Planning

Growth & Development

Delegated officer report for planning application

Application no.	144898/FH/2026
Date registered valid:	8 January 2026
Proposal:	Erection of single-storey side and rear extension to form additional living accommodation.
Address:	52 Saddlecote Close, Manchester, M8 5EG
Ward(s):	Crumpsall Ward
Applicant:	Mr Hamid Mirzaei
Agent (if any):	Mr Ahmad Turkmani, AT A. DESIGN
Case officer:	Harriet Aidoo Tel: 0161 234 4532 Email: harriet.aidoo@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	27 February 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 27 January 2026

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 14 January 2026 Expired: 4 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: Not applicable

Tree Preservation Order: Not applicable

Description of site / building / area

The application relates to a new build, pitched roof, semi-detached dwellinghouse within a residential setting of Crumpsall ward in north Manchester. The dwellinghouse is characterised by a dormer along the front roof elevation.



Figure 1. (Site visit 27.01.2026)

The application site benefits from existing amenity space along the front, side and rear elevation; together with boundary treatment, approximately 1.8 metres high along the side and rear perimeter; whilst incorporating gated access along the gable elevation. There is a fully hard surfaced driveway along the gable elevation, a timber frame shed along the side garden.

Description of development

The submitted application relates to a proposed single storey side and rear extension to create additional living accommodation.

The initially submitted plan has been slightly revised in the interest residential and visual amenity and revised plans were subsequently submitted, dated (16/02/26). The revised plan would comprise of:

- The initially proposed rearward projection pulled in. The revised depth of the rear extension would not exceed 4500mm.
- The initially proposed side facing double doors have been omitted.
- The proposed side facing window along the ground floor to serve the kitchen/diner would be obscurely glazed.

The revised proposed single storey side and rear extension would be set back from the front building line of the host building approximately 8515mm and would measure approximately 2000mm wide along the front elevation. It then projects approximately 4853mm deep in a straight line into the rear garden, whilst maintaining a maximum separation distance of approximately 2696mm from the common shared boundary with no. 50 Saddlecote Close, and then comes forward of the common shared boundary with no. 54 Saddlecote Close approximately 7270mm wide. It then returns forward of the rear building line of the host building approximately 4500mm deep, whilst leaving a small gap from this boundary. It would comprise of a pitched roof design, with the maximum proposed height not exceeding 3078mm (along the front elevation) and 3594mm (along the rear elevation) and would include 1no. door along the front elevation, 4no. windows along the roof elevation, further windows along the rear elevation; together with 1no. obscurely glazed window along the gable elevation of the existing house. It is intended to use materials similar to existing dwellinghouse.

Consultations & Notification Responses

1. Local residents / public opinion

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

POLICY

The following guidance and policies 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:

- 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:

- 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:

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

ISSUES

In the case of this application, the initially submitted plan has been revised in the interest of residential and visual amenity and revised plans were subsequently submitted, dated (16/02/26).

Principle

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 side and rear extension) - In light of the revised plans subsequently submitted, (16/02/26), the issues raised with the planning agent have been sufficiently overcome. The revised submitted plan is designed to appear subservient to the original dwellinghouse, coupled with the proposed set-back from the front building line of the host dwelling, together with the retention of the existing boundary treatment along the gable elevation of the of the host dwelling, it is therefore considered that given this context, the proposal would have minimal impact upon the residential and visual amenity of the area and would cause less than substantial harm to the character and appearance of the host dwelling.

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

Whilst the revised proposed rearward projection at approximately 4500mm would be (850mm) in excess of the guidance set out in saved UDP policy DC1.3 a) regarding rearward extensions; it is within the limitations for a larger homes extension application; coupled with the sizable depth of rear garden that would still be retained, together with the green space immediately behind the rear boundary and the separation distance that would still be maintained from those houses along the rear boundary, it is not considered that this variance would cause any further degree of harm upon existing residential and visual amenity.

In terms of any adverse impact to privacy, overlooking and visual intrusion, the revised plan mitigates from the undue adverse impact from these issues. The revised proposal has negotiated the removal of the initially proposed side facing double doors. The proposed window along the ground floor gable elevation of the existing dwelling and the proposed window along the rear elevation to serve the w/c room would both be obscurely glazed; together with the fact that the proposal would be set back from the front building line of the host building approximately 8515mm and the existing gated access and combined boundary treatment (approximately 1.8 metres high) along the gable elevation of the host dwelling would be unaffected, the impact to privacy, overlooking and visual intrusion would cause less than substantial harm, and thereby, the revised proposal accords with policies DM1 and SP1 of the Core Strategy and saved UDP policy DC1.

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 by using matching materials, and as such, the resultant impact on the surrounding area in terms of the design, scale, and appearance of the proposed development is considered acceptable. Given the position of the extension and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected. Moreover, the existing gated access and combined boundary treatment (approximately 1.8 metres high) along the gable elevation of the host dwelling would be unaffected, thereby providing a significant level of screening and mitigating from the adverse impact of undue visual intrusion. The revised proposal (dated, 16/02/26) could therefore be accommodated in this location in this instance without significant adverse impacts to the character of the host building or the general area. However, a materials condition has been attached to ensure that materials are adhered to, together with an additional condition requiring the existing boundary treatment to be kept in perpetuity and thereafter be so maintained; pursuant with the requirements of Core Strategy policies DM1 and EN1 and saved UDP policy DC1.

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.

Impact of works (Refuse storage and collection) - The existing arrangement would be unaffected. The gated access and combined boundary treatment (approximately 1.8 metres high) along the gable elevation of the host dwelling would be retained. The submitted plans also demonstrate that wheeled bins would be stored along the side garden, screened behind boundary treatment. It is therefore recommended that a condition is attached to ensure that this arrangement remains so in perpetuity and thereafter be maintained, in the interest of visual amenity; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

Conclusions - For the reasons outlined above, and on balance, and subject to planning conditions, it is considered that the revised proposed development, (dated, 16/02/26) responds positively to policy and no comments or objections have been received in response to this application from local residents.

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

In the case of this application, the initially submitted plan has been slightly revised in the interest of residential and visual amenity and revised plans subsequently submitted - (dated, 16/02/26). 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:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 08 January 2026.

- Location Plan, Existing and Proposed Site Plan with application site edge in red, received by the City Council as the Local Planning Authority on 08 January 2026.

- Proposed Floor and Roof Plans, DRAWING No. PP238-3/26 REV A, received by the City Council as the Local Planning Authority on 16 February 2026.

- Proposed Elevations, DRAWING No. PP238-4/26 REV A, received by the City Council as the Local Planning Authority on 16 February 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans and submitted information; pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policies SP1 and DM1 of the Core Strategy (2012).

3) The materials used to construct the external elevations of the development hereby approved shall match the existing dwellinghouse, in terms of colour, type, scale and method of coursing and pointing and as stated on the approved drawings and submitted application form.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies SP1 and DM1 of the Core Strategy (2012).

4) The 1.8 metre high boundary treatment along the gable elevation of the original dwellinghouse and as shown on: Proposed Floor and Roof Plans, DRAWING No. PP238-3/26 REV A, received by the City Council as the Local Planning Authority on 16 February 2026 and officer's site photo dated 27.01.2026 shall remain in perpetuity and thereafter be maintained.

Reason - In the interests of residential and visual amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies SP1 and DM1 of the Core Strategy (2012).

5) 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: Location Plan, Existing and Proposed Site Plan with application site edge in red, received by the City Council as the Local Planning Authority on 08 January 2026; Proposed Floor and Roof Plans, DRAWING No. PP238-3/26 REV A, received by the City Council as the Local Planning Authority on 16 February 2026; Proposed Elevations, DRAWING No. PP238-4/26 REV A, received by the City Council as the Local Planning Authority on 16 February 2026, without planning permission being granted by the Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies DM1 and SP1 of the Manchester Core Strategy (2012).

6) Wheeled bins shall be stored along the side garden, screened behind boundary treatment, and as shown on: Proposed Floor and Roof Plans, DRAWING No. PP238-3/26 REV A, received by the City Council as the Local Planning Authority on 16 February 2026, and only brought to the back of pavement on collection days, and this arrangement shall remain so in perpetuity, and be maintained.

Reason - In the interests of residential and visual amenity, pursuant with saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies EN19, DM1 of the Core Strategy (2012).

7) Before first occupation of the development thereby approved, the proposed window along the ground floor gable elevation of the existing house and as shown on: Proposed Floor and Roof Plans, DRAWING No. PP238-3/26 REV A, and Proposed Elevations, DRAWING No. PP238-4/26 REV A, both received by the City Council as the Local Planning Authority on 16 February 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.

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.

Appendix 1 – List of consultees & neighbours notified

56 Saddlecote Close, Manchester, M8 5EG
58 Saddlecote Close, Manchester, M8 5EG
54 Saddlecote Close, Manchester, M8 5EG
83 Saddlecote Close, Manchester, M8 5QE
85 Saddlecote Close, Manchester, M8 5QE
50 Saddlecote Close, Manchester, M8 5EG
48 Saddlecote Close, Manchester, M8 5EG
1 Brookwood Avenue, Manchester, M8 5ZA
7 Brookwood Avenue, Manchester, M8 5ZA
5 Brookwood Avenue, Manchester, M8 5ZA
3 Brookwood Avenue, Manchester, M8 5ZA

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