

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144935/FH/2026
Date registered valid: 13 January 2026
Proposal: Erection of a single-storey front, side and rear extension.
Address: 15 Newcliffe Road, Manchester, M9 6LY
Ward(s): Charlestown Ward

Applicant: Mr Ehimen Akhimien
Agent (if any): Mr M Mohammed, M1 Architecture Ltd
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Refuse
Date of recommendation: 9 March 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 9 February 2026

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 19 January 2026 Expired: 9 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

The property which is subject to this householder application is a two-storey, C3 dwellinghouse. The property features white uPVC window frames, red brickwork and grey slate roof tiles. To the side of the property is a hardstanding driveway which as existing has the parking provision for two vehicles. To the rear of the property is a large garden.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

Newcliffe Road is a residential street located in the Charlestown ward of Manchester. The surrounding area is mainly residential in nature, with many other family properties of a similar age and design. The area benefits from multiple sustainable transport links including multiple bus routes nearby.

Description of development

The applicant is seeking planning permission for the erection of a single storey front, side and rear extension. This development would facilitate two ground floor bedrooms, snug, gym an office and a larger kitchen/ dining area.

Consultations & Notification Responses

Neighbours as per appendix 1, one neutral comment received.

The comment is outlined below:

- The resident is unsure of the works taking place
- Concerned about disruption and access to the service road

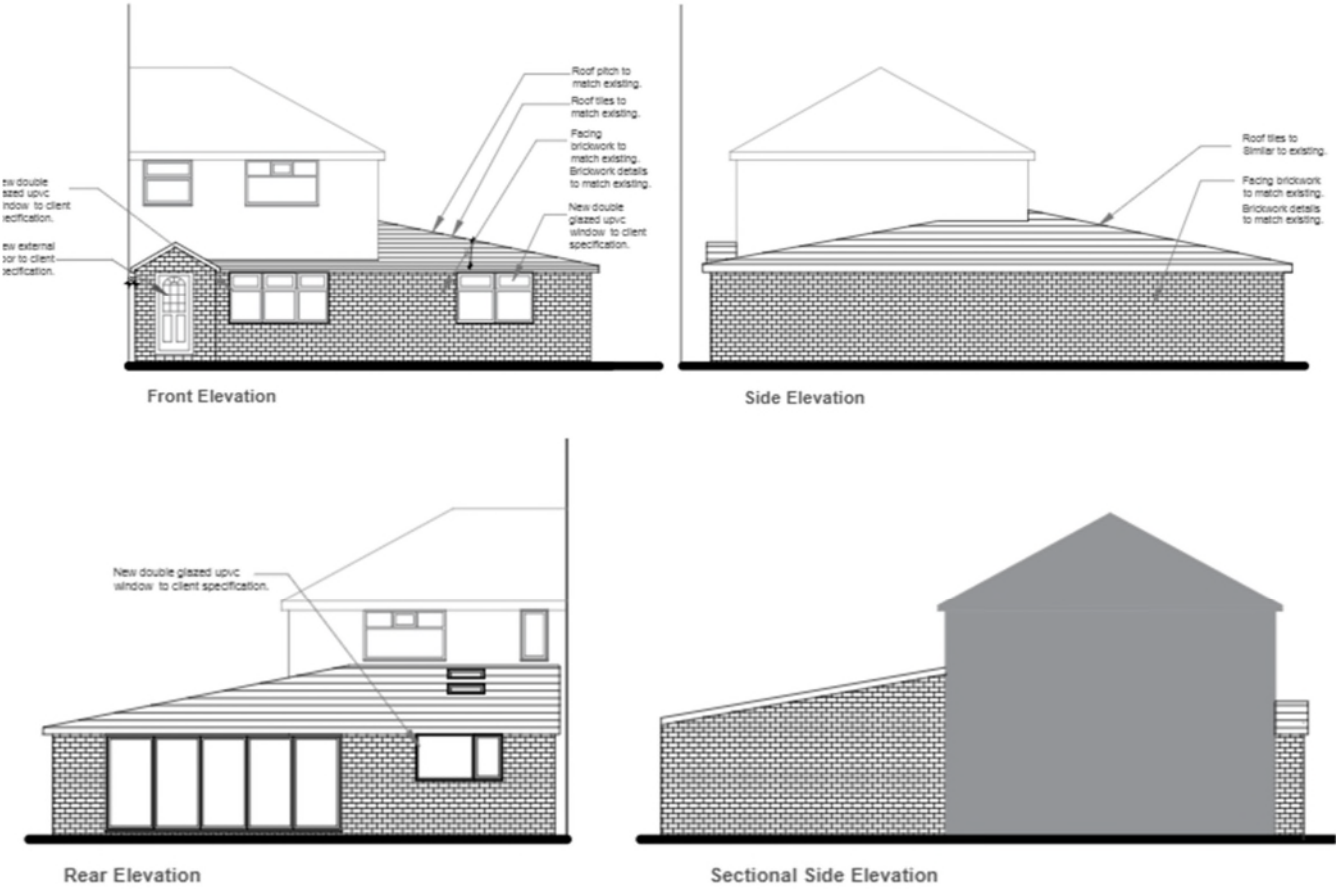
- The resident queries if a drive is proposed with the works and if so, to include clear conditions of use.

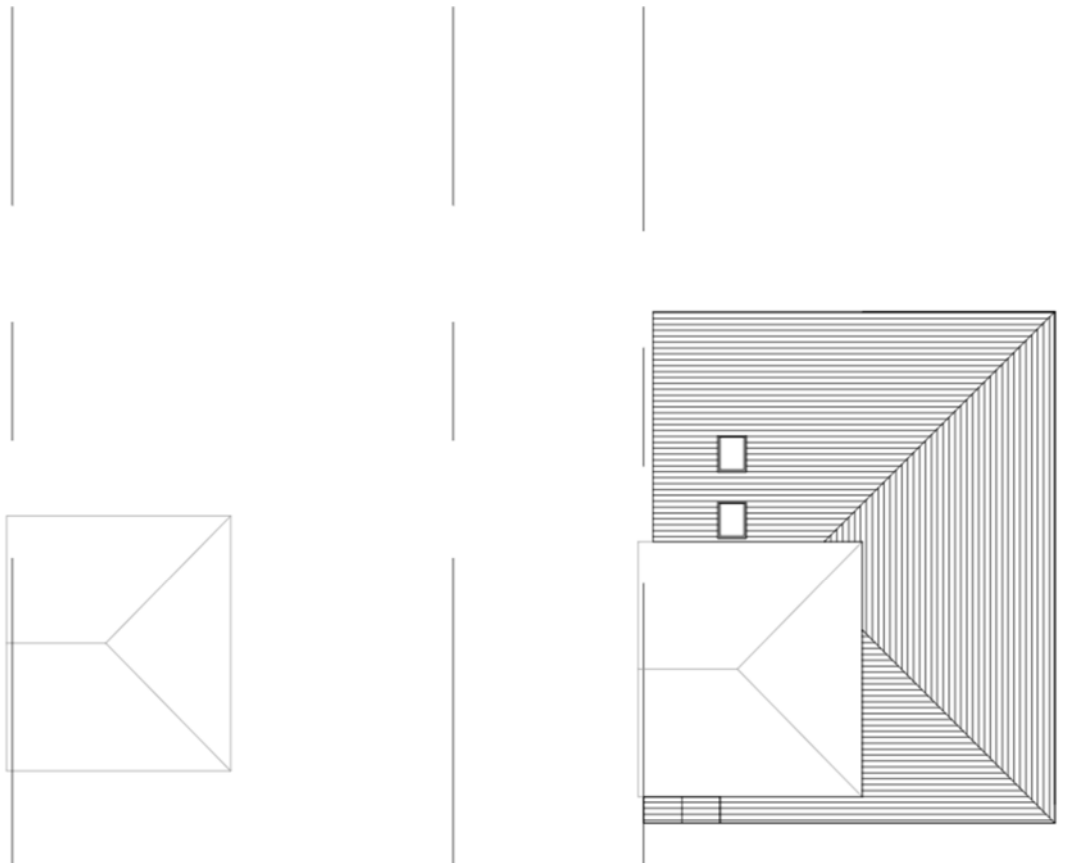
Site Photos:





Proposed Plans:





Negotiations and Communication

The agent was asked to reduce the projection of the rear extension, demonstrate maintained parking provision and amend the design of the front extension. No plans were re-submitted, and the agent was informed of the City Council's intent to refuse the application.

POLICY

Core Strategy

All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document: -

Policy DM1: Appropriate siting, layout, scale form, massing, materials, and detail. 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. Effects on amenity, including privacy, light, noise, vibration and air quality.

Policy SP1: Providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment. The majority of new residential development in these neighbourhoods will be in the inner areas defined by North Manchester, East Manchester and Central Manchester Regeneration Areas.

Unitary Development Plan (UDP) – the UDP has been superseded by the *Core Strategy Development Plan*, however some policies have been saved and are still considered as part of the planning process.

Policy DC1 for residential extensions is still considered of relevance and states that in determining planning applications for extensions to residential properties, the Council will have regard to the general character of the property and the effect upon neighbouring occupiers.

DC1.1 - 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 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 street-scene;
- e. the effect of the loss of any on-site carparking.

DC1.2 - 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 the original buildings);
- b. they do not create an 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 street scene by virtue of design, use of materials or constructional 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).

National Planning Policy Framework the Government's own planning policies for England and how they are expected to be applied.

-Chapter 8- Promoting healthy and safe communities,

-Chapter 12- The creation of high quality, beautiful and sustainable buildings.

The DRAFT National Planning Policy Framework (December 2025)- The Government's new national planning policies and how they are to be implemented through local authorities. Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it.

Achieving sustainable development

Policy S3- Presumption in favour of sustainable development

Policy S4- Principle of development within settlements

Achieving well-designed places

Policy DP3- Key principles for well-designed places

Policy DP4- The design process

Places for Everyone- Along 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 (Bolton, Bury, Rochdale, Oldham, Tameside, Stockport, Manchester, Trafford, Salford, Wigan) and took into effect and become part of the statutory development plan on March 21, 2024.

Policy JP-P1: Sustainable Places- a scheme should be consistent with a clear identity, socially inclusive, resource-efficient, safe, functional and convenient.

Issues

Policies SP1 and DM1 of the of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects and enhances the built environment; and the design scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out several criteria against which proposals for extensions will be assessed. Although these latter policies are of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that a planning authority must have regard to the development plan when determining an application, the decision must be made in accordance with the development plan unless material considerations indicate otherwise. Additionally, The National Planning Policy Framework in paragraph 2 states that planning law requires for decisions to be determined with the development plan unless material considerations indicate otherwise and is reinforced in paragraph 48.

In the case of this application, the principle of the proposal is considered unacceptable and cannot be supported as it conflicts with the development plan policies and associated guidance listed in the preceding section.

It is considered that the front, side and rear extension would have an unduly harmful impact on the residential amenity of the area on account of its scale and inappropriate design choices. The rear extension would create an overbearing feature for the neighbouring occupiers. Further to this, the proposal failed to demonstrate any parking provision.

Planning History

No relevant planning history.

Scale and Massing

The side and rear extension element:

The rear extension would project approx. 6m from the original dwellinghouse and extend 10m across the rear of the property to meet the proposed side extension. The rear extension would be set back by approx. 0.1m from the shared boundary with the neighbouring property no. 13 Newcliffe Road. The extension proposed a mono-pitched roof that would measure to 3.6m sloping down to meet the eaves at 2.1m. The side extension would project sideways from the dwellinghouse by approx. 5.2m and would extend from the rear extension to the principal building line. In total, the rear and side extension would introduce eight new windows to the property. Six of which would face into the applicant's rear garden as five would be bi-fold doors. Two of the proposed windows would be featured as roof lights.

The front extension element:

The front extension would project forwards by 0.6m and extend from the shared boundary with no. 13 Newcliffe road 11m to meet the side extension building line. The front extension proposes a porch like element with a pitched roof to the north of the property. The pitched roof height would measure to 2.8m sloping down to meet the eaves at 2.1m. The remaining front extension would have a mono-pitched roof that would have a height of 2.8m and eaves of 2.1m. The front extension would introduce five windows, facing towards the street. The windows and front extension would be set back by 4.2m from the pavement and passers-by.

Residential and Visual Amenity

In assessing this application against the above policies and objectives there is concern that this proposal would introduce a visually incongruous and overbearing feature into the surrounding street and property. Additionally, Policy DM1 states that development should have appropriate siting, layout, scale form and massing. The development's addition of the front, rear and side extension would more than double the original property's footprint and would be considered overdevelopment of the site. The cumulative impacts combined would result in an imposing feature to the neighbouring properties, specifically, the adjoining property no. 13 Newcliffe Road.

The rear extension's height and proximity to the boundary would create a sense of enclosure which would be harmful to the amenity of neighbouring occupiers. The excessive mass and bulk of the rear extension and its proximity to the plot's shared boundaries, would give rise to unduly harmful impacts upon the residential amenity by impacting the levels of light and introducing an overbearing feature to the neighbouring property, no. 13 Newcliffe Road. The rear extension's height and proximity to the boundary would create a sense of enclosure which would be harmful to the amenity of neighbouring occupiers.

The side extension would measure to nearly the full width of the existing property. Due to the excessive width of the side extension, it would remove the existing parking provision that currently holds two vehicle spaces. This would lead to a lack of adequate parking arrangements which could create an unnecessary demand for on-street car parking within the local area. The side and front extension do not appear subservient to the host dwellinghouse and would look out of character for the area. Furthermore, the design of the front extension would look visually incongruous to the neighbouring properties and would result in harm to local visual amenity. The bulk and mass of the proposal would be out of character with the surrounding area and property and would be located in a visually prominent position. Although many nearby properties benefit from rear and side extensions none are of this scale and sizing.

Considering all mentioned above, the proposal is therefore considered to conflict with the principles set out under saved policy DC1 of the Unitary Development Plan for the City of Manchester and Policies SP1 and DM1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework.

Conclusion

For the reasons specified above, it is considered that the proposal is unacceptable due its siting scale and massing and inappropriate design choices which have an unduly harmful impact on the residential amenity of neighbouring occupiers. Further to this, the proposal would be overly dominant, visually incongruous and an obtrusive structure which would not be sympathetic to the appearance of the application property or its surrounding area. The agent of the application was informed of the above concerns and the Council's intention to refuse the scheme ahead of the determination date.

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: Refuse.

Article 35 Declaration

The proposal does not improve the social and environmental conditions of the area, nor does it comply with the development plan and therefore does not compromise sustainable development. There are no conditions which could be reasonably imposed which would have made the development acceptable. It is therefore not possible to approve the application and the agent has been informed of the City Council's intent to refuse the application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1. Visual Amenity- By reason of its inappropriate siting, scale, massing and design the proposal would introduce detrimental visual elements to the street scene, would form an overly dominant, visually incongruous and obtrusive feature which would not be sympathetic to the appearance of this application property or its surrounding area, to the detriment of visual amenity and, as such, is contrary to Policies SP1 and DM1 of the Manchester Core Strategy and the design principles set out in the National Planning Policy Framework.
2. Residential Amenity- The proposal by reason of its proximity to the plot's shared boundaries, together with its excessive scale, massing and bulk, would create an overbearing presence to those occupying the neighbouring property, no. 13 Newcliffe Road. The rear, side and front extension would result in overdevelopment of the site and

would have a demonstrable and harmful impact on residential amenity. The proposal therefore conflicts with saved Policy DC1 of the Unitary Development Plan for the City of Manchester, and Policies SP1 and DM1 of the Manchester Core Strategy, as it would adversely affect the privacy and amenity of neighbouring residents.

3. The development would result in the removal of the car parking provision to the side of the property, this would lead to a lack of adequate parking arrangements which would create a demand for on-street car parking within the local area. The proposed car parking arrangements would thereby be potentially harmful to residential amenity and pedestrian and highway safety and thereby contrary to policies SP1, and DM1 of the Core Strategy for the City of Manchester

Appendix 1 – List of consultees & neighbours notified

18 Buile Drive, Manchester, M9 6BD
20 Buile Drive, Manchester, M9 6BD
16 Newcliffe Road, Manchester, M9 6LB
13 Newcliffe Road, Manchester, M9 6LY
2 Amesbury Road, Manchester, M9 6JJ
14 Newcliffe Road, Manchester, M9 6LB
11 Newcliffe Road, Manchester, M9 6LY
19 - 21 Newcliffe Road, Manchester, M9 6LY
56 White Moss Road, Manchester, M9 6LA
12 Newcliffe Road, Manchester, M9 6LB

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA