MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142249/FH/2025
Date registered valid:	3 March 2025
Proposal:	Erection of single storey rear extension to form additional living accommodation.
Address:	51 Kearsley Road, Manchester, M8 4GH
Ward(s):	Crumpsall Ward
Applicant:	Mr Naghmah Ali
Agent (if any):	Subhan Saleem, Saleem Architects
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**22 April 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14 March 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 6 March 2025 Expired: 27 March 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 semi-detached C3 dwellinghouse of redbrick and white render with a red concrete tile dual pitch roof. The property features mid-brown uPVC windows, including a two-storey angular bay to the front and a ground floor bay to the rear, a front porch canopy, a front garden bordered by a mid-level redbrick wall, and a detached outbuilding situated within a spacious rear garden.













Description of area

Kearsley Road is a residential street situated within the Crumpsall ward of Manchester, close to Herristone Park, Middleton Road (A576), and Heaton Park. The area is predominantly residential in terms of its character, consisting of terraced and semi-detached 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 single storey rear extension to form additional living accommodation.

Relevant planning history

No.49 Kearsley Road: 102819/FH/2013/N1 – Erection of single storey rear extension to form additional living accommodation – Approved (19.08.2013).

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Policies

The following policies are considered relevant in the consideration of this application.

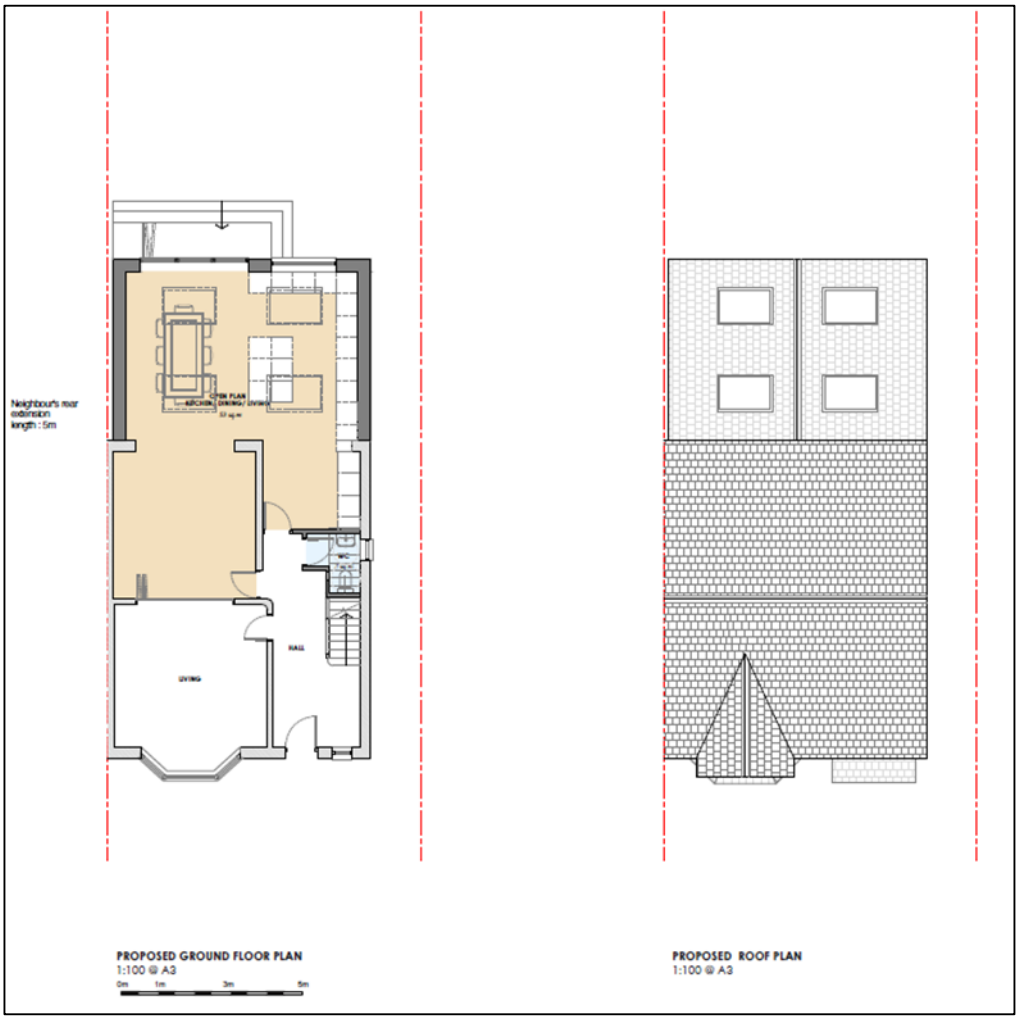
Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

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, 2024)
- 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 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 single storey rear extension to provide 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 single storey extension would be sited at the rear of the property, facing north. It would project 5m rearwards from the host dwellinghouse (in line with the existing addition at the adjoining property approved under 102819/FH/2013/N1), with a width of 7.103m, a dual pitch roof height of 4.587m, and an eaves height of 2.781m. It would be

sited 0.15m away from the boundary shared with No.49 Kearsley Road with a gap of 1.38m maintained to the boundary shared with No.53 Kearsley Road.

The 5m rearward projection of the rear extension exceeds the limit stipulated within saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m), however, is considered acceptable in these circumstances given the existing precedent for works of this scale within the surrounding area with an extension of similar dimensions approved at the adjoining property under 102819/FH/2013/N1. Further to this, an extension with a 5m rearward projection could be erected at this property under permitted development rights through a prior approval process and in the absence of objections from local residents, as in this case. The 4.587m height of the extension is relatively tall, however, is also considered to be acceptable in these circumstances given that it would be similar to the existing extension at the adjoining property, approved under 102819/FH/2013/N1. Further to this, the extension would measure to 4.587m in height at the central apex of its dual pitch roof form, whereas it would measure to 2.781m at its eaves, meaning its massing and bulk would be reduced in areas close to the plot's shared boundaries.

With the above reasoning in mind, the siting, scale, and massing of the proposal is considered acceptable, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Appearance and visual amenity – the submitted application form and plans indicate that the extension would be built of brickwork and roof tiles to match the existing in addition to uPVC windows and doors. Its side elevations would be blank and featureless, whilst its rear elevation would feature 1no. window and a set of bi-folding doors. Each of its roof slopes would feature 2no. skylights.

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 rear of the property, the proposal would not be highly visible within the street scene and public realm. Moreover, 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.

The design and appearance of the extension therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Residential amenity – given that the extension would be single storey, sited to the north of the host dwellinghouse (within its existing shadow), and with dimensions similar to those of the existing extension at No.49 Kearsley Road (approved under 102819/FH/2013/N1), 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 compromised as a result of the works.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Waste storage – the current waste storage arrangements would be unaffected by the proposal.

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

Elevational alterations – the proposal also includes the installation of a new ground floor window in the eastern side elevation of the host dwellinghouse facing No.53 Kearsley Road. This has been conditioned to be obscurely glazed, in the interests of residential amenity.

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 saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

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 polices 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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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 Plans', numbered 'Sheet 4', stamped as received by the City Council as Local Planning Authority on the 12th April 2025.
'Proposed Elevations', numbered 'Sheet 5', stamped as received by the City Council as Local Planning Authority on the 12th April 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, 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.

3) The materials to be used on the external surfaces of the extensions 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 extensions, 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) Before first occupation, the proposed ground floor window in the eastern side elevation facing No.53 Kearsley Road 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.

Appendix 1 – List of consultees & neighbours notified

62 Brynorme Road, Manchester, M8 4QN
68 Brynorme Road, Manchester, M8 4QN
72 Brynorme Road, Manchester, M8 4QN
70 Brynorme Road, Manchester, M8 4QN
66 Brynorme Road, Manchester, M8 4QN
64 Brynorme Road, Manchester, M8 4QN
49 Kearsley Road, Manchester, M8 4GH
53 Kearsley Road, Manchester, M8 4GH

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