Planning

Growth & Development

Delegated officer report for planning application

Application no.	144398/FH/2025
Date registered valid:	15 December 2025
Proposal:	Erection of part single, part two-storey side and rear extension, front porch and roof lights to front and rear.
Address:	53 Delacourt Road, Manchester, M14 6BU
Ward(s):	Old Moat Ward
Applicant:	Mr Dastan Ahmed
Agent (if any):	Mr V Alyas, Architek
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**17th March 2026**



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 6 January 2026
Standard consultations:
Printed: 22 December 2025 Expired: 15 January 2026
Neighbour notifications
Printed: 22 December 2025 Expired: 15 January 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

The application site relates to a two-storey semi-detached dwelling located within the Old Moat ward of Manchester. The property has a hipped roof and is constructed in red brick with a tiled roof covering. The front elevation features bay windows, while the rear includes a small single-storey outrigger. The frontage comprises a mix of paving and garden areas, with access provided along the side of the dwelling leading to the rear garden. Boundary treatments consist of a low red-brick wall with coping stones to the front and timber fencing to both the side and rear. The property is currently vacant and in a state of disrepair.



Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in character

Description of development

The applicant is seeking planning permission for the erection of part single, part two-storey side and rear extension, front porch and roof lights to front and rear.



01-P-Elevation
1 : 100

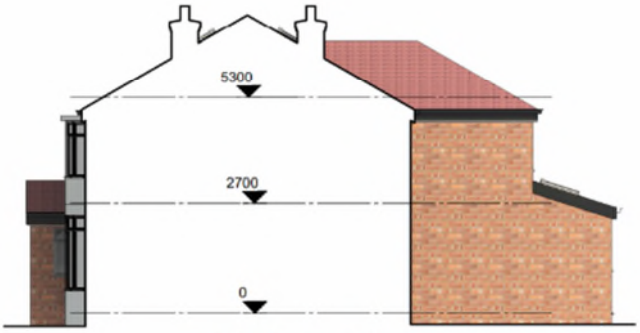


02-P-Elevation
1 : 100

All new walls, and doors to r



03-P-Elevation



04-P-Elevation

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. Two representations were received as a result of this proposal. Summary of comments as follows;

- **Rear first-floor projection:** Objects to the upper-floor rear element extending beyond their own rear elevation and considers this unacceptable.
- **Rooflights to loft space:** Concern that the proposed rooflights are unnecessary for the stated use and may indicate an intention to later convert the loft into a bedroom.
- **Potential HMO use and parking impact:** Concerned the property may become a house in multiple occupation, which is believed would increase parking demand on an already congested road. Also note that a front porch could further restrict parking on the driveway. Have asked whether any HMO regulations apply in the area.

- **Construction impacts:** Seeks assurance that construction works will adhere to permitted working hours.
- **Maintenance gap between extensions:** Concern about the small gap (approx. 1 ft by 5 m) between existing extension to neighbouring property and the proposed extension at No. 53.
- **Condition of the site:** Worry about the current upkeep of the property, noting that the owner has cleared out the house but left it in a poor state.

MCC Flood Risk Management – No objections, condition not required
Environment Agency – No objection in principle subject to informative being attached

RSPB Swift Champion – attach informative should the application be approved sh to comment on this planning application.

Policy and Issues

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

o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
o Policy DM 1 - Development Management
o Policy SP1 - Spatial Principles
o Policy EN1 - Design Principles
o Policy EN 19 - Waste Management
o The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development
JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

Draft National Planning Policy Framework (December 2025) - The National Planning Policy Framework (NPPF) sets out the Governments' planning policies for England and how these should be applied. A draft revised NPPF was published for consultation on 16 December 2025. The consultation period runs for 12 weeks and will close on 10 March 2026.

The draft NPPF proposes significant changes to the structure and content of national policy. These include a move to Local Plan-style policy sections, a clearer distinction between planning making and decision-making policies, and the reintroduction of strategic planning through Spatial Development Strategies. Other notable changes include an expanded presumption in favour of sustainable development, policies promoting higher densities around transport hubs, and support

for small and medium-scale housing schemes through a new "medium development" category. The draft also integrates Nation Development Management Policies, strengthens climate change and biodiversity policies, and introduces measures to encourage clean energy and critical minerals development.

Once adopted, the revised NPPF will replace the current framework and form a key part of national planning policy. At this stage, as the document is subject to consultation and has not yet been finalised, while still a material consideration, it can only be afforded limited weight in the determination of planning applications. In this instance, the relevant sections is outlined below:

Policy L4 (Residential Extensions) - This policy states that development proposals to extend existing dwelling houses should blend effectively with the existing building and its immediate surroundings in terms of its scale and form; and maintain acceptable living standards for current and new occupiers in terms of access to daylight, sunlight, privacy and external amenity space.

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (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 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History relating to 53 Delacourt Road

No previous planning applications relating to this site.

Residential amenity

The applicant seeks planning permission for the erection of a part single-, part two-storey side and rear extension, together with a front porch and roof lights to the front and rear, in order to provide additional living accommodation. Comments from neighbouring residents have been received and are summarised within the Consultations and Notification Responses section above.

In addition, the City Council raised concerns in relation to the original submission, specifically regarding the potential for terracing, the siting of the refuse bins, and the extent of the first-floor projection along the shared boundary. Following negotiations, the applicant submitted amended plans which have addressed all issues previously identified.

Ground Floor

The proposal would extend in line with the principal elevation of the host dwelling and project 2.24m from the side wall, extending rearwards wrapping around the property and extending towards the shared boundary with the adjoining semi-detached dwelling at No. 55 Delacourt Road. The rearward projection would measure 4.96m, aligning with the neighbouring property's existing rear extension. No windows are proposed on the side elevations. To the rear, bi-folding doors and a window are included. The extension would be constructed with a mono-pitched roof sloping towards the front and hipped at the rear, incorporating two roof lights.

First Floor

The first-floor element would be set back 2.0m from the principal elevation and would extend rearwards to finish in line with the rear wall of the host property. The rear projection would measure 3.0 metres and would span across the width of the dwelling up to the shared boundary with the adjoining semi-detached property at No. 55 Delacourt Road. It is considered that an extension in this location would not result in an overbearing impact or lead to a loss of amenity for the occupants of that property. Furthermore, as the adjoining dwelling already benefits from a two-storey rear extension built up to the shared boundary, this significantly reduces or removes any potential impact on their outlook or amenity.

The roof would be hipped to reflect the existing roof form of the host dwelling, ensuring the extension integrates appropriately with the character of the property. A window is proposed on the front elevation, with three windows to the rear. No windows are proposed on the side elevations. Given the positioning and orientation of the proposed openings, they would not provide any additional opportunities for overlooking beyond those currently available from the existing front and rear windows of the dwelling.

Porch

The proposal includes the construction of a new front porch with brickwork and a dual-pitched roof. Windows are proposed on each side of the porch, with elongated windows positioned on either side of the front door. Given its modest scale, sympathetic design and subservient appearance, the porch is considered an appropriate and acceptable addition to the front elevation of the property.

Overall, the footprint is not considered to create a bulky or disproportionate scale addition to the property. On a whole, the extension would be visible from the public highway and therefore would feature within the street scene, however, the character of the area would be retained although some of the houses in the immediate vicinity are themselves altered and extended. Therefore, the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property. Therefore, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Siting, scale and massing

The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The proposed development has been designed to be in keeping with the character and appearance of the existing property and the surrounding area. The materials proposed, matching brick and roof tiles as specified in the application form, have been carefully selected to ensure visual continuity with the existing structure and neighbouring properties.

The extension has been thoughtfully designed to follow the shape and constraints of the existing plot, while maintaining a respectful relationship with adjacent properties to the side and rear. The scale, form, and detailing of the proposal are consistent with what is typically expected for this type of development and are considered appropriate in context.

On balance, the design and appearance of the proposed development are considered to comply with the relevant provisions of Core Strategy Policies DM1 and EN1. Overall, the proposal is regarded as acceptable in design terms.

Flood Risk

Environment Agency (EA) have no objection in principle to the proposed development, however, have made the comments outlining that the proposal lies within a Flood Zone 2 which is at risk of flooding. As this is the case, an informative has been attached for the applicants information.

Refuse Bins

The refuse bins are to be located at the front of the property within a bin surround. The proposal therefore complies with Core Strategy Policy EN19 in respect of waste management and refuse storage.

Parking

Off street car parking would be retained to the site and therefore it is considered that the current car parking arrangements are not affected by this proposal.

Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The proposal has been sited and designed to ensure that it is subservient to the original dwelling house and the proposal is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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

Positive and proactive working - 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.

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:

Received 17th March 2026 numbered A101 Rev P2 Proposed Location and Site Plan

Received 17th March 2026 numbered A104 Rev P2 Proposed Ground, First and Loft Plan

Received 17th March 2026 numbered A105 Rev P2 Proposed Elevations

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.

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 re-enacting that Order with or without modification), no [additional] windows, doors or other openings shall be installed in the side 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.

5) The refuse storage area to the front of the property hereby approved shall be carried out in accordance with the following drawings and documents and shall remain so in perpetuity.

Revised plans received 17th March 2026 numbered A101 Rev P2 Proposed Location and Site Plan

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.

Informatives

1) **Swift Bricks**
If the development can accommodate it, it is requested that consideration is given to the installation of Swift Bricks. Swift bricks must be fitted in accordance to the specifications of BS 42021:2022 - Integral nest boxes.

2) **Environmental Permit – Advice to Applicant**

The proposed site location is within 8 metres of a designated statutory main river. The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

• On or within 8 metres of a main river (16 metres if tidal).
• On or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal).
• On or within 16 metres of a sea defence.
• Involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert.
• In the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission.
For further guidance please visit https://www.gov.uk/guidance/flood-risk-activities_environmental-permits or contact our National Customer Contact Centre on 03708

506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment_agency.gov.uk.
The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
Environment Agency

144 Mauldeth Road West, Manchester, M20 1AD
146 Mauldeth Road West, Manchester, M20 1AD
51 Delacourt Road, Manchester, M14 6BU
55 Delacourt Road, Manchester, M14 6BU
48 Delacourt Road, Manchester, M14 6BX
50 Delacourt Road, Manchester, M14 6BX
46 Delacourt Road, Manchester, M14 6BX

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Flood Zone Plus Climate Change -
Main River Consultation Zone -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA