

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142735/FH/2025

Date registered valid: 16 April 2025

Proposal: Erection of single storey side and rear extension, rear roof dormer and hip to gable roof conversion to create additional living accommodation

Address: 26 Longton Road, Manchester, M9 6WD

Ward(s): Higher Blackley Ward

Applicant: Mr Nat Koomson

Agent (if any): Mr Hadi Sabawan

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

Recommendation: Approve

Date of recommendation: 9 June 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 30 May 202

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 1 May 2025 Expired: 23 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

The application property is in a residential area and forms part of 3 pairs of semi-detached houses that are configured around a grassed crescent. Consequently, these houses do not respond to a formal building line. The crescent has a surface treatment that facilitates car parking. The application property incorporates a hipped pitched roof and red brick elevations. The ground floor of the principal elevation has a projecting bay with a bay window above. The entrance to the property is via the side elevation. The side has access for the front to the rear garden (which incorporates timber outbuildings).



Fig.1 – Views of the application site

Description of development

The development involves:

- i. The formation of a rear extension with a mono-pitched roof with a staggered rear (northern) elevation and a common ridge and eaves height of 3.4 metres and 2.7 metres respectively.
- ii. Where the extension spans the full width of the original house it would have a rearward projection of 3.7 metres. The extension would project from the side wall of the original house by 2.18 metres (set back from the rear building line of the main rear extension by 1.7 metres and original principal elevation by 5.49 metres).
- iii. A window and patio door would be positioned in the rear (north) elevation with blank brick in the side elevations.
- iv. The southern elevation would incorporate a window reflecting the style of the existing.
- v. Internally, the extension would facilitate a hallway, kitchen, lounge, dining room and enlarged living area.
- vi. The existing roof would be re-configured to form a hipped to gable extension maintaining the existing ridge and eaves heights. The rear plane of the extended roof would incorporate a flat roof extension. Internally, the extension would form a third bedroom with en suite bathroom. Related windows would be incorporated into the proposed northern elevation (of the roof extension).



Fig.2 – 3-D view of the application site

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 not substantially depart from existing circumstances or 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 - The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'. The nine constituent local authorities will now consider the Inspectors' Report and the adoption of Places for Everyone. The first Council meetings to approve the plan will be Salford and Wigan (28 February). The plan was considered at the Full Council meeting in Manchester on 20 March 2024, and was subsequently approved on 21st March 2024. Given the stage the Plan has reached, the Plan and its policies is 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:

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 considered that the development would result in the formation of proportionate additions to the existing house. An appropriate relationship the surrounding context would thereby be maintained. The development would not cause apparent harm to residential amenity. Policy JP-P6 would 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 improve the quality of the accommodation and encourage its sustained occupation. Policy JP-S1 would thereby 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 existing 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 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. The capacity to store bins at the side of the house or within the rear garden would thereby be maintained. 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 and waste management would be retained. 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. Notwithstanding the siting of outbuildings, the property retains a relatively large garden and there would be a clear demarcation between proposed and existing built form. 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 rear projection of 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 - Principle of the development - The development would be satisfactory to 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.

Height, scale and massing – The rear extension would be limited to a single storey with a maximum height of 3.4 metres. This extension would represent an appropriate and proportionate addition to the house.

The element of the development comprising a hip to gable extension appears to be consistent with a roof extension permitted by Schedule 2, Part 1, Class B of the GPDO (2015 (as amended)). This element of the development would screen the flat roof addition to the rear roof plane, thereby reducing the visual impact of the development on the streetscene. The roof extension would be appropriately related to the height of the eaves and ridge line of the original house.

Siting – The rearward projection of the main extension would be appropriately related to the criteria set out in saved policy DC1.3 (of the UDP) and a coherent roof composition would be formed. The siting of the extension would be reduced by the siting of the rear extension to No 26 and the maintenance of space to the shared eastern boundary. The side elevation would be presented as a flat roof addition when viewed from the street. However, the related impact would be reduced by its set from the principal elevation by 5.49 metres. The extended roof would secure an appropriated relationship to the application property.

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 amenity. A condition has been included to ensure the installation of obscured glazing to new shower rooms.

Design – The design of the proposed extensions has been suitably informed by the character and appearance of the existing house. The rear roof extensions would be appropriately related to the roofscape through the use of matching materials. A condition has been included to ensure the use of matching materials throughout the development.

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

Car parking – The development would not affect car parking arrangements.

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. Bin storage within rear garden or side of the houses can be maintained reflecting the existing circumstances.

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

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 16 April 2025 and 2 June 2025:

Householder planning application forms (amended by approved drawings)

Location plan with a red edge

Existing and proposed site plan Rev A

Existing and proposed floor plans Rev A

Existing and proposed loft plan and rear elevation Rev A

Existing and proposed side elevation Rev A

Dormer space calculation Rev A.

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 en suite bathroom as indicated on drawings referenced: Existing and proposed floor plans Rev A, Existing and proposed loft plan and rear elevation Rev A and Existing and proposed side elevation Rev A 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 policy JP-P6 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: Existing and proposed floor plans Rev A, Existing and proposed loft plan and rear elevation Rev A and Existing and proposed side elevation Rev A.

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 policy JP-P6 of Places for Everyone. Joint Development Plan Document.

Appendix 1 – List of consultees & neighbours notified

20 Chanters Close, Manchester, M9 6UY

19 Chanters Close, Manchester, M9 6UY

18 Chanters Close, Manchester, M9 6UY

21 Chanters Close, Manchester, M9 6UY

28 Longton Road, Manchester, M9 6WD

30 Longton Road, Manchester, M9 6WD

24 Longton Road, Manchester, M9 6WD

22 Longton Road, Manchester, M9 6WD

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

Historic Landfill Site 50m Buffer -

Area Team Boundary - Name: NORTH AREA