MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142273/FH/2025
Date registered valid:	5 March 2025
Proposal:	Erection of a single storey front extension, a part-single / part-two storey side and rear extension, associated roof alterations together with the installation of rear dormer and widening of existing driveway to provide additional living accommodation
Address:	233 Mauldeth Road, Manchester, M19 1AB
Ward(s):	Burnage Ward
Applicant:	Mr Kuleel Ahmed
Agent (if any):	Mr Umar Faruque, Lumitekton Ltd
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: **29 April 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 24 April 2025

Standard consultations: Printed: 11 March 2025 Expired: 1 April 2025

Neighbour notifications: Printed: 11 March 2025 Expired: 1 April 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/brown concrete tile hipped roof. The property features white uPVC windows, including a ground floor bay to the front, a front porch canopy, a paved driveway and modest garden to the front bordered by a mid-level redbrick wall, a single storey attached garage to the side, a single storey rear outrigger, and a spacious rear garden.









Description of area

Mauldeth Road is a residential street situated within the Burnage ward of Manchester, close to Ladybarn Park, Kingsway (A34), and Mauldeth Road railway station. 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 front extension, a part-single / part-two storey side and rear extension, associated roof alterations together with the installation of rear dormer and widening of existing driveway to provide additional living accommodation.

Planning history

No previous history.

Consultations & Notification Responses

Local residents, as per appendix 1 – no representations received.

Highways Services made no objection to the proposal, indicating that no highway concerns in terms of safety or capacity are considered likely to arise. Further to this, they confirmed that the existing driveway, dropped kerb access and H-bar were acceptable, as well as the provision of 2no. off-street parking spaces.

Policies

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

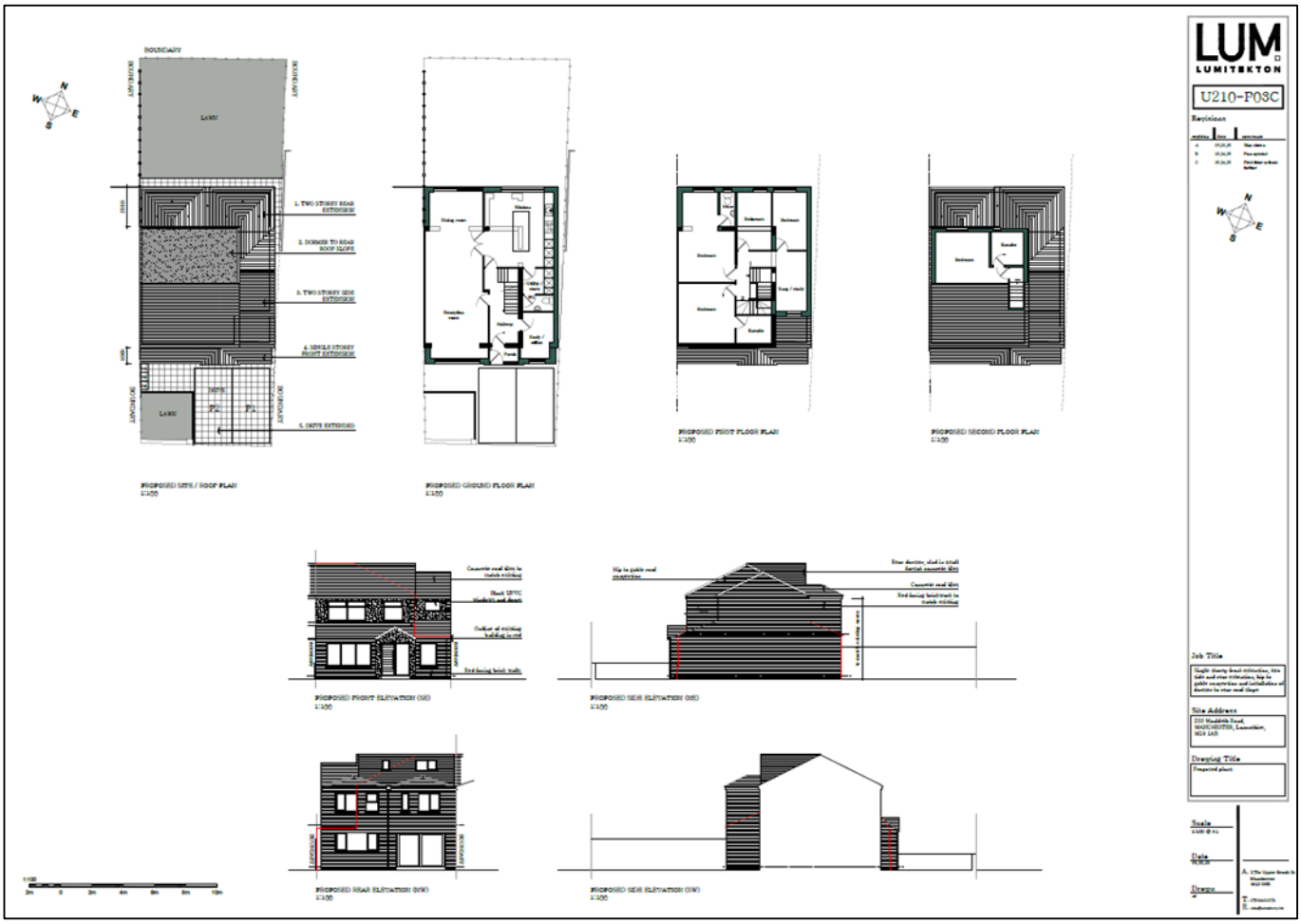
Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

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 [amended] plans, received 25 April 2025

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 front extension, a part-single / part-two storey side and rear extension, associated roof alterations together with the installation of rear dormer and widening of existing driveway to provide additional and improved 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 front of the property, facing south/southeast. It would measure to 0.998m in length, 8.36m in width, and 3.378m in height with a part-pitched / part-dual pitch roof form and an eaves height of 2.598m. It would be sited along the boundaries shared with No.231 and No.235 Mauldeth Road.

The part-single / part-two storey extension would be sited at the side and rear of the property, wrapping around its north/northwest and east/northeast elevations. At ground floor level, it would have a 2.551m rearward projection, with a length of 10.298m, a sideward projection of 2.345m, a width of 8.553m, a pitched roof height of 3.687m, and an eaves height of 2.598m. It would be sited along the boundaries shared with No.231 and No.235 Mauldeth Road. At first-floor level, it would have a 2.551m rearward projection, with a length of 8.298m (setback 2m from the front of the property), a sideward projection of 2.345m, a width of 8.553m, a dual-pitch roof height of 6.821m to the side (set 1.147m below the existing ridge), a hipped roof height of 6.044m to the rear (set 2.99m below the existing ridge) with eaves to match. It would be sited along the boundaries shared with No.231 and No.235 Mauldeth Road.

The roof alterations involve the conversion of the existing hipped roof form to a gable end with dimensions (ridge and eaves height) to match the existing dwellinghouse. The dormer extension would be sited on the rear-facing roof slope of the host dwellinghouse measuring to 3.697m in length, 6.144m in width, and 1.87m in height. It would be set at the same level as the existing ridge, 0.292m above the eaves, with a gap of 0.136m maintained to the adjoining semi, and a gap of 0.101m maintained to the new gable end roof.

The proposal represents a sizeable addition which would significantly enlarge the mass and bulk of the host dwellinghouse altogether. Nonetheless, the siting, scale, and massing of the proposed extensions is considered acceptable in these circumstances for the following reasons. The 2.551m rearward projection of the rear extension would not exceed the limit stipulated within saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m) and would be in line with the length of the existing rear extension present at the adjoining property. Further to this, the side element of the extension would feature a 2m first-floor setback, a reduced ridge height and matching eaves which should ensure that it reads as a subservient addition to the host dwellinghouse whilst also overcoming concerns relating to the creation of a potential terracing effect within the street. The rear dormer would be sited within

the roof slopes of the host dwellinghouse and would avoid projecting onto the proposed side extension, therefore avoiding an overdevelopment of the property's roof space.

In addition to the above, the scale and massing of the proposal is not considered to cause undue harm to the residential amenity of the area in terms of introducing a visually overbearing feature as the adjoining property features a similar-sized two-storey rear extension and, as such, should be minimally affected by the works, whilst the proposed extension also features a relatively modest rearward projection along the plot's shared boundaries, which should limit its impact upon No.235 Mauldeth Road. Sufficient private amenity space would also be retained to the rear of the dwellinghouse.

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 approved plans indicate that the proposal would utilise brickwork, roof tiles, and render to match the existing dwellinghouse in addition to black or grey uPVC windows and porous paving for the new driveway.

The submitted plans indicate that the front extension would feature brickwork to match the existing dwellinghouse to its front and side elevations in addition to render to match the existing dwellinghouse on its central atrium/porch element. Its side elevations would be blank, whilst its front elevation would feature 3no. windows and 1no. inward-opening door. Its roof slopes would also be blank.

The submitted plans indicate that, at ground floor level, the side and rear extension would feature brickwork to match the existing dwellinghouse on all elevations. Its side elevations would be blank, whilst its rear elevation would feature 1no. window and a set of sliding doors. At first-floor level it would feature render to match the existing dwellinghouse to the front with matching brickwork on all other elevations. To the front, it would feature 1no. window, with blank side elevations, and 4no. windows to the rear. Its roof slopes would be blank.

The submitted plans indicate that the roof conversion would utilise brickwork and roof tiles to match the existing dwellinghouse, with a blank side elevation. The rear dormer would be clad in small format concrete tiles. The colour of these should match the existing roof tiles and has been conditioned accordingly. Its side elevations would be blank, whilst its rear elevation would feature 2no. windows.

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 large residential extensions in this locale. Sited at the front, side and rear of the property, elements of the proposal would be visible within the street scene and public realm, however, its use of matching materials and subservient design features 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 proposal 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 front extension would be single storey and would be relatively minor in terms of its scale and mass, 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 side and rear extension should also not give rise to cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area as it would be sited to the north and east of the host dwellinghouse (largely within its existing shadow), would be in line with the existing extension present at the adjoining property, and should not unduly harm the windows serving the habitable rooms of the neighbouring properties. Moreover, its blank side elevations should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

The hip-to-gable roof conversion and rear dormer's siting on the roof of the property, set at the same level as the existing ridge, above the existing eaves and away from the roof edges, should ensure that it does not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area, given that its mass and bulk would not impact the path of light to neighbouring properties beyond that of the host dwellinghouse itself. Further to this, the dormer's rear-facing windows would be set back from the eaves and, as such, should provide no further degree of overlooking than any existing windows at first-floor level

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 – given that the proposal would result in the loss of the existing garage to the side (which could accommodate the property's refuse bins, screening them from view), a condition requiring the submission of details of a secure and well-ventilated bin store at the property has been attached to the consent. For the avoidance of doubt, this should be located away from the public footpath and highway.

Parking and impact to highway – the proposal includes the widening of the existing driveway space (with porous paving) to provide 2no. off-street parking spaces, measuring to 2.4m by 4.8m at the site. Highways made no objection to these alterations, with the proposal therefore being deemed acceptable.

Elevational alterations – none proposed.

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. 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 plans', stamped as received by the City Council as Local Planning Authority on the 25th 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 including brickwork, render, and roof tiles.

For the avoidance of doubt, the rear dormer extension shall be clad in hanging tiles to match the appearance and colour of the existing dwellinghouse's roof.

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) The materials to be used on the enlarged driveway hereby permitted shall match those specified on the submitted application form, including porous paving.

Reason - To ensure the adequate and sustainable drainage of the application site, pursuant to policy EN14 of the Manchester Core Strategy.

5) Prior to first use of the development hereby approved, details of a secure and well-ventilated bin store shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved bin store shall be implemented and be in place prior to the first use of the extension and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the appearance of the street scene, 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.

6) 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 extensions 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 SP1 and DM1 of the Manchester Core Strategy.

Informatives

1) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Highway Services

2 Brookthorpe Avenue, Manchester, M19 1AD
231 Mauldeth Road, Manchester, M19 1AB
235 Mauldeth Road, Manchester, M19 1AB
234 Mauldeth Road, Manchester, M19 1AU
232 Mauldeth Road, Manchester, M19 1AU
230 Mauldeth Road, Manchester, M19 1AU
228 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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA