

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145120/FH/2026
Date registered valid: 23 February 2026
Proposal: Erection of single-storey rear extension
Address: 17 Meade Grove, Manchester, M13 0SG
Ward(s): Longsight Ward

Applicant: Mr Luthfur Chowdhury
Agent (if any): Mr Muhammad Dabeer Rana MD Design Consultancy
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 15 April 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 2 March 2026

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 25 February 2026 Expired: 18 March 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: Not applicable

Tree Preservation Order: Not applicable

Description of site / building / area

The application site relates to a mid-terraced dwellinghouse in Longsight ward. Given the nature of the property there is existing amenity space along the front and rear elevations only. The application property has an existing rear outrigger which appears original and consistent with the other terrace houses along this row of the street. The application dwellinghouse has been further extended (- in situ) with an existing single storey lean-to rear extension projecting off the outrigger, and including a dormer along the rear roof elevation of the existing outrigger. An open alleyway runs along the rear boundary.

Site History

- No record.

Description of development

Consent is sought for the erection of a single storey rear extension.

Following negotiations, the initially submitted application has been revised in the interest of residential and visual amenity and revised plans subsequently submitted, (dated, 18.03.26). The revised plan would include:

- the initially proposed 6000 metre rearward projection reduced in depth, to not exceed 4300mm.
- a revised roof design from a flat roof , to a roof with a shallow pitch.
- the initially proposed side facing window to serve the bathroom would be fully obscurely glazed, and
- the initially proposed side facing window to serve the bedroom would be relocated into the rear elevation.

The revised proposal would be stepped away from the common shared boundary with no. 15 Meade Grove to leave a small gap from this boundary. It would also be flush with the side elevation of the existing original rear outrigger, whilst projecting from its rear building line and measuring approximately (4300mm deep x 2857mm wide x 3265mm high). It would comprise a shallow pitch roof design and would include 2no. windows in the roof slope, 1no. fully obscurely glazed window along the side elevation - to serve a proposed bathroom; together with a further window along the rear elevation. It is intended to use external facing materials to match the existing.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No objections, comments, or representations were received.

POLICY

The following guidance, policy and legislation are considered to be relevant to the proposed development.

1. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Of relevance are :

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)

2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications and therefore be given significant weight in the planning balance. The following policy is considered to be relevant:

- Sustainable and Resilient Places, JP-S1: Sustainable Development
- Places for People, JP-P1: Sustainable Places

3. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007. Of relevance to the application is:

- Chapter 2: Design

5. Draft National Planning Policy Framework - 16th December 2025 is under consultation and as such is a material consideration. However, until its adoption, the current NPPF (December 2024) is still in place. Of relevance are:

- Chapter 2 - Achieving sustainable development
- Chapter 4 - Decision-making
- Chapter 12 - Achieving well-designed places

ISSUES

In the case of the application, the initially submitted plan has been revised in the interest of residential and visual amenity and revised plans subsequently submitted, (dated, 18.03.26).

Principle of development

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise. The proposed development is an extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families; provided that there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. Consideration must therefore be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Residential and Visual Amenity

Impact of works (single storey rear extension) - In light of the revised plans, (dated, 18.03.26) as the revised proposed rearward projection would not exceed 4300mm, and the revised roof configuration would comprise of a shallow pitch design, and the proposed 1no. side facing window to serve the bathroom would be fully obscurely glazing; together with the fact that the initially proposed side facing window to serve the bedroom would be relocated within the

rear elevation; on this basis, it is considered that the issues raised with the planning agent have been sufficiently overcome and the revised proposal accords with the development plan. The revised proposal would not have a significant adverse impact upon the residential and visual amenity of the neighbouring occupiers, and it is considered to cause less than substantial harm to the character and appearance of the host building. It is however recommended that further conditions are attached to any recommendation for planning permission preventing the incorporation of new window and door openings without further permission; a requirement for the implementation of obscure glazing to the side facing window, and to ensure the continued use of the property as Class C3(a); pursuant to policies DM1 and SP1 of the Core Strategy.

Impact of works (Design and appearance) - In the case of this application, the new addition is designed to match the style and features of the current host and by using matching bricks and uPVC fenestration, and as such, the resultant impact on the surrounding area in terms of the design, scale, and appearance of the revised proposed development, (dated, 18.03.26) is considered acceptable. Given the position of the revised extension along the rear garden and the limited massing, together with the use of proposed materials, the character of the host building would not be unduly affected. However, a materials condition has been attached to ensure that materials are adhered to; pursuant with the requirements of Core Strategy policies DM1 and EN1 and saved UDP policy DC1.

Impact of works (Refuse storage and collection) - The existing arrangement would be unaffected. The proposal itself would have little impact on levels of waste generated from the dwellinghouse. The current storage and collection methods would be retained on site; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

Impact of works (Vehicular access and car parking) - The existing arrangement would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document Policy DM1 and saved Policy DC1 of the Unitary Development Plan.

Conclusion

On balance, and subject to planning conditions, the revised proposed development, (dated, 18.03.26) accords with Council policy and is therefore acceptable.

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

In the case of this application, following negotiations, the initially submitted plan has been revised in the interest of residential and visual amenity, and revised plans subsequently submitted, (dated, 18.03.26). The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

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 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:

- Proposed Ground Plan, Proposed First Floor Plan and Proposed Roof Plan, (DR) A200, Revision C, received by the City Council as the Local Planning Authority on 18 March 2026.
- Proposed Front Elevation, Proposed LHS Elevation, Proposed Rear Elevation and Proposed RHS Elevation, (DR) A201, Revision C, received by the City Council as the Local Planning Authority on 18 March 2026.
- Proposed 3D View, (DR) A202, Revision C, received by the City Council as the Local Planning Authority on 18 March 2026.
- Proposed GA/3D Plan, (DR) A203, Revision C, received by the City Council as the Local Planning Authority on 18 March 2026.
- Location Plan and Proposed Site Plan, (DR) A204, Revision C, received by the City Council as the Local Planning Authority on 18 March 2026.

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 (2012).

3) The materials used in the external surfaces of the development hereby approved shall be similar in appearance to the existing building in terms of type, size, colour and texture.

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 provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and reenacting that Order with or without modification), no windows, doors or other openings shall be inserted into the elevations of the extension hereby approved other than those shown on: Proposed Ground Plan, Proposed First Floor Plan and Proposed Roof Plan, (DR) A200, Revision C; Proposed Front Elevation, Proposed LHS Elevation, Proposed Rear Elevation and Proposed RHS Elevation, (DR) A201, Revision C; Proposed 3D View, (DR) A202, Revision C; Proposed GA/3D Plan, (DR) A203, Revision C; and Proposed Site Plan, (DR) A204, Revision C, all received by the City Council as the Local Planning Authority on 18 March 2026, without planning permission being granted by the Local Planning Authority.

Reason - In the interests of public amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

5) Before first occupation of the development thereby approved, the proposed window along the side elevation to serve the annotated " bathroom" and as shown on: Proposed Ground Plan, Proposed First Floor Plan and Proposed Roof Plan, (DR) A200, Revision C; Proposed Front Elevation, Proposed LHS Elevation, Proposed Rear Elevation and Proposed RHS Elevation, (DR) A201, Revision C; Proposed 3D View, (DR) A202, Revision C; and Proposed GA/3D Plan, (DR) A203, Revision C; all received by the City Council as the Local Planning Authority on 18 March 2026, shall be opaquely 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 and be maintained.

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

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

358A Dickenson Road, Manchester, M13 0NG
First Floor, 358 Dickenson Road, Manchester, M13 0NG
Second Floor, 358 Dickenson Road, Manchester, M13 0NG
Ground Floor, 358 Dickenson Road, Manchester, M13 0NG
Flat 1, 358 Dickenson Road, Manchester, M13 0NG
Flat 4, 356 Dickenson Road, Manchester, M13 0NG
Flat 3, 356 Dickenson Road, Manchester, M13 0NG
Flat 2, 356 Dickenson Road, Manchester, M13 0NG
Flat 1, 356 Dickenson Road, Manchester, M13 0NG
21 Meade Grove, Manchester, M13 0SG
13 Meade Grove, Manchester, M13 0SG
362 Dickenson Road, Manchester, M13 0NG
Flat 3, 362 Dickenson Road, Manchester, M13 0NG
Flat 2, 362 Dickenson Road, Manchester, M13 0NG
Flat 1, 362 Dickenson Road, Manchester, M13 0NG
15 Meade Grove, Manchester, M13 0SG
360 Dickenson Road, Manchester, M13 0NG
19 Meade Grove, Manchester, M13 0SG

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