

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144516/FH/2025
Date registered valid: 13 November 2025
Proposal: Erection of single storey side and rear extension
Address: 2 Kingsheath Street, Manchester, M40 7RW
Ward(s): Miles Platting & Newton Heath Ward

Applicant: Mr Ross Withenstall
Agent (if any): Mr David Huxley, Platinum Architecture
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 19 January 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 8 December 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 28 November 2025

Expired: 19 December 2025

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: No

Tree Preservation Order: No

Description of site / building / area

The application relates to a new build, pitched roof, 3 storey, semi-detached dwellinghouse within a residential setting of Miles Platting & Newton Heath ward.



Figure 1. (Site visit 08.12.2025)

The site is located along a prominent corner plot position at the junction of Kingsheath Street and Holland Street, with double yellow lines in place, in-part along the junction.

There is 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 - (Holland Street elevation). The Rochdale Canal lies along the north-western elevation of the site.

Site History:

- The planning permission granting consent for the housing development on the site - (reference number: 121401/FO/2018) includes a condition removing permitted development rights:

Condition 30

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no garages, extensions, outbuildings or front boundary treatments shall be erected other than those expressly authorised by this permission.

Reason - To secure a satisfactory development and in the interest of residential and visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

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 revised in the interest residential and visual amenity and revised plans were subsequently submitted, dated (07/01/26). The revised would comprise of:

- a set-back along the front elevation - minimum 215mm.
- removal of initially proposed side facing windows. Fenestration would now be limited to the front, rear and roof elevations only.
- clarification provided, that the existing boundary treatment along the Holland Street elevation would be retained and unaffected by the proposal.
- clarification provided regarding the storage location for wheeled bins.

The revised proposed single storey side and rear extension would be set back minimum 215mm along the front elevation and measure 1575mm wide. It then projects 12855mm deep along the existing side boundary (Holland Street elevation), whilst leaving a small gap from this boundary. It then comes forward of the common shared boundary with no. 4 Kingsheath Street 6750mm wide and then it comes forward of the rear building line of the host building 4050mm deep, whilst leaving a gap from the common shared boundary with no. 4 Kingsheath Street. It would comprise of a flat roof, with the proposed height measuring approximately 3004mm - (3343mm to the pitch of the proposed roof lantern). It would include 3 no. windows, together with a roof lantern along the roof elevation; including a window along the front elevation and bi-fold doors along the rear elevation. It is intended to use materials similar to existing.

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, specifically:

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

ISSUES

In the case of this application, initially submitted plan has been revised in the interest residential and visual amenity and revised plans were subsequently submitted, dated (07/01/26).

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, (07/01/26), 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 set-back along the front elevation, the roof design, together with the retention of the existing boundary treatment along the Holland Street elevation, it is therefore considered that given this context, as the extension would project approximately 739mm above the existing fence line along the Holland Street elevation, 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 proposed rearward projection at 4050mm, would be (400mm) 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, 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 limits fenestration along the front, rear and roof elevations only, coupled with the existing high boundary treatment along the Holland Street elevation - which would be retained, together with the separation distance that would still be maintained from those properties along rear boundaries, the impact to privacy, overlooking and visual intrusion would be 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 bricks and fenestration, 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 high boundary treatment along the Holland Street elevation would be unaffected, thereby providing a significant level of screening and mitigating from the adverse impact of undue visual intrusion. The revised proposed extension, (dated, 07/01/26) 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; 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) - Whilst the existing side access would be lost to accommodate the proposed extension, it has been demonstrated that wheeled bins would be stored along the rear garden and brought to the back of pavement on collection days - (revised plan dated, 07/01/26), which is considered acceptable; 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, 07/01/26) 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 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, the initially submitted plan has been slightly revised in the interest of residential and visual amenity and revised plans subsequently submitted - (dated, 07/01/26).

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 13 November 2025.
- Location Plan with application site edge in red, received by the City Council as the Local Planning Authority on 13 November 2025.
- Proposed Site Plan, received by the City Council as the Local Planning Authority on 07 January 2026.
- Proposed Floor Plans, received by the City Council as the Local Planning Authority on 07 January 2026.
- Proposed Elevations, received by the City Council as the Local Planning Authority on 07 January 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 to be used throughout the development hereby approved shall be implemented in accordance with the approved details and as specified in Condition 1 of this approval, received by the City Council as the Local Planning Authority on 13 November 2025 and 07 January 2026.

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 boundary treatment along the Holland Street elevation and as shown on: Proposed Elevations, received by the City Council as the Local Planning Authority on 07 January 2026 shall remain in place and be maintained in situ thereafter.

Reason - In the interests of residential and visual amenity, pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

5) The flat roof of the extension(s) shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

6) 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 Site Plan, Proposed Floor Plans, and Proposed Elevations, all received by the City Council as the Local Planning Authority on 07 January 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).

7) Wheeled bins shall be stored along the rear garden as shown on: Proposed Site Plan, received by the City Council as the Local Planning Authority on 07 January 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).

8) 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

1 Kingsheath Street, Manchester, M40 7RW
1A Bourdon Street, Manchester, M40 7DB
4 Kingsheath Street, Manchester, M40 7RW
2 Alker Road, Manchester, M40 7HR

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
Area Team Boundary - Name: NORTH AREA