

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142432/FH/2025
Date registered valid: 17 March 2025
Proposal: Erection of a part-single / part-two storey side and rear extension to provide additional living accommodation
Address: 222 Greame Street, Manchester, M14 4JQ
Ward(s): Moss Side Ward

Applicant: Mr Jabril Muridi
Agent (if any): Mr M Ahmed, M1 Architecture Ltd
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 8 May 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 24 April 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 8 April 2025 Expired: 1 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey end-terraced C3 dwellinghouse of brown brick with a grey concrete tile dual pitch roof. The property features white uPVC windows, a front porch extension, a paved front driveway bordered by mid-level black railings, a single storey rear outrigger, and a spacious rear yard bordered by a high-level redbrick wall and timber fencing.





Description of area

Greame Street is a residential street situated within the Moss Side ward of Manchester, close to Princess Road (A5103), Alexandra Park, and Whitworth 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 permission for the erection of a part-single / part-two storey side and rear extension to provide additional living accommodation

Planning history

140742/FH/2024 - Erection of single storey side extension together with a part-single / part-two storey rear extension to form additional living accommodation.

Consultations & Notification Responses

One letter of objection was received from one **local resident** in response to the application. Their concerns are summarised as follows:

- The first-floor extension would cause issues associated with overshadowing, loss of light, and loss of outlook.
- It would be overbearing and create an enclosed feeling.
- Potential fire risks due to the proximity of other terraced dwellinghouses nearby.

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:

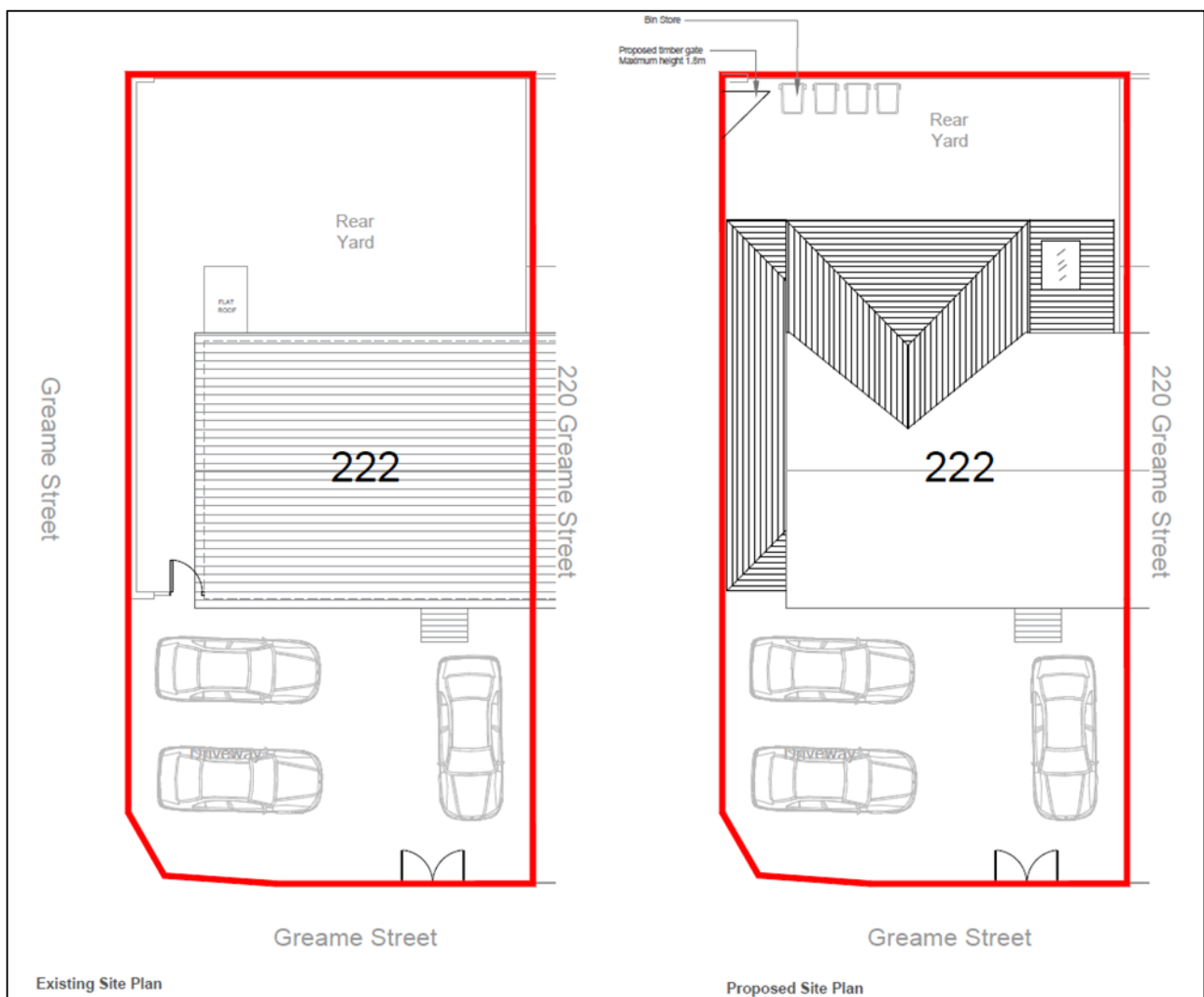
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

The National Planning Policy Framework (NPPF, 2021)

- 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 plan



Submitted proposed plans



Submitted proposed elevations

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 a part-single / part-two storey side and rear extension to form additional 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 part-single / part-two storey extension would be sited at the side and rear of the property, wrapping around its eastern and southern elevations.

At ground floor level, it would project 3m rearwards from the host dwellinghouse, with a length/depth of 10.19m, a sideward projection of 2.022m, a width of 10.952m, a hipped roof height of 3.597m and an eaves height of 2.552m to the side and a pitched roof height of 3.665m and an eaves height of 2.268m to the rear. A gap of 0.1m would be maintained to the boundary bordering Greame Street and a gap of 0.297m would be maintained to the boundary shared with No.220 Greame Street.

At first-floor level, it would project 3m rearwards from the host dwellinghouse, with a width of 6.61m (with no sideward projection), a hipped roof height of 6.317m (set 1.124m below the existing ridge) with eaves to match the existing dwellinghouse. A gap of 2.125m would be maintained to the boundary bordering Greame Street and a gap of 2.547m would be maintained to the boundary shared with No.220 Greame Street.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the 3m rearward projection of the extension would not exceed the limit stipulated within saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m). Further to this, the extension is understood as being subservient to the host dwellinghouse in terms of its dimensions (on account of its reduced ridge height, matching eaves and 3.597m-high single storey side element), would avoid resulting in an 'excessively large or bulky' addition to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. Sufficient private outdoor amenity space would also be retained to the rear of the dwellinghouse.

It is acknowledged that local residents raised concerns in relation to the first-floor element of the rear extension resulting in an overbearing feature creating feelings of enclosure for surrounding occupiers. However, the 2.547m gap to the adjoining property together with the relatively minor rearward projection of the extension is considered to adequately overcome these concerns, ensuring significant issues do not arise. Further to this, the dimensions of this element of the extension would be in line with those of the previous approval 140742/FH/2024. Therefore, it would be unreasonable to refuse the application on the basis of the aforementioned concerns of local residents due to the previously accepted precedent for works of this type at this location.

The proposal therefore accords with policies DM1 and SP1 of the Core Strategy.

Appearance and visual amenity - the submitted application form indicates that the extension would be built of brickwork, roof tiles, windows, and doors to match the existing. At ground floor level, the extension would feature blank side elevations, 1no. window to the front, 3no. windows, a set of sliding doors and 1no. inward-opening door to the rear, and 1no. skylight to its rear-facing roof slope. At first-floor level, the extension would feature blank side elevations, 2no. windows to the rear, 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 side and rear of the property, the extension would be visible within the street scene and public realm, however its use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that it does not form a prominent visual feature. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

It should also be noted that the design of the proposal mostly mirrors that of the previous approval 140742/FH/2024, save for the altered roof form of the single storey side element (from dual pitch to hipped). A precedent for works of this type has therefore already been accepted at this location.

The design and appearance of the extensions therefore accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Residential amenity – it is acknowledged that local residents raised concerns in relation to the proposal's potential detrimental impact upon residential amenity. However, given that the side element of the extension would be single storey, sited away from neighbouring residential properties and with a maximum roof height of 3.597m, it is considered that it should not cause issues associated with overshadowing, loss of light, loss of privacy, or loss of outlook, nor should it introduce an overbearing presence into the area.

Similarly, given that the rear element of the extension would be located to the south of the host dwellinghouse, with adequate gaps to the plot's shared boundaries at first-floor level and with subservient dimensions to the existing property, 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 infringed upon. In terms of the extension's rear-facing windows, it is considered that these would provide no further degree of overlooking than any existing rear windows at first-floor level, given the minor rearward projection of the extension (3m) which would feature a similar relationship to the neighbouring property of No.224 Greame Street and its associated amenity space as existing.

It should also be noted that the proposal's impact upon the residential amenity of the area largely replicates that of the previous approval 140742/FH/2024 due to its similar scale, massing, bulk, and gaps to the plot's shared boundaries. A precedent for works of this scale and type has therefore already been accepted at this location.

The proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

Waste storage – the proposal includes the installation of a 1.8m-high timber gate to the existing 1.8m-high redbrick boundary wall leading onto Greame Street which would allow for external access to the rear of the property to be retained. Bins could therefore continue to be stored within the rear garden, away from the street scene.

Boundary treatment – the submitted proposed ground floor plan indicates that the plot's boundary treatment is to be confirmed before commencement of work.

However, the submitted proposed side elevation shows the retention of the existing 1.8m-high redbrick boundary wall bordering Greame Street together with the installation of a 1.8m-high timber gate to facilitate external access to the rear amenity space of the property. The installation of a new timber access gate at the property is considered acceptable, given its minimal impact upon the visual and residential amenity of the area.

It should be noted that further works to the plot's boundary treatment may require additional consent if they were to exceed the limitations and conditions of permitted development.

Parking – the current parking arrangements would be unaffected by the proposal.

Other matters – concerns were raised in relation to the potential fire risks associated with the proposal on account of its proximity to neighbouring residential properties. These concerns do not represent material planning considerations that would warrant the refusal of this application.

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 policy DC1 of the UDP, policies DM1, and SP1, of the Core Strategy and chapter 12 of the NPPF.

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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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:

'Proposed Site Plan', numbered '2318_01', stamped as received by the City Council as Local Planning Authority on the 17th March 2025.

'Floor Plans Proposed', numbered '2318_04', stamped as received by the City Council as Local Planning Authority on the 17th March 2025.

'Elevations Proposed', numbered '2318_05', stamped as received by the City Council as Local Planning Authority on the 17th March 2025.

'Elevations Proposed', numbered '2318_06', stamped as received by the City Council as Local Planning Authority on the 6th May 2025.

Reason - To ensure 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 to be used on the external surfaces of the extension 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 extension, 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.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) Order 2015 (or any revoking and re-enacting that Order with or without modification), no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

17 Sammy Cookson Close, Manchester, M14 4JZ
15 Sammy Cookson Close, Manchester, M14 4JZ
11 Sammy Cookson Close, Manchester, M14 4JZ
125 Greame Street, Manchester, M14 4JQ
224 Greame Street, Manchester, M14 4JQ
220 Greame Street, Manchester, M14 4JQ
2 Sammy Cookson Close, Manchester, M14 4JZ
1 Sammy Cookson Close, Manchester, M14 4JZ
127 Greame Street, Manchester, M14 4JQ
123 Greame Street, Manchester, M14 4JQ
121 Greame Street, Manchester, M14 4JQ

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