the property, elements of the proposal would be visible within the street scene, however, its use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that the extensions do not form prominent visual features. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the extensions therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Residential amenity - given that the side and rear extension would be single storey, sited to the north of the adjoining property with a maximum roof height of 3.644m, it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its blank southern side elevation should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

Similarly, given that the front extension would be single storey, sited to the north of the adjoining property, with a maximum roof height of 2.925m, it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its blank side elevations should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Waste storage – the current waste storage arrangements would be unaffected by the proposal as external access to the rear would be retained. The submitted plans also demonstrate the inclusion of a bin store able to accommodate 4no. refuse bins to the rear. These arrangements are considered acceptable, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

Parking – the dimensions of the existing driveway would be reduced as a result of the proposal. However, the submitted plans demonstrate that a space measuring to 2.4m by 4.8m would be retained allowing for the parking of one vehicle on-site. These arrangements are considered acceptable, pursuant to policy DM1 of the Manchester Core Strategy.

Boundary treatment – the proposal also includes the installation of railings to the northeastern corner of the plot's boundary atop of the existing brick wall, measuring to 0.766m in height (total 1.867m in height). Given that these railings would be permeable, allowing vehicle and pedestrian visibility in and around the site to be retained, Highways confirmed their acceptability.

Elevational alterations – none proposed.

Construction impacts - any impacts associated with construction would be short-lived and would not represent material planning considerations which could be used to refuse planning permission. If there are any issues relating to noise or pollution associated with the construction phase, then these would be controlled through separate legislation such as the Environmental Pollution Act.

Highways Services requested a condition relating to the submission of a construction management plan. However, given that the proposal does not represent a considerably complex scheme and is relatively minor in terms of its overall scale, to attach such a condition would be unreasonable in this instance.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

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: 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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents:

'Householder Application for Planning Permission for works or extension to a dwelling', numbered 'PP-13812938', stamped as received by the City Council as Local Planning Authority on the 27th February 2025.

‘Proposed Ground Floor Plan. Proposed Roof Plan’, numbered ‘PP128(3)25’, stamped as received by the City Council as Local Planning Authority on the 27th February 2025.
‘Proposed Front Elevation. Proposed Rear Elevation. Proposed Partywall Elevation. Proposed Side Elevation’, numbered ‘PP128(4)25’, stamped as received by the City Council as Local Planning Authority on the 27th February 2025.
‘Selworthy Street View. Quantock Street View. Partywall Elevation (4 Quantock Street view)’, numbered ‘PP128(5)25’, stamped as received by the City Council as Local Planning Authority on the 27th February 2025.
‘Proposed Site Plan’, numbered ‘PP128(1)25’, stamped as received by the City Council as Local Planning Authority on the 25th March 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 and policies SP1 and DM1 of the Manchester Core Strategy.

3) The materials to be used on the external surfaces of the extensions hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extensions, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services

4 Quantock Street, Manchester, M16 7AE
5 Quantock Street, Manchester, M16 7AE
15 Selworthy Road, Manchester, M16 7UG
9 Selworthy Road, Manchester, M16 7UG
17 Selworthy Road, Manchester, M16 7UG
13 Selworthy Road, Manchester, M16 7UG
11 Selworthy Road, Manchester, M16 7UG
7 Selworthy Road, Manchester, M16 7UG
6 Selworthy Road, Manchester, M16 7AT
3 Quantock Street, Manchester, M16 7AE
1 Quantock Street, Manchester, M16 7AE

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA