MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144905/FH/2026
Date registered valid:	8 January 2026
Proposal:	Erection of single-storey rear extension.
Address:	48 South Crescent, Manchester, M11 4LN
Ward(s):	Clayton & Openshaw Ward
Applicant:	Mr Osama Badri
Agent (if any):	Mr Hadi Sabawan Freelance
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**2 March 2026**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 29 January 2026

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 15 January 2026 Expired: 5 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: No

Tree Preservation Order: No

The application site relates to 48 South Crescent within the east Manchester ward of Clayton & Openshaw. The application site relates to a red brick, two storey, semi-detached dwellinghouse. The property benefits from a front porch, an outbuilding along the northern boundary of the site and a rear extension subject to this application. The remaining amenity space consists of hard landscaping.

Description of area
The surrounding area is residential in nature.

Description of development
The submitted application seeks planning permission for the erection of single-storey rear extension.

An application was approved previously at the site for a 6 metre extension through the Larger Homes Extension Route (see planning ref: 131310/PDE/2021). It came to light that the extension was not built as per the submitted plans:
-The projection of the extension is 6.10 metres (6 metres approved)
-The width of the extension is wider by 0.1 metres
-The rear door is a single door (double door previously approved)
-The rear window installed is larger than the window approved and in a different position.
-The roof form is a lean to (gable roof with rooflights previously approved).

Due to the projection of the works on site, the works can no longer be considered permitted development and so a formal application is required to deal with the unauthorised works as seen on site.

Due to concerns with the current arrangements on site, the applicant wishes to receive permission on a revised scheme (see Figure 1). The window currently on the rear elevation would be relocated to the side elevation of the extension. The previous bedroom within the extension has been omitted for just a bathroom, and dining room and kitchen.

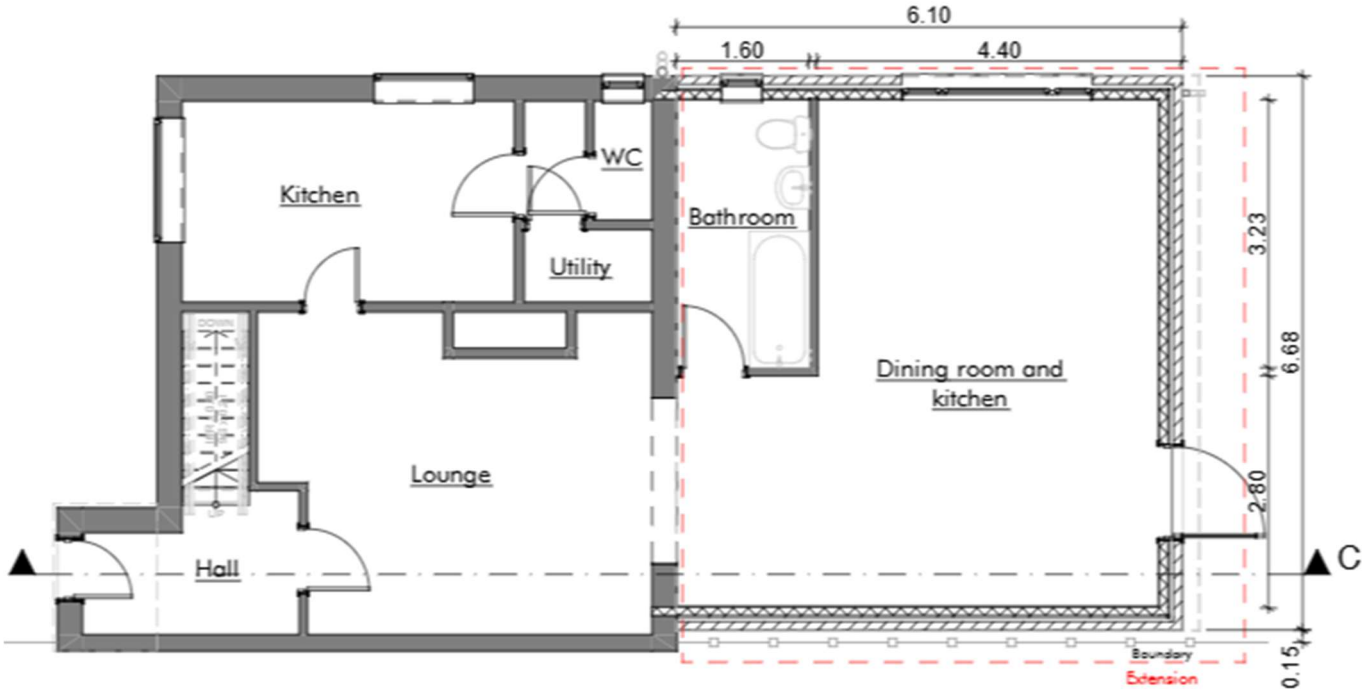


Figure 1, Proposed scheme

Negotiations during the Course of the Application

Multiple inaccuracies with the drawings were addressed with the submission of revised plans.

Discussions took place with the agent in respect of the window within the rear elevation.

The revised scheme involved internal re-configurations.

Planning History

ENF/16119/25- Enforcement Enquiry- Erection of a front porch.
Received October 2025.

131310/PDE/2021- Prior notification of proposed larger home extension projecting 6m to the rear with a maximum height of 3.8m and a height at eaves of 2.5m.
Conditional extension- GDP- 16 September 2021.

068816/VO/2003/N2- Clayton Housing Scheme- CITY COUNCIL DEVELOPMENT
Refurbishment of council housing including renewal of porches and canopies, new bay windows and new roofs.
Approved 9 September 2003.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Issues

POLICY

The National Planning Policy Framework (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).
Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
a) an economic objective
b) a social objective and
c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:
i. Chapter 8. Promoting healthy and safe communities.
ii. Chapter 12. Achieving well-designed places.

Draft National Planning Policy Framework (16th December 2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Of relevance to the application proposals the draft NPPF makes it clear that local planning authorities should amongst other things:
-Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision.
-Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals.
-Decisions on development proposals should apply a presumption in favour of sustainable development and this means that for development within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

The following specific policies are considered to be particularly relevant to the proposed development:
DP3: Key principles for well-designed places (Chapter 14. Achieving well-designed places)
HC1: Planning for healthy communities (Chapter 16. Promoting health communities)

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following adoption of Places for Everyone.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:
Policy DM1 (Development Management),
Policy SP1 (Spatial Principles),
Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:
DC1.1 states that 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 the 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 a street scene;
e. The effect of the loss of any on-site car parking.

DC1.2 states that 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 original buildings);
b. They do not create 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 scene by virtue of design, use of materials or construction 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).

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful

places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Places for Everyone

Places for Everyone is a long-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 and took effect and became part of the statutory development plan on March 21, 2024.

The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policies are relevant:
i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted application seeks planning permission for the erection of single-storey rear extension. An application was approved previously at the site for a 6 metre extension through the Larger Homes Extension Route (see planning ref: 131310/PDE/2021). However, it came to light that the extension was not built as per the submitted plans and so an application for planning permission is required to regularise the works. Due to concerns raised, the applicant seeks permission for a revised scheme (see Figure 1). The site benefits from a fallback position of the 6 metre consent as approved through 131310/PDE/2021. The current assessment considers the additional harm caused by the variations from the previous submission. Having considered such fallback, in this instance, any additional harm would not be so severe to warrant a refusal on the scheme. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Residential Amenity

Applicant site:
The clear glazed double doors as approved had not been implemented as per the plan and instead a single door with limited light has been installed. Concern was raised with the lack of natural light as a result of the proposal. A clear glazed door is proposed within the rear elevation and so is proposed to overcome concerns in relation to access to light for the applicant.

No.46 South Crescent:
This neighbour is the adjoining neighbour and on site experiences the 6.10 metre extension built. Given the 6 metre extension has already been approved along the common boundary, it is not considered that the additional 0.1 metre projection would give rise to significant harm over and above the previously approved extension. Further, the roof form of the extension is a lean

to roof where the bulk of the roof slopes away from the property. A gable roof was previously approved with a height of 4 metres. The current roof as seen on site has a height of 3.2 metres. As such, the change in the roof form and reduction in height helps to mitigate any harm experienced by the additional projection.

Properties to the rear (Bristowe Street):
The 6.10 metre extension comes closer to the boundary with properties to the rear than previously approved (6 metres). A 5 metre gap remains at the point furthest away and a 1.8 metre gap is retained at the closest point. Given the marginal increase of 0.1 metres, any impact in respect of creating an overbearing feature is not considered to be severe.

The window as constructed within the rear elevation is larger than the window approved under the 131310/PDE/2021 application. Further, the positioning of the window did not match what was approved previously. As the window as-built is larger than the approved, concern was raised that this would give rise to increased overlooking, or the perception of overlooking to the detriment of neighbours to the rear. The developer suggested obscure glazing the bedroom window. Such suggestion was not preferable given it relates to a bedroom. The LPA advised the window be relocated within the side elevation and instead look onto the amenity space connected with the host property. The revised plans show no window would be inserted in the rear window or rather it is positioned within the northern elevation of the extension. The LPA also note the bedroom has been omitted from the plans.

Given the re-location of the window, any impact in respect of overlooking to the neighbours to the rear is not considered to be severe.

No.50 South Crescent:
Adequate space would be retained between the extension and proposed window within the side elevation, given the applicants outbuilding along the northern boundary of the site to not give rise to adverse overlooking implications to the detriment of no.50 South Crescent.

In short, the proposal is not considered to give rise to significant residential amenity implications, and so is considered pursuant to the City Council's Planning Policies SP1 and DM1 of the Manchester Core Strategy (2012), saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), the Guide to Development in Manchester SPD and the National Planning Policy Framework.

Visual Amenity

The proposal would not be visible from the streetscene.

Whilst the increased projection does increase its visual prominence to the surrounding residents, given the 6 metre fallback, any visual harm would not be so severe to warrant a refusal on the scheme.

As such the proposal is pursuant to the City Council's Planning Policies SP1 and DM1 of the Manchester Core Strategy (2012), saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), the Guide to Development in Manchester SPD and the National Planning Policy Framework.

Design, Appearance and Scale

The materials to be used would be conditioned to match the existing for the avoidance of doubt.

Whilst it is acknowledged the proposal with a height of 6.10 metres is large for the site, the LPA are mindful of the permitted development fallback as established through planning approval 131310/PDE/2021. Given the marginal 0.1 metre increase, it would be unreasonable to refuse consent for this reason.

In this instance and on balance, the proposed design and scale of the proposal is considered pursuant to Policy DC1 of the UDP and Core Strategy policies SP1 and EN1.

Car Parking

The proposal would not impact the current parking arrangements at the site and so no further information is required.

Bin Storage

Adequate space would remain for bins to be stored along the side of the property. No information is required in respect of bin storage.

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
The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core

Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner, guided the applicant through issues arising with the application and appropriate conditions have been attached to the approval granted.

Condition(s) to be attached to decision for approval
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:
Documents:
-Application Form, received by the City Council as Local Planning Authority on 8 January 2026.

Drawings:
-Location Plan, received by the City Council as Local Planning Authority on 8 January 2026.
-Proposed- Ground Floor Plan numbered A.13, received by the City Council as Local Planning Authority on 2 March 2026.
-Proposed- Upper Floor Plan numbered A.14, received by the City Council as Local Planning Authority on 2 March 2026.
-Proposed- Front and Back Elevation, numbered A.15, received by the City Council as Local Planning Authority on 2 March 2026.
-Proposed- Side Elevation 1, numbered A.16, received by the City Council as Local Planning Authority on 2 March 2026.
-Proposed- Side Elevation 2, numbered A.17, received by the City Council as Local Planning Authority on 2 March 2026.
-Proposed- Revised Opening Details, numbered A.19, received by the City Council as Local Planning Authority on 2 March 2026.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester 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) The window in the ground floor of the northern elevation of the development relating to a bathroom 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.

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

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 re-enacting that Order with or without modification), no additional windows, doors or other openings shall be installed in the ground floor of the eastern or southern 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.

Appendix 1 – List of consultees & neighbours notified

33 Bristowe Street, Manchester, M11 4LW
29 Bristowe Street, Manchester, M11 4LW
46 South Crescent, Manchester, M11 4LN
35 Bristowe Street, Manchester, M11 4LW
31 Bristowe Street, Manchester, M11 4LW
50 South Crescent, Manchester, M11 4LN
25 South Crescent, Manchester, M11 4LN

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