

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 144960/FH/2026

Date registered valid: 21 January 2026

Proposal: Erection of part-single, part two-storey rear extension involving elevational alterations.

Address: 8 Kelstern Square, Manchester, M13 0XW

Ward(s): Rusholme Ward

Applicant: Mr Sanfor Uddin

Agent (if any): Mr Muhammad Dabeer Rana, MD Design Consultancy

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 11 March 2026

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 28 January 2026 Expired: 18 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order:

Description of site/building

The proposal relates to a semidetached two storey dwellinghouse on Kelstern Square. The property features an existing single storey front extension with front gable features to the original dwelling. The rear features a garden.

Description of area

The property is in a mostly residential part of the Rusholme ward of Manchester. The site is within a Coal Development Low Risk Area.

Description of development

Erection of part-single, part two-storey rear extension involving elevational alterations.

Ground floor rear extension

The proposed ground floor rear extension would project 6000mm from the existing rear extension and spans 4240mm (from a 150mm set back to the shared boundary with No7) where it projects a further 4000mm for 4390mm to sit in line with the existing side elevation. The single storey parts are finished in matching brick and topped with hipped tiled roof with 3no roof lights and glazing to side and rear.

First floor rear extension

The proposed first floor rear extension would project 4000mm from the existing rear elevation and span 2900mm (from a 2500mm set back to the shared boundary with No7) where it projects a further 2800mm for 3350mm to sit in line with the existing side elevation. The first-floor extension is finished in matching brick and topped with hipped tile roof and glazing to side and rear.



Figure 1. Proposed site plan

PLANNING HISTORY

129897/FH/2021

Description: Erection of porch and canopy to front elevation

Decision: Approved 26/05/2021

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents

1 no neutral comment was received:

- Advocating for the inclusion of Swift bricks

NEGOTIATIONS

During the consultation stage, several issues arose that required positive and proactive negotiation with the applicant.

- The first-floor rear projection was required to be reduced to 4,000mm to lessen massing impacts and ensure the extension aligns with the similar addition at No. 7.
- The ground floor would need to be limited to 6000mm to align with adjacent extensions.
- The side facing window in the first-floor rear extension was required to be removed to prevent overlooking and protect the privacy of occupiers at No. 9.
- The side facing first floor window in the main dwelling must be top opening and obscure glazed to minimise any potential loss of privacy to neighbouring properties.

Updated proposed development

Following the negotiations, several amendments were secured to reduce the scale and protect neighbouring privacy:

- The first-floor rear projection has been reduced to 4,000mm, lessening the visual impact and aligning the extension with that at No. 7.
- The ground-floor rear extension has been limited to a 6,000mm projection across the full 8,630mm width of the property.
- The previously proposed side-facing window in the first-floor rear extension has been removed to protect the privacy of No. 9.
- The side-facing first-floor window in the main dwelling will be top-opening and obscure-glazed, secured by planning condition, to safeguard the privacy of neighbouring occupiers.

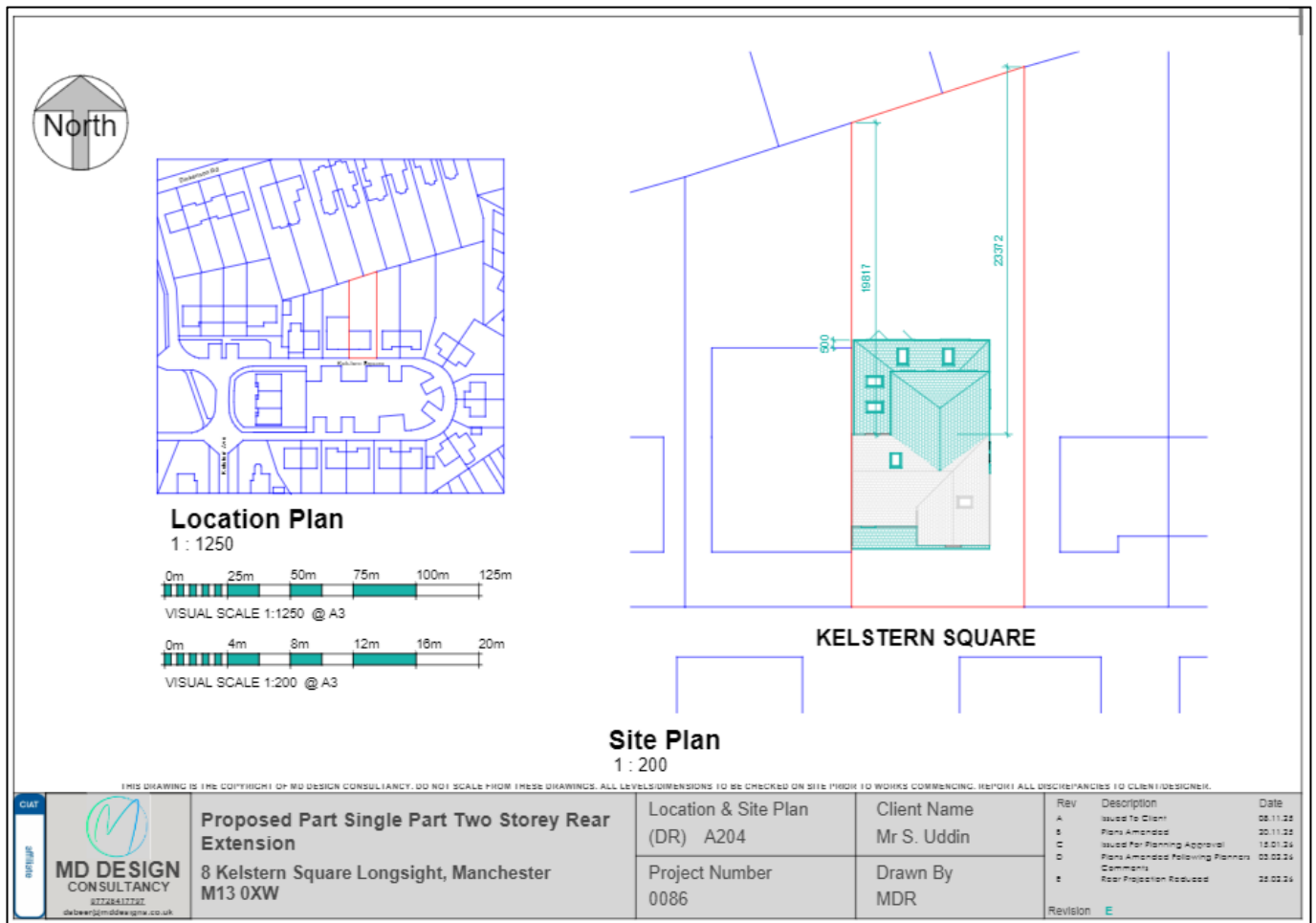


Figure 2. Updated proposed site plan

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Further consultation was not required, as the amendments reduced the overall massing of the proposal and resulted in improved amenity impacts for neighbouring properties.

RELEVANT POLICIES

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions on planning applications must be made in line with the statutory development plan, unless material considerations indicate otherwise.

For Manchester, the development plan comprises:

- The Core Strategy (2012–2027)
- Saved policies of the Unitary Development Plan (UDP)
- The Places for Everyone Joint Development Plan Document (2022–2039)

These documents are considered up to date and carry substantial weight in decision-making. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance.

The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

Where applicable, the Council must give special regard to preserving the character of conservation areas and the setting of listed buildings, in line with statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The policies referenced in this report are those considered most relevant to the nature, scale and location of the proposed development as follows:

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN15 - Biodiversity and Geological Conservation (partially replaced by PfE Policy JP-G 8)
 - EN 18 - Contaminated Land and Ground Stability
 - EN 19 – Waste
- [Guide to development in Manchester](#) - supplementary planning document and planning guidance, April 2007
- [Extant Unitary Development Plan \(UDP\)](#) –
 - Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC26 - Development and Noise
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat5: Inner Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - Greener Places
 - JP-G8: A Net Enhancement of Biodiversity and Geodiversity
 - Places for People
 - JP-P1 Sustainable Places
- [National Planning Policy Framework \(NPPF\)](#) December 2024–
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 12 – Achieving well-designed places
 - Section 15 - Conserving and enhancing the natural environment

- [National Planning Policy Framework Draft for Consultation December 2025](#) - National decision-making policies
 - Chapter 3 – Decision-making policies
 - DM1: Preparing development proposals
 - DM2: Information requirements
 - DM3: Determining development proposals
 - DM6: Use of planning conditions and obligations
 - DM7: Relationship with other regulatory regimes
 - Chapter 4 - Achieving sustainable development
 - S3: Presumption in favour of sustainable development
 - S4: Principle of development within settlements
 - S6: Neighbourhood plans and the presumption
 - Chapter 12 - Making effective use of land
 - L2: Making effective use of land
 - L4: Residential extensions
 - Chapter 14 - Achieving well-designed places
 - DP3: Key principles for well-designed places
 - DP4: The Design process
 - Chapter 17 - Pollution, public protection and security
 - P2: Ground Conditions

ASSESSMENT

Principle of development

Many people prefer to extend their existing homes rather than move, and the planning system needs to accommodate this demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The Council is not generally in favour of dealing with this issue by laying down firm rules about home extensions with each case looked at on its individual merits, having regard to a range of criteria.

In this case the principle of the development is acceptable.

As stated in Policy DM 1 of the Manchester Core Strategy, all development should have regard to the following specific issues:

Appropriate siting, layout, scale, form, massing, materials, and detail

The proposed extension has been designed to integrate well with the existing house by using matching brickwork, roof tiles and window styles. This helps ensure the development sits comfortably within the character and appearance of the property. The extension remains clearly subordinate to the original dwelling, as it is positioned mainly to the rear and incorporates a lower roofline and consistent materials, reducing its overall visual impact.

Impact on No. 7 Kelstern Square

The ground-floor rear projection would extend only 500mm beyond the existing rear extension at No. 7. The first-floor element is set away from the boundary and follows the established setback of the neighbouring first-floor rear extension. This relationship prevents any unacceptable sense of enclosure or overbearing impact for occupiers of No. 7.

Impact on No. 9 Kelstern Square

From No. 9, the proposed rear extension would not project beyond the existing side elevation of the applicant property. The first-floor projection is broadly comparable to the length of the ground-floor rear extension at No. 9, helping to limit any perception of overbearing development. The retained distance to the boundary means the effect of the 6m rear projection on neighbouring outlook would not be significant and would be similar to the presence of a garden outbuilding in the same position.

Impact to neighbours to the rear on Dickenson Road

Given the separation to the rear boundary and the overall building distances involved, the proposal would have minimal impact on the properties along Dickenson Road and is therefore considered acceptable.

Overall Impact

Given its size, position and relationship with neighbouring properties, the extension would not appear over-dominant or overbearing and is considered acceptable in terms of scale and massing.

Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

Only limited views of the main elements of the proposed extension would be visible from the street. Due to its position to the rear of the dwelling and the use of matching materials, the extension would not unduly affect the character or appearance of the street scene.

The proposal is comparable in size and scale to other extensions in the vicinity, including the similar addition approved at No. 7. As such, the development would sit comfortably within the established built form and would not disrupt the area's existing character or appearance.

Effects on amenity

Privacy

The proposal includes the addition of bifold doors to the new rear elevation. As these are positioned at ground-floor level and replace existing openings on the same elevation, the impact on neighbouring privacy would be acceptable.

A side-facing door is proposed within the further rear projection. Given its ground-floor position, along with the distance to the boundary and the height of the existing boundary fence, it would not result in any material overlooking. To further negate the effect any glazing in the door should be obscure glazed.

Rooflights are also proposed; however, due to their upward-facing orientation, they would not result in unacceptable levels of overlooking.

The new side-facing first-floor window is required to be top-opening and obscure-glazed to prevent overlooking of neighbouring properties, and this requirement is secured by condition.

Light

Given that the proposal sits within the existing side elevation, the projection would have only a limited effect on light levels for neighbouring occupiers. This is particularly the case considering the existing extensions at both adjoining properties and the north-facing orientation of the rear elevations, which naturally limits direct sunlight to this part of the dwellings.

Noise

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

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal does not change how people can get in and out of the building.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site and maintains external access to the rear of the property.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property.

Effects relating to biodiversity, landscape, archaeological or built heritage

Biodiversity

A commenter has suggested that swift bricks be included within the development. While the Council supports measures that help local biodiversity, there is no specific local or national policy requirement that would allow the inclusion of swift bricks to be enforced on a householder extension of this scale. However, an informative has been added to encourage the applicant to consider installing swift bricks voluntarily as a simple way to support nesting swifts in the area.

Green Infrastructure including open space, both public and private

The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment. The proposal has a negligible impact on drainage using the existing drainage on site.

Existing or proposed hazardous installations.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority.

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.

PLANNING BALANCE

The proposal would provide additional living space for the occupiers while remaining in keeping with the character of the existing house and the surrounding area. Following amendments, the scale and design of the extension are considered reasonable and would not result in unacceptable impacts on neighbouring homes in terms of light, privacy or outlook. As such, the development complies with the key aims of local

and national planning policy, and there are no material considerations that would outweigh granting permission

RECOMMENDATION: APPROVE

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-year time limit

The development must be begun not later than three years beginning with the date of this permission.

Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Specified plans

The development hereby approved shall be carried out in accordance with the following drawings and documents:

- | | | | |
|----------------------------|---------------|-------|----------------------|
| a. Drawing - Location Plan | 21 Jan 2026 | REV A | THE LOCATION PLAN |
| b. Drawing - Proposed | 11 March 2026 | REV E | PLANS AND ELEVATIONS |

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Materials to match

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. OBSCURE GLAZING AND TOP OPENING WINDOW

The window(s) in the first floor of the side elevation of the development 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. Any parts of the window that can be opened must be more than 1.7 metres above the floor of the room in which the window is installed.

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

5. EXTENSIONS - PD RIGHTS REMOVED FOR NEW OPENINGS

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 inserted in extension 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.

INFORMATIVE(S)

1. Coal - Development Low Risk Area Standing Advice

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242. Further information is also available on the Mining Remediation Authority website.

2. 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.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Flat 16, 276 Dickenson Road, Manchester, M13 0YL

Flat 15, 276 Dickenson Road, Manchester, M13 0YL

Flat 14, 276 Dickenson Road, Manchester, M13 0YL

Flat 12, 276 Dickenson Road, Manchester, M13 0YL

Flat 11, 276 Dickenson Road, Manchester, M13 0YL

Flat 10, 276 Dickenson Road, Manchester, M13 0YL

Flat 9, 276 Dickenson Road, Manchester, M13 0YL

Flat 8, 276 Dickenson Road, Manchester, M13 0YL

Flat 7, 276 Dickenson Road, Manchester, M13 0YL

Flat 6, 276 Dickenson Road, Manchester, M13 0YL

Flat 5, 276 Dickenson Road, Manchester, M13 0YL

Flat 4, 276 Dickenson Road, Manchester, M13 0YL

Flat 3, 276 Dickenson Road, Manchester, M13 0YL

Flat 2, 276 Dickenson Road, Manchester, M13 0YL

Flat 1, 276 Dickenson Road, Manchester, M13 0YL

9 Kelstern Square, Manchester, M13 0XW

Flat 15B, 276 Dickenson Road, Manchester, M13 0YL

7 Kelstern Square, Manchester, M13 0XW

10 Kelstern Square, Manchester, M13 0XW

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: SOUTH AREA