

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142483/FH/2025
Date registered valid: 15 April 2025
Proposal: Erection of single storey side extension
Address: 93 Slack Road, Manchester, M9 8NJ
Ward(s): Harpurhey Ward

Applicant: Mr Maqsood Bhatti, Majesticon Limited
Agent (if any): Mr Steven King, Gamble King and Noone Limited
Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 8 July 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

Printed: 29 April 2025 Expired: 21 May 2025

Neighbour notifications

Printed: 24 June 2025 Expired: 4 July 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

This application relates to a two-storey detached property, with a very large side garden, in a mostly residential area. The property currently benefits from a side conservatory extension, with a single storey outbuilding beyond, that has a dual pitched roof, with the high apex element adjoining the site boundary and back of footpath on Slack Road.

Originally a two storey side extension was proposed, although there were concerns about its potential visual impact. Following negotiations, the proposal has now been reduced to a single storey side extension only. This would involve demolition, of the existing conservatory, and the proposed extension would extend from the side of the house by 4 metres, which is just under half the width of the existing house. It would run along the whole of the side elevation, of the house, and would have a sloping roof with an eaves height of 2.5 metres and a maximum height of 3.5 metres, where the roof adjoins the existing house. A gap of approximately 1.5 metres would be retained between the proposed extension and the existing outbuilding.

The extension would be constructed in materials to match the existing property.

The site lies in Flood Zone 3 and is approximately 20 metres from a main river.

Consultations & Notification Responses

Local residents - Originally the application was for a two storey side extension, and one objection was received, from a local resident, for the following reasons:

- It would impact natural light to their property & natural sunlight.

- The noise, privacy and disturbance of the extension will have an impact on their right to my private life.
- The risk of a property extension causing water pooling and risking flooding to their property.
- Their property would be overlooking a brick wall.

The proposal was then reduced to a single storey side extension only and neighbours were re-consulted with no additional comments received.

Strategic Area and Citywide Support Manager - Recommend that a condition is attached to any permission, requiring the installation of a proprietary gas membrane. An informative is also proposed relating to a contaminated land watching brief.

Flood Risk Management Unit - Wished to ensure that the Environment Agency were consulted on the application, due to the site's location, in Flood Zone 3 and close to a main river.

United Utilities - No comments received.

Environment Agency - No comments received.

Issues

National Planning Policy Framework (December 2024) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering 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; and

An environmental objective - to protect and enhance our 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

It states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;
- b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants. Communities, local planning authorities and other interests throughout the process (paragraph 131).

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City 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.

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.

- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is presently unallocated within the Manchester Unitary Development Plan.

Saved 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 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.

DC1.3 States that, notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) 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 councils guidelines on privacy distances (which are published as supplementary guidance).

Impact of works - The proposed extension is of a relatively small scale and would replace an existing conservatory, although the footprint, of the proposed extension, is approximately double that of the conservatory. The property has a very large garden, that can easily accommodate the extension and would be further away, from the site frontage, than the existing outbuilding. Given the size of the site, this is considered to be a moderately sized extension, which would not have an adverse visual impact upon the locality.

Residential amenity - The proposal represents a small scale development to increase living space at the site, which would be unlikely to have any adverse impact upon the amenity of surrounding residents. The one objection received, was to the original proposal for a two storey side extension, and it is considered that concerns expressed about potential loss of light and overlooking, have been overcome.

Generally, in terms of design, scale and appearance it is not considered that the proposal would have an adverse impact upon the amenities of local residents or the visual amenity of the surrounding area.

Flood Risk - Whilst the site lies in Flood Zone 3, and is just 20 metres from a river, the proposal represents a moderate increase in building footprint, on a site that has a large garden area. In addition, The Council's Flood Risk Management Unit, United Utilities and the Environment Agency, have been consulted with no concerns raised.

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 / agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application, including making contact, during the application process. In particular negotiations took place in relation to the scale of the proposed extension. The application was also advised of a pre-commencement condition, with no concerns raised.

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 drawing numbered D25.02.07-P04, stamped as received by the City Council, as Local Planning Authority, on 19 March 2025, and drawings numbered D25.02.07-P01, D25.02.07-P02 and D25.02.07-P03, stamped as received by the City Council, as Local Planning Authority, on 23 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) The materials used to construct the external elevations of the extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester 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) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of gas/vapour protection measures, in order to alleviate any possibility of gas/vapour ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Any further development shall not compromise any existing remedial measures previously installed at the site as part of Planning Permission 063730/MO/NORTH1/01. Upon completion of the works, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to ensure that the existing remedial measures have not been compromised.

Reason - The existing development has had remedial measures installed as part of Planning Permission 063730/MO/NORTH1/01. The current works shall not compromise the protection afforded by these earlier measures. Pursuant to policies EN18 and DM1 of the Manchester Core Strategy.

Informatives

1) In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and call Contact Manchester on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

Technical guidance relating to contaminated land can be found at MCC's Information for Developers webpage.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
MCC Flood Risk Management
United Utilities Water PLC
Environment Agency

12 Aspenwood Drive, Manchester, M9 8NP
10 Aspenwood Drive, Manchester, M9 8NP
131 Slack Road, Manchester, M9 8AZ
129 Slack Road, Manchester, M9 8AZ
127 Slack Road, Manchester, M9 8AZ
91 Slack Road, Manchester, M9 8NJ
141 Slack Road, Manchester, M9 8AZ
133 Slack Road, Manchester, M9 8AZ
14 Aspenwood Drive, Manchester, M9 8NP
18 Aspenwood Drive, Manchester, M9 8NP
16 Aspenwood Drive, Manchester, M9 8NP
139 Slack Road, Manchester, M9 8AZ
137 Slack Road, Manchester, M9 8AZ
135 Slack Road, Manchester, M9 8AZ
125 Slack Road, Manchester, M9 8AZ

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
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Historic Landfill Site 50m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA