

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142528/FH/2025

Date registered valid: 25 April 2025

Proposal: Erection of a part single, part two storey side and rear extension, with front porch and rear flat roof dormer

Address: 15 Brooklands Road, Crumpsall, Manchester, M8 4JH

Ward(s): Crumpsall Ward

Applicant: Mohammed Issa

Agent (if any): Mr Subhan Saleem, Saleem Architects

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 19 June 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10 June 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 6 May 2025 Expired: 28 May 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

This planning application relates to a semi-detached dwellinghouse situated on the southern side of Brooklands Road, close to its junction with Cedric Road. The surrounding area is predominantly residential. Access to the rear is facilitated by a pathway incorporated in a driveway. The property is constructed in brown brick and the principal roof has a hipped pitched configuration with a tiled finish. The principal elevation incorporates a bay rising from ground to eaves level with a central tiled feature. A part single, part two storey extension has been formed to the side of the property. It incorporates a mix of lean-to and hipped pitched roofs and is constructed in materials to match the main house. To the rear a hipped pitched roof conservatory spans the substantial width of the southern elevation. An outbuilding is positioned adjacent to the western boundary of the rear garden.



Fig.1 – Views of the front and rear of the application site

Description of development

The proposed development involves:

- i. The formation of a pitched roof porch extension the principal (northern) with a projection of 1.6 metres and maximum height of 3.9 metres. It would incorporate double doors and steps to the entrance.
- ii. The existing side extension would be replaced by a two storey side extension that would maintain a 900 mm gap to the shared western boundary. Its northern elevation would

incorporate single storey lean to extension and integrated bay matching the style and projection of the existing front bay.

iii. The first floor (of the northern elevation) would be set back from the main forward building line by 1 metre. It would form a gable elevation that would align with the eaves and set below the existing ridge line by 422 mm.

iv. The side elevation would be incorporated into a part two, part single rear extension 3.9 metre projection beyond the rear elevation. The existing conservatory would be removed. The two storey rear elevation would have a width of 4.5 metres. It would have a shallow hipped pitched roof with an apex of 7.56 metres and eaves aligning with the existing roof. It would be adjoined by a single storey extension with a lean-to roof and offset from the boundary with No 13.

v. A flat roof dormer extension would have a width of 7.3 metres, set below the main ridge line and offset from the shared boundary and the eaves.

vi. The elevations of the extended house would be articulated by the insertion of windows to reflect the style of the existing house. Windows would be incorporated into the main principal roof plane and the rear roof plane to the proposed single storey rear extension.

vii. A bin storage area has been identified in the rear garden.

Design changes following the approval ref: 139363/FH/2024

The proposed changes to the principal elevation relate to the formation of a pitched rood porch extension. The configuration of the hipped to gable roof extension, insertion of roof windows and the arrangement of the component parts of the side elevation reflect the previous approval. Changes are proposed to the rear of the property with the incorporation of a two storey extension with a shallow hipped pitched roof. This addition is adjoined by a single storey extension with a lean to roof and window and door arrangements reflect the previous approval. The revised proposal also introduces a flat roof dormer extension to the southern roof plane. The above changes are illustrated in Fig.2 and Fig.3.

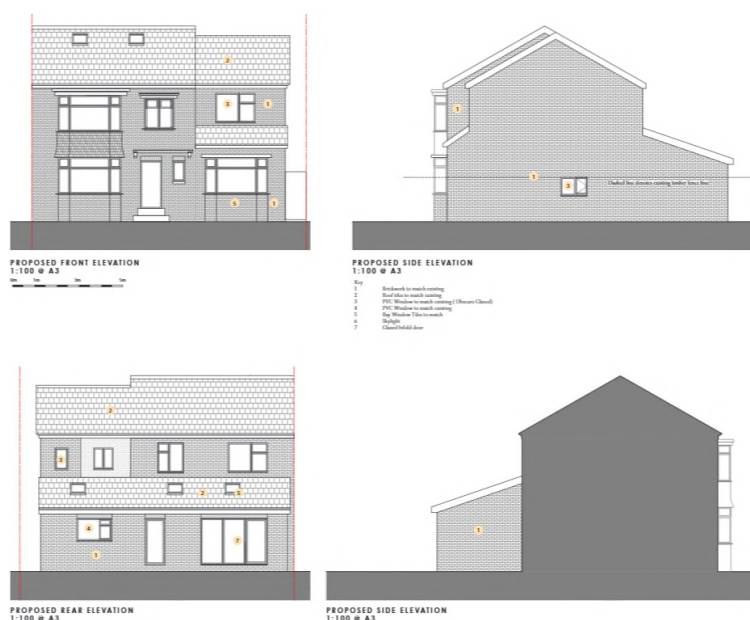


Fig.3 – Approved elevations Ref: 139363/FH/2024



Fig. 4 – Proposed elevations Ref: 142528/FH/2025

The internal layout would comprise:

- i. Ground floor – Two reception rooms, hallway, dining / living room, shower room, utility and kitchen.
- ii. First floor – Four bedroom (two with ensuite bathrooms) bathroom and landing.
- iii. Loft – Two bedroom and one bathroom.



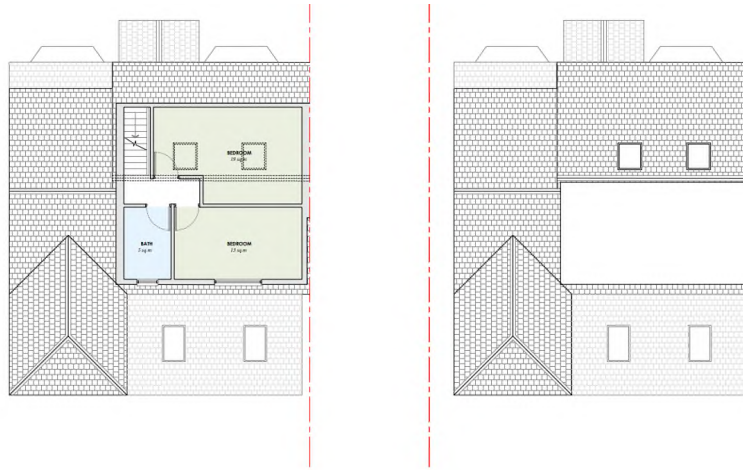


Fig.5 – Proposed layout

Site history

- i. 139363/FH/2024: Approved - 22.04.2024
Erection of part single, part two storey side extension, including hip to gable conversion and single storey rear extension following demolition of existing conservatory
- ii. 136404/FH/2023: Refused - 28.04.2023
Erection of a two storey side extension (including hip to gable conversion) and single storey rear extension and installation of rear dormers following demolition of existing conservatory
- iii. 029531: Approved - 11.08.1987
Single storey extension at front of dwellinghouse to form bathroom

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 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 be compatible with the neighbouring built environment and would not unduly harm residential amenity. Section 8 would 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 has been appropriately related to the style and character of the existing house and its relationship to the surrounding context. The development would thereby 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 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 policies are relevant and would be appropriately responded to:

- i. JP- P1 - Sustainable places – Advises that development should, amongst other things, respect and acknowledge the character of a locality. It should be socially inclusive, respond to need and promote a sense of community. The development would positively respond to these objectives.
- ii. JP-P6 (Health) – Would be accorded with as the development would not adversely affect the amenities of the area.
- iii. JP-S1 (Sustainable development) - In this case, the development would utilise an existing building without further extensions and limited external alterations, thereby minimising

the environmental impact. The development would secure an active and viable use for the application property. Policy JP-S1 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 relate appropriately to the existing house and its context. The development would help to sustain the future occupation of the house without undue harm to existing levels of residential amenity. Policy SP1 would thereby 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 deliver a coherent design response that would be appropriately related to the scale and proportions of the existing house and its context. On balance, the development would be acceptable and appropriately related to policy EN1.

Policy EN19 Waste - Relates to waste management and requires that consideration is given to waste and recycling management, as part of development proposals. The siting of the ground floor extension would retain access to the rear garden where storage provision has been identified. Policy EN19 would 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 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 not be unduly affected by the development. The use of matching materials would be a condition of the development. Existing arrangements for car parking would be retained. Appropriate waste / recycling arrangements would be maintained. The development would thereby 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.

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

- a. Rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. Flat roofed extensions to bungalows;
- e. Extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

It is considered that the height, scale and proportions of roof alterations would be acceptable. The development would allow the adaptation of the property to meet changing household needs without unduly harming the amenity of neighbouring residents. As stated, the existing arrangements for car parking and waste management would be retained. In the context of the application site the development would be appropriate. 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 engaged with the applicant. 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 - It is considered that the proposed development would continue to be satisfactory in the surrounding context, in terms of its scale, proportions and relationship to the character of the area. The development would make a positive contribution to the quality of local housing supply. The principle of the development would be acceptable.

Orientation of the proposed development and impact on daylight – Consideration has been given to the potential for undue harm to the residents of No 17 due to potential overshadowing attributable to the siting of the two storey side and rear extensions. This is particularly significant given the southern projection to the two storey rear extension. It is noted that the houses at No 15 and 17 do not share a common rear building line, i.e., No 17 projects approximately 2.1 metres beyond the original rear building line of No 15. As the proposed two storey extension would have a rearward projection of 3.9 metres, it would extend beyond to the rear wall of No 17 by approximately 1.8 metres thereby reducing its impact. This impact would be further reduced by the formation of a shallow hipped pitched roof. Whilst there may be some overshadowing of the pathway to the side of No 17 and the adjacent section garden, it is not apparent that the substantial area of the garden or neighbouring room windows would be unduly affected.

Height, scale and massing – The principle of introducing a hip to gable extension and the proposed arrangement of the principal elevation was established through planning permission ref: 139363/FH/2024. The arrangement the proposed side extensions would secure appropriate subservience to the original house and its character and proportions. Similarly, the two storey elements of the rear extension would have a limited width allowing the formation of a single storey that would be appropriately related to the adjoining No 13. The relationship to No 17 would be appropriately maintained the retained space to each side of the shared boundary. The massing of the proposed roofscape would be reduced by the variation to the height of the component elements. The massing of the enlarged house would be relieved by the arrangement of windows and doors. The front extension, bay and porch would represent proportionate additions to the principal elevations.

Siting – The arrangement of the various ground floor extensions would give the composition of the house appropriate articulation. The depth of the set back to the first floor elevation to the side elevation would be emphasised by the composition of the single storey extension and integrated bay. These arrangements combined with a 900 mm gap the western boundary would avoid the formation of a terracing effect. The proposed porch would represent a proportionate addition. The rearward projection of the main extension would marginally exceed rearward projection criteria set out in saved policy DC1.3 (of the UDP). The proposed single storey extension would have a lesser rearward projection than the existing conservatory (reduction from 4.1 metres to 3.9 metres). Whilst acknowledging that the solidity of the eastern elevation my impact on the relationship to No 13, it is not considered that there would be undue harm to residential amenity.

Obscured glazing – The proposal reduces the size of a previously approved bathroom window (planning permission ref: 139363/FH/20240) in the ground floor side elevation. A new doorway would be included in the same elevation. A condition has been included to ensure that glazing to these windows and doors is obscured to a satisfactory specification. This condition also requires that the windows the rear roof plane of the single storey rear extension are obscurely glazed to a avoid overlooking from the adjoining property. These measures would provide suitable safeguards to residential amenity.

Residential amenity – The development would respond to the changing household needs and enhance the quality of living space. The development would thereby be beneficial to the amenities of residents following its implementation. The configuration of new built form and its relationship to neighbouring properties would not be unduly harmful to residential or visual amenities of the area. It is not considered that the position of the proposed extensions would unduly impact upon neighbouring habitable room windows due to the orientation of the application property in relation to neighbouring houses.

Design – The development has been related to a coherent design that has been suitably informed by the character and appearance of the existing house. This includes the formation and alignment of ground floor bays and the ridge of the single storey front extension to the detailing of the central bay. The additions to the house would be appropriately related to the existing built form through the conditioned use of matching materials.

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

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

Waste management - The development would maintain access from the front to the rear of the site and a bin storage area has been identified in the rear garden. These arrangements would reflect the circumstances and would be acceptable.

Car parking – The development would off street car parking to be maintained on the driveway.

Conclusion - The proposed development would meet the requirements of Council policy and be appropriately related to the application property and neighbouring housing. The development would secure appropriate adaptation and sustainable occupation.

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 on 20 March 2025 and 16 June 2025:

Householder planning application forms

Location plan (with red line) (Sheet 1) dated February 2025

Proposed ground and first floor plans (Sheet 4) Revision date 16 June 2025

Proposed loft and roof plan (Sheet 5) Revision date 16 June 2025

Proposed elevations (Sheet 6) Revision date 16 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 Core Strategy for the City of Manchester.

3) The materials to be used in the construction of the extension hereby approved, including bricks and roof tiles, together with the method of coursing and pointing, 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.

4) Before first occupation the windows relating to glazing relating to the bathroom window and kitchen door in the ground floor side elevation (west) and the rood windows in the single storey rear extension, as shown on drawings referenced: Proposed ground and first floor plans (Sheet 4) Revision date 16 June 2025, Proposed loft and roof plan (Sheet 5) Revision date 16 June 2025 and Proposed elevations (Sheet 6) Revision date 16 June 2025, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core

Strategy for the City of Manchester, saved policy DC1 of the Unitary Development Policy and policies JP-P6 and JP-S1 of Places for Everyone Joint Development Plan Document.

5) 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: Proposed ground and first floor plans (Sheet 4) Revision date 16 June 2025, Proposed loft and roof plan (Sheet 5) Revision date 16 June 2025 and Proposed elevations (Sheet 6) Revision date 16 June 2025.

Reason - In the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester, saved policy DC1 of the Unitary Development Policy and policies JP-P6 and JP-S1 of Places for Everyone. Joint Development Plan Document.

Appendix 1 – List of consultees & neighbours notified

17 Brooklands Road, Crumpsall, Manchester, M8 4JH
41 Cedric Road, Manchester, M8 4JE
32 Lower Brooklands Parade, Manchester, M8 4JS
26 Lower Brooklands Parade, Manchester, M8 4JS
20 Lower Brooklands Parade, Manchester, M8 4JS
16 Lower Brooklands Parade, Manchester, M8 4JS
19 Brooklands Road, Crumpsall, Manchester, M8 4JH
43 Cedric Road, Manchester, M8 4JE
36 Lower Brooklands Parade, Manchester, M8 4JS
34 Lower Brooklands Parade, Manchester, M8 4JS
30 Lower Brooklands Parade, Manchester, M8 4JS
28 Lower Brooklands Parade, Manchester, M8 4JS
24 Lower Brooklands Parade, Manchester, M8 4JS
22 Lower Brooklands Parade, Manchester, M8 4JS
18 Lower Brooklands Parade, Manchester, M8 4JS
14 Lower Brooklands Parade, Manchester, M8 4JS
13 Brooklands Road, Crumpsall, Manchester, M8 4JH

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