

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 143094/FH/2025
Date registered valid: 2 June 2025
Proposal: Erection of single storey rear extension
Address: 216 Mauldeth Road, Manchester, M19 1AU
Ward(s): Burnage Ward

Applicant: Mr Muhammad Naveed
Agent (if any): Mr Dabeer Rana, MD Design Consultancy
Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 30 June 2025

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 June 2025

Standard consultations: No consultations have been printed and sent.

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The proposal relates to a two-storey semidetached dwellinghouse on Mauldeth Road. The property features an existing single storey side extension (converted garage) and single storey side extension. The property features hardstanding to the front for off street parking and a garden to the rear.

Description of area

The property is in a mostly residential part of the Burnage ward of Manchester. The former Burnage Cricket Club grounds sit opposite.

Description of development

Proposed single storey extensions to rear of dwellinghouse

The proposal would add new rear extension that projects 7000mm from the existing 3300mm rear extension. The new extension spans 4500mm from the shared boundary. The extension is finished in matching brick with a flat roof and roof lantern. Glazing and doors face into the garden.

The proposal also adds a new sloping roof across the existing rear extension which is tiled to match and includes 3no roof lights.

PLANNING HISTORY

142561/FH/2025

Description: Proposed single storey extensions to rear of dwellinghouse

Decision: Approved 20/05/2025

It is noted this application is very similar to the current application for a single storey rear extension with slightly different dimensions and roof treatment.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents

No representations received.

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

Relevant Policies

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - o Development Management and Planning Obligations
 - DM 1 - Development Management
 - o Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - o Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 19 – Waste
- [Extant Unitary Development Plan \(UDP\) –](#)
 - o Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC26 - Development and Noise
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - o Strategy
 - JP-Strat9: Southern Areas
 - o Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - o Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\) –](#)
 - o Section 2 - Achieving sustainable development
 - o Section 4 – Decision-making
 - o Section 12 – Achieving well-designed places

Principle

The City Council recognises many people want to extend and develop their existing homes to provide more space and/or better living accommodation. The principle of a residential extension is accepted.

ISSUES

Appropriate siting, layout, scale, form, massing, materials, and detail

The new addition is designed to match the style and features of the current building by using matching brick and tile to the existing dwellinghouse and matching window fenestrations.

The proposal is designed to be subservient to the original dwelling house by being entirely at ground level.

The proposal would project 7000mm along the boundary with No. 214 Mauldeth Road. No214 features a ground floor outrigger extension which brings the property line forward.

Given the height, roof, orientation and No214s open aspect to Avonlea Drive the impact to massing is not significant enough to warrant refusal.

The fallback position would be a flat roof 2.5m high outbuilding with a small separation which could be built along the boundary. Similar properties feature detached garages in similar configurations.

The new roof on the existing rear extension adds minimal massing beyond the existing.

Due to its, size, position and location in relation to the neighbour the proposal would not create and over-dominant or overbearing feature.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.

Only minimal views of the main proposed works are capable of being seen from the street. Given the position of the extension and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby, notably extensions and rear garages along Mauldeth Road and would not therefore disrupt the area's existing features.

Effects on amenity

Privacy

The proposal includes adding side windows and a new door to the new side elevation however given these are at ground floor and retain a good distance to the boundary with no218, the impact to privacy would not cause such adverse harm over windows that could be inserted into a permitted development outbuilding as would warrant the refusal of planning permission.

Light

The proposal would not cause harm to light availability by virtue of separation to the adjoining property and structure to the rear of the other neighbouring property.

Noise

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

Accessibility

The proposal does not change how people can get in and out of the building.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property.

Green Infrastructure including open space, both public and private

The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment. The proposal has a negligible impact on drainage using the existing drainage on site.

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.

CONCLUSION

The proposed single-storey rear extension at 216 Mauldeth Road has been carefully assessed against local and national planning policies. The design is sympathetic to the existing dwelling and surrounding area, with no significant impact on neighbouring amenity, privacy, or the character of the street. The development maintains adequate outdoor space and does not affect access, parking, or drainage. As such, the proposal is considered acceptable and is recommended for approval.

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 is considered to be acceptable and therefore determined within a timely manner.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-year time limit

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. Specified plans

The development hereby approved shall be carried out in accordance with the following drawings and documents:

- | | | | |
|----------------------------------|-------------|---------|--|
| a. Drawing - Location Plan | 02 Jun 2025 | A203 | REVISION D - THE LOCATION PLAN AND SITE PLAN |
| b. Drawing - Existing & Proposed | 02 Jun 2025 | PACK X7 | REVISION D - PLANS, MODELS, ELEVATIONS |

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Specified materials

The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form 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 structure. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

4. Permitted development restriction

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 or doors shall be inserted into the elevations of the development hereby approved other than those shown on:

- a. Drawing - Existing & Proposed 02 Jun 2025 PACK X7 REVISION D - PLANS, MODELS, ELEVATIONS

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Hairdressing Salon, Burnage Cricket And Social Club, Mauldeth Road, Manchester, M19 1AB

Burnage Cricket And Social Club, Mauldeth Road, Manchester, M19 1AB

Burnage Cricket Club, Kingsway, Manchester, M19 1AL

1 Avonlea Drive, Manchester, M19 1AH

218 Mauldeth Road, Manchester, M19 1AU

214 Mauldeth Road, Manchester, M19 1AU

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