MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144732/FH/2025
Date registered valid:	19 December 2025
Proposal:	Erection of single-storey side and single-storey rear extension; hip to gable rear roof extension together with the installation of side roof dormers; widening of existing rear access and gates; and associated alterations.
Address:	31 Mauldeth Road, Manchester, M20 4NF
Ward(s):	Withington Ward
Applicant:	Mr Mohammed Wakkas & Ms Nida Sarafaraz Khan
Agent (if any):	Mr Steve Buckley, SMB Designs Cheshire Limited
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**3 March 2026**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14 January 2026

Standard consultations:
Printed: 6 January 2026 Expired: 27 January 2026

Neighbour notifications
Printed: 11 February 2026 Expired: 25 February 2026

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

The application site relates to 31 Mauldeth Road within the south Manchester ward of Withington. The application site relates to a detached, two storey dwellinghouse characterised by Tudor features including black timber patterns with elements of white render and red brick, projecting gable feature, dual pitched roof and the entrance relating to a recessed porch along the side elevation of the property. The property sits on the junction of Mauldeth Road and Amherst Road. The primary elevation of the property has been agreed as the elevation facing Mauldeth Road- which sets the property's postal address (as per guidance attached to the General Permitted Development Order). The property benefits from amenity space to the front, side and rear. To the rear the property benefits from a garage sited against the northern boundary of the site and an outbuilding which straddles the boundary with neighbour to the east no.33 Mauldeth Road. Along Amherst Road the property benefits from gates and access in the form of metal and timber gates and posts behind masonry piers.

Description of area
The surrounding area is residential in nature.

Within the block of the surrounding properties, the applicant site is only 1 of 3 detached properties (see Figure 1) and much of the surrounding accommodation relating to family dwellinghouses tend to be pairs of semi-detached properties.



Figure 1, Aerial image of applicant site in relation to immediate surroundings

Description of development

The submitted application seeks planning permission for the erection of single-storey side and single-storey rear extension; hip to gable rear roof extension together with the installation of side roof dormers; widening of existing rear access and gates; and associated alterations.

The side and rear extension would create a wrap round extension- the side extension would project 1 metre off the existing side wall and the rear extension would have a projection of 2 metres and would extend up to the eastern side wall of the property.

A hip to gable roof extension would allow for the proposed two side dormers. This would create two additional bedrooms and a shower room. The roof dormer facing no.33 Mauldeth Road would have a volume of 20m3 and the roof dormer facing Amherst Riad would have a volume of 16.15 m3. The hip to gable conversion would have a volume of 13.75 m3.

The existing rear access and gates would be widened- from a 2.85 metre opening to a 4 metre opening. The boundary treatment proposed would be the same as that already at the site- metal and timber gates and posts behind masonry piers.

Associated alterations would involve the insertion of 2no. window at second floor level within the northern elevation.

Materials to be used throughout the proposal have been listed as:
-Roof tiles: roof slates to match existing
-Flat roof: ply membrane in either rubber or GRP
-Dormer cladding: to match the existing roof surface either in materials or in colour
-Bricks: facing bricks to match host property
-Boundary treatment: metal and timber gates and posts behind masonry piers, timber fence, masonry wall
-Windows: UPVC
-Doors: UPVC/PCA doors and windows.

Negotiations during the Course of the Application

The initial scheme gave rise to concern.

A linked extension between the host dwelling and outbuilding was proposed. Such extension could not be supported and such element of works was removed from the proposal.

Concern was raised with the proposed hip to gable conversion and two side dormers. Supporting information was supplied to show the two side dormers and hip to gable roof conversion could be achieved through permitted development. Discussions took place with the agent to for the dormers be amended to pitched roof elements to reduce the bulk and massing.

Works to the existing outbuildings and garage were removed from the proposal.

Planning History

No planning history exists for this site.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received to either the initial consultation or the re-notification.

MCC Flood Risk Management

The LLFA reviewed the application as the property sits within Flood Zone 3 and within an area of high surface water flooding. The Team recommend an approval with no further condition required. The Team requested two informatives be attached to any approval granted.

Environment Agency

The Environment Agency have no objection in principle to the proposed development, but make the following comments.

Flood Risk Standing Advice – Advice to LPA
The proposed development falls within Flood Zone 3, which is land defined in the planning practice guidance as being at risk of flooding.

We have produced a series of standard comments for local planning authorities and planning applicants to refer to on ‘lower risk’ development proposals. These comments replace direct case-by-case consultation with us. This proposal falls within this category.

These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-to-follow-standing-advice.

Highway Services

Highway Services were consulted and made the following comments:
The development does not give rise to highway safety concerns or result in a severe impact on the local road network.

The addition of one additional bedroom is unlikely to have a traffic impact on the adopted highway.

The site is well accessed by sustainable modes, with the Mauldeth Road rail and bus services located within a walkable radius of the site. Several opportunities for walking and cycling exist, with a comprehensive footway and cycle network noted.

Vehicle access to the property is gained from Amherst Road via an existing double gated driveway. The driveway has currently room to allow the parking of one vehicle, potentially two. The driveway leads to a small garage. The length of this garage is currently 5.26 metres.

The proposals are not expected to impose an unacceptable parking impact on the highways.

Secure and sheltered cycle storage has not been identified. The increase in the number of bedrooms is one only. Whilst cycle storage should be considered, Highways will not pursue it.

It is stated within the application that the vehicle access maybe increased in width from 2.85 to 4 metres, see drawing B9/2025 Rev A. This is acceptable in principle however the following should be noted:
-All boundary treatments with a frontage to the adopted highway must ensure appropriate visibility and therefore be visually permeable from a height of 600mm upwards. A slender brick pillar at a greater height is acceptable. Having a wider drive will improve intervisibility at this location.
-All gates must open inwards, with a physical stop in place to ensure the gates cannot swing across the footway.

Appropriate bin storage within the site's curtilage with kerbside collection is assumed for such a property in that location.

A Construction Management Plan is not required.

Issues
POLICY

The National Planning Policy Framework (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).
Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
a) an economic objective
b) a social objective and
c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:
i. Chapter 8. Promoting healthy and safe communities.

ii. Chapter 12. Achieving well-designed places.

Draft National Planning Policy Framework (16th December 2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Of relevance to the application proposals the draft NPPF makes it clear that local planning authorities should amongst other things:
-Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision.
-Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals.
-Decisions on development proposals should apply a presumption in favour of sustainable development and this means that for development within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

The following specific policies are considered to be particularly relevant to the proposed development:
DP3: Key principles for well-designed places (Chapter 14. Achieving well-designed places)
HC1: Planning for healthy communities (Chapter 16. Promoting health communities)

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following adoption of Places for Everyone.

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:
Policy DM1 (Development Management),
Policy SP1 (Spatial Principles),
Policy EN1 (Design Principles and Strategic Character Areas),
Policy EN14 (Flood Risk).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:
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 the neighbouring occupiers;
c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
d. The overall appearance of the proposal in the a street scene;
e. The effect of the loss of any on-site car parking.

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 (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
b. They do not create 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 scene by virtue of design, use of materials or construction details.
d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

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).

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Places for Everyone

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.

The Plan and its policies are 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:
i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted application seeks planning permission for erection of single-storey side and single-storey rear extension; hip to gable rear roof extension together with the installation of

side roof dormers; widening of existing rear access and gates; and associated alterations. During the course of the application, some elements of works that gave rise to concern with the LPA were subsequently removed from the application. The hip to gable roof conversion and side dormers were subject to several discussions between the LPA and developer. During the course of the application, supporting information was supplied by the developer to support such element of works. On balance and in this instance, it is considered it would be unreasonable to grant consent on such elements and so the application can be supported. The extension would offer additional built form to support the changing needs of the family. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Residential Amenity

No.33 Mauldeth Road:
No.33 Mauldeth Road would feel the impact of the proposed 2 metre rear extension. The extension would come no closer to the shared boundary than the existing dwellinghouse and so a 1.5 metre gap would remain between the proposed development and the common boundary. A small gap would still be retained between the extension and the existing outbuilding. Given the limited projection of the rear extension and as the roof form would be hipped, it is not considered the proposal would create an overbearing feature. Due to the orientation of the properties, any loss of light would be minimal. No windows would be inserted in the side elevation and so no adverse privacy implications would be felt.

One of the proposed side dormers would sit on the roof slope that faces the direction of no.33 Mauldeth Road. Such additional built form would be positioned at roof level and given the height, the built form would not be easily felt by the neighbour. A window would be positioned in close proximity to the boundary however due to the height, the neighbour would not easily experience such window. Further, as the window relates to a shower room, the window would be conditioned to be obscure glazed.

Neighbour to the rear: 31 Amherst Road:
The rear extension would not adversely impact this neighbour given the built form proposed would be blocked by the existing garage and outbuilding structures.

The most impact to this neighbour would be felt by the works to the roof and the insertion of 2no. windows within the gable roof form facing to the rear onto the side elevation of no.31 Amherst Road. The proposed windows relate to bedroom windows. An approximate 17 metre gap would be retained between the window and the gable elevation of the neighbouring property. Given the proposed gap and as the neighbour’s gable elevation benefits from obscure glazed windows, any level of overlooking is not considered to be severe.

Neighbour to the west: 17 Mauldeth Road:
Due to the separation of the applicant site and the neighbour to the west, it is not considered the proposal would give rise to any adverse amenity implications.

Applicant site:
A W/C is proposed in the side extension facing onto the direction of Amherst Road. To protect the privacy of the applicant, the window would be conditioned within any approval granted as being obscure glazed.
In short, the proposal is not considered to give rise to significant residential amenity implications, and so is considered pursuant to the City Council’s Planning Policies SP1 and

DM1 of the Manchester Core Strategy (2012), saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), the Guide to Development in Manchester SPD and the National Planning Policy Framework.

Visual Amenity

Whilst the proposed side and rear extension due to its scale is not considered to give rise to visual harm, the visual prominence of the hip to gable and side dormers has been subject to consideration.

The side dormers would be visible from Mauldeth Road- when looking at the primary elevation of the host property and from Amherst Road. However, given the permitted development fallback (as discussed in more detail further on in the report), the LPA note that if this application be refused, the agent could submit a Certificate of Lawful Development for the same proposal. It is considered the LPA could have greater control with such elements of works through this current application, as materials could be agreed via the submission of materials prior to above ground works. If the works be achieved through a certificate the materials would be similar however the LPA would have more certainty on the proposed finish through a householder planning application route. Given this and the permitted development fallback, it is considered any visual harm associated with the dormers would be better controlled through the current submission.

Further, the agent was asked to amend the form of the roof form so that the dormers are pitched to reflect the pitched elements within the host property. However, the agent explained such amendment would not provide sufficient roof height for the development to function as intended. Given this and with consideration to the permitted development fallback position, the LPA consider it would be unreasonable to not grant consent for the dormers.

Design, Appearance and Scale

Erection of single-storey side and single-storey rear extension:
The ground floor extension works would be limited in scale- a 1 metre projection beyond the side wall and a 2 metre rear extension. Whilst the side extension would be prominent from the elevation offering the entrance into the property, the 1 metre projection is considered to create a subservient feature. Further, the 2 metre rear extension is considered constrained in projection and is in accordance with Policy DC1.3 of the UDP which states rearward projections should not exceed 3.65 metres.

Hip to gable rear roof extension together with the installation of side roof dormers:
As stated previously, supporting information was provided with calculations which confirms that if the dormers and hip to gable not be constructed through this application, the works could be achieved through a Certificate. The calculations were considered by colleagues assessing Certificates of Development of this nature, who verified that the calculations were accurate. As long as the roof works be constructed first and any extensions at ground floor second, the works to the roof could be considered permitted development.

Discussions also took place as to the primary elevation of the host property. As shown within the submission and agreed by the LPA, the primary elevation of the property has been agreed as the elevation facing Mauldeth Road- which sets the property's postal address (as per guidance attached to the General Permitted Development Order). Given this, the dormer works would not be on the primary roof plane and rather the side, and so can be constructed through permitted development.

Having considered the above, the scale and design of the dormers can be supported on the basis that the applicant could achieve such works without formal permission, or through a Certificate of Lawful Development. A condition would be attached to any approval granted to have sight of the proposed materials to ensure the LPA are happy with the roof works, in particular the hanging dormer wall material.

In short, it is considered unreasonable to refuse consent on the application in respect of the roof works and so in this instance can be considered pursuant to Policy DC1 of the UDP and Core Strategy policies SP1 and EN1.

Widening of existing rear access and gates

The existing rear access and gates would be widened- from a 2.85 metre opening to a 4 metre opening. The boundary treatment proposed would be the same as that already at the site- metal and timber gates and posts behind masonry piers.

Colleagues in Highway Services requested that all boundary treatments with a frontage to the adopted highway must ensure appropriate visibility and therefore be visually permeable from a height of 600mm upwards. A slender brick pillar at a greater height is acceptable. Having a wider drive will improve intervisibility at this location. It is noted that the boundary treatment will not have a level of visual permeability over 600mm and would rather result in the loss of part of the boundary treatment for a larger gate. Given the widened driveway would increase the amount of space for a car to come in and out, such proposed relationship with the highway can be supported.

Colleagues also requested gates must open inwards, with a physical stop in place to ensure the gates cannot swing across the footway. Such detail has not been provided and a condition requesting sight of the boundary treatment works would be attached to any approval granted. As such, this element of works is not considered to give rise to concern.

The proposal would not impact the current parking arrangements at the site and off street parking provision would remain.

Bin Storage

Adequate space would remain for bins to be stored within the private amenity space. No information is required in respect of bin storage.

Flood Risk

The site is identified as being within Flood Zone 3 and within an area highly susceptible to surface water flooding. Given the proposed development is a residential extension, a full Flood Risk Assessment was not required as it would be disproportionately onerous given the limited scale and nature of the works, and the LLFA was satisfied that suitable Property Flood Resilience (PFR) measures can be incorporated to mitigate residual risk. An informative has been attached to the decision advising the applicant to incorporate PFR measures.

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
The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner, guided the applicant through issues arising with the application and appropriate conditions have been attached to the approval granted.

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:
Documents:
-Application Form, received by the City Council as Local Planning Authority on 17 December 2025.
-Amended Supplementary Application Form, received by the City Council as Local Planning Authority on 5 February 2026.

Drawings:
-Proposed- Ground Floor Plan, numbered B2/2025 REV B, received by the City Council as Local Planning Authority on 5 February 2026.
-Proposed- 2nd Floor and Loft Floor Plan, numbered B3/2025 REV B, received by the City Council as Local Planning Authority on 5 February 2026.
-Proposed- Front and Left Elevation, numbered B6/2025 REV B, received by the City Council as Local Planning Authority on 5 February 2026.
-Proposed- Elevations, numbered B7-2025 REV B, received by the City Council as Local Planning Authority on 5 February 2026.
-Proposed- Site and Roof Plans, numbered B9-2025 REV B, received by the City Council as Local Planning Authority on 5 February 2026.
-Proposed- Left Side Boundary Elevations, numbered B10-2025 REV A, received by the City Council as Local Planning Authority on 5 February 2026.
-Location Plan- REV A, received by the City Council as Local Planning Authority on 5 February 2026.
-Site Plan, received by the City Council as Local Planning Authority on 5 February 2026.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

3) Notwithstanding the details submitted as part of this application, no above ground construction works shall take place until details/samples of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details/samples.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

4) Notwithstanding the details submitted with the application, no above ground works shall take place until details of the siting, scale, appearance and material for the proposed boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented as part of the development and be in place prior to the first occupation of the development.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no boundary treatment shall be erected on site other than that shown on the approved plans.

Reason - In the interest of visual amenity and security of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

5) The window in the ground floor of the western elevation of the development relating to a W/C and the window in the second floor of the eastern elevation relating to a shower room hereby approved 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 be retained as such thereafter.

Reason - In order to protect the amenity of neighbouring residents and in accordance with policies SP1 and DM1 of the Core Strategy.

6) Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be installed in the ground, first or second floor of any elevation of the development hereby approved, without planning permission being granted by the Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Informatives

1) Flood resilience measures (PFR)
   The applicant should incorporate property flood resilience measures (PFR). These should be in accordance with the EA's Standing Advice for Vulnerable Developments and should protect the property to a minimum of 600mm above the design flood level.

2) Underground culvert
   MCC records highlight that the underground culvert is located within close proximity to the site (approximately 50 m to the south of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link:
   https://manchester.portal.uk.empro.verintcloudservices.com/site/myaccount/request/pr_watercourse_land.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
Environment Agency
Highway Services

33A Mauldeth Road, Manchester, M20 4NF
Flat 1B, 17 Mauldeth Road, Manchester, M20 4NE
Flat 1A, 17 Mauldeth Road, Manchester, M20 4NE
Flat 6, 17 Mauldeth Road, Manchester, M20 4NE
Flat 3, 17 Mauldeth Road, Manchester, M20 4NE
Flat 1, 17 Mauldeth Road, Manchester, M20 4NE
33 Mauldeth Road, Manchester, M20 4NF
31 Amherst Road, Manchester, M14 6UR
48 Mauldeth Road, Manchester, M20 4WF
17 Mauldeth Road, Manchester, M20 4NE
Flat 7, 17 Mauldeth Road, Manchester, M20 4NE
Flat 5, 17 Mauldeth Road, Manchester, M20 4NE
Flat 4, 17 Mauldeth Road, Manchester, M20 4NE
Flat 2, 17 Mauldeth Road, Manchester, M20 4NE
46 Mauldeth Road, Manchester, M20 4WF
42 Mauldeth Road, Manchester, M20 4WD
44 Mauldeth Road, Manchester, M20 4WF

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA