MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145008/FH/2026
Date registered valid:	21 January 2026
Proposal:	Erection of a single-storey rear extension with a modular ramp installed at the main entrance.
Address:	6 Meltham Avenue, Manchester, M20 1FF
Ward(s):	Old Moat Ward
Applicant:	Mr Muhammad Azhar Awan
Agent (if any):	Mr Brian Taylor, Manchester Equipment and Adaptations Partnership
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**18th March 2026**



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 4 February 2026
Standard consultations:
No consultations have been printed and sent.
Neighbour notifications
Printed: 29 January 2026 Expired: 19 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 site/building relates to a two storey semi detached dwelling in the Old Moat ward of Manchester. There is hardstanding to the front, access along the side and a long garden to the rear. Entrance to the property is taken from the side elevation and features a small canopy.



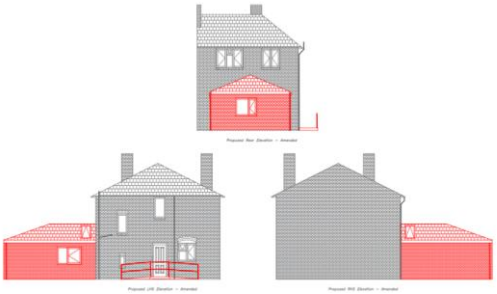
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

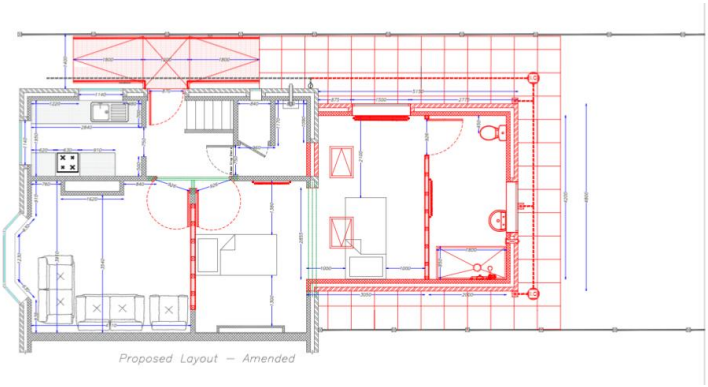
Description of area

The area is predominantly residential in nature

Description of development

The applicant is seeking planning permission for the erection of a single-storey rear extension with a modular ramp installed at the main entrance





Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. Neighbouring residents have raised a number of concerns regarding the proposed single-storey rear extension and associated works. Revised drawings were received on 11th March 2026. Although the proposal has been amended, residents state that the initial concerns still stand. Summary of comments as follows:

- Concerns expressed about the proposed ramp and extension being positioned extremely close to the shared boundary, affecting access to pathways and creating uncertainty around safe and unobstructed movement to and from neighbouring properties.
- Worried that the proximity of the ramp, as well as proposed doors and windows facing neighbouring land, would result in increased noise and disturbance affecting front entrances and private garden areas.
- Windows from adjoining properties directly overlook the proposed extension area. They consider the depth, width, height and roof form to be excessive, resulting in an overbearing and enclosing impact on both outlook and the general character of the rear garden surroundings.
- The confirmed 6.0m projection and 4.8m width, combined with the close boundary relationship, are considered to create overshadowing and reduce daylight to neighbouring rear-facing rooms, access paths and gardens.
- Although no new overlooking windows are proposed, the scale and siting of the structure adjacent to the boundary are considered to reduce the sense of privacy within neighbouring gardens.
- The proposed extension occupies a disproportionately large part of the rear garden, leaving little usable private amenity space and appearing inconsistent with the pattern of development in the surrounding area.
- Absence of key information, including ridge and eaves heights, levels, section drawings, boundary offsets, drainage layouts and servicing details, prevents a proper assessment of impacts.
- Given the narrow gap between the extension and boundary, how will rainwater goods, waste pipes and maintenance access function without affecting neighbouring land, as well as the potential for odour or flooding issues.

- Consider the scale and form of the extension to be out of keeping with the area, altering the garden landscape and appearing visually intrusive.
- Taken together, the depth, width, height, boundary proximity, overshadowing, privacy issues and lack of supporting information are considered to result in a materially harmful impact on neighbours' enjoyment of their homes and gardens.
- A reduced-scale extension, increased boundary setback or altered roof form could meet the applicant's needs with less impact on neighbouring amenity.
- Although the applicant has made minor revisions, including a modest reduction in the depth of the extension and slight repositioning away from the boundary, these amendments do not materially address the key issues raised previously.
- Still concerned about the noise coming from users of the ramp and the proximity of the extension closer to the boundary

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.

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 6 Meltham Avenue

Previous planning history relating to this site as follows:

There are no planning applications relating solely to this site. However, it formed part of wider improvement works undertaken in the area around 2010, which included external cladding, replacement windows and doors, and the installation of front entrance canopies.

Residential Amenity

The applicant is seeking planning permission for the erection of a single-storey rear extension with a modular ramp installed at the main entrance for disabled residents at the property. The resultant works would lead to accessible bedroom and level access to the side of the property. The application has been submitted by the Manchester Equipment and Adaptations Partnership on behalf of the applicant. Comments from neighbouring residents have been received and are summarised within the Consultations and Notification Responses section above. Following negotiations, the applicant submitted amended plans which the City Council considers, have addressed all issues previously identified.

Rear extension

The proposed extension would be positioned across the full width of the rear elevation, projecting 5.0m with an overall width of 4.8m. It would retain a 1.0m separation from the shared boundary with the adjoining semi-detached property at No. 4 Meltham Avenue. The extension would also be set off from the side wall of the host dwelling, maintaining an overall gap of 1.8m to the shared boundary with Nos. 8 and 10 Meltham Avenue. The roof would be hipped with the inclusion of two roof lights on either side of the roof slope. Height to eaves is measured at 2.2m and to a ridge height of 3.4m approximately. There is a rear facing window, with a window to the side elevation facing Nos 8 and 10, however, to ensure that there is no overlooking or loss of privacy by the location of the window on the side, there is to be an obscurely glazed condition attached.

The amended proposal would reduce the visual impact along the shared boundary with the adjoining semi detached property through the introduction of a 1.0m offset, ensuring that the extension no longer appears unduly dominant or overbearing when viewed from this property. The rear projection is amended from 5.5m to 5.0m, therefore the separation from the boundary significantly reduces the perceived mass of the development and mitigates any sense of enclosure. When assessed against the position of the neighbouring property's rear ground floor

window, any approach towards the 45-degree line is minor due to the offset provided, and the resulting relationship between the window and the proposed projection is considered acceptable.

Although the amended proposal brings the development closer to the boundary on the opposite side, the retained gap to the shared boundary, combined with the slight offset from the neighbour's side wall, ensures that the relationship remains acceptable. This positioning prevents any undue sense of enclosure and is not considered to result in a harmful or overbearing outlook for the occupiers of the adjoining properties.

As such, the proposal would not give rise to an undue loss of daylight, outlook or residential amenity for neighbouring occupiers.

The proposal is being advanced to meet the needs of disabled occupiers of the host dwelling. In this context, Saved Policy DC1.5 of the Unitary Development Plan is engaged, as it supports appropriately designed extensions required to improve accessibility or living conditions for disabled residents. The policy allows flexibility where the development is essential to meet the needs of the disabled person, provided that the proposal does not result in unacceptable harm to the amenity of neighbouring properties.

Given the mitigated visual impact, the acceptable relationship to the shared boundary, and the minor extent of any effect on the outlook of adjoining occupiers, the development is considered to comply with both Saved Policy DC1.5 and Policy DM1 of the Core Strategy, which seeks to safeguard residential amenity. The scheme therefore achieves an appropriate balance between meeting the functional requirements of the disabled occupier and protecting the living conditions of neighbouring residents.

The extension is required for the use by a disabled residents to allow additional living accommodation and therefore complies with DC1.5 of the UDP. It is felt that the proposal can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

The extension would not be visible from the public highway and therefore would not feature within the street scene, however, the character of the area has been retained, the appearance is acceptable and its impact upon visual amenity is considered negligible.

In this instance the proposal is considered acceptable and therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 and DC1.5 of the Unitary Development Plan.

Access Ramp to Side

The applicant proposes the installation of an access ramp to the side of the property. The ramp would provide level access for the occupiers of the dwelling and is considered to comply with relevant policy support for facilitating accessibility improvements. The structure would occupy a relatively small footprint and would not impede the existing space between the host dwelling and the shared boundary with the adjacent properties at Nos. 8 and 10 Meltham Avenue. The proposal is therefore regarded as both proportionate and functional in meeting the needs of the disabled occupiers.

In terms of residential amenity, the access ramp is not anticipated to result in any adverse impact on surrounding properties. Owing to its modest height and the separation distances involved, the development would not lead to overshadowing, overlooking, or any material loss of privacy to neighbouring dwellings or garden areas.

While comments have been received from local residents notified of the application, the proposed development clearly meets the essential accessibility requirements of the disabled occupier and provides an appropriate means of access to and from the property. In this instance, the scheme is considered acceptable and in accordance with the National Planning Policy Framework, Core Strategy Policies SP1, DM1 and EN1, and Saved Policies DC1 and DC1.5 of the Unitary Development Plan.

Siting, scale and massing

The proposal has been sited and designed to remain clearly subservient to the original dwelling, avoiding any appearance of excessive bulk or disproportionate scale. As such, it is considered to accord with the principles outlined in Saved UDP Policy DC1, including Policy DC1.5 which supports extensions required to meet the needs of disabled occupiers, as well as Policy DM1 of the Core Strategy relating to high quality design and the protection of residential amenity.

Design

The proposal is considered acceptable and detailed as what is normally expected of such a structure. The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use matching materials as specified in the application form. It is believed that the proposed works would not detract from the character and appearance of the property and the design of the works would complement host dwelling.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Waste management

The storage of bins is not affected by this proposal as adequate space to the rear is retained. Therefore, the bins would accord with policy EN19 of the Core Strategy.

Parking

Current parking arrangements are unaffected by this proposal.

Conclusion

The proposal complies with the above policies; it received no objections, and the City Council recognises the importance of adapting homes to suit changing household needs and accommodate disabled residents. The single storey rear extension and ramped access would improve the safety and comfort of the dwelling for the resident, allowing them to remain independent in their own home, therefore development may commence in accordance with the following conditions.

For the above reasons, the proposal is unlikely to have any detrimental impact and therefore accords with saved UDP policy DC1 and policies SP1 and DM1 of the Core Strategy.

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 on 18th March 2026 as drawn by Brian Taylor Proposed Elevations
Received on 11th March 2026 as drawn by Brian Taylor Proposed Ground floor Plan Layout

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 to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1,

DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework.

5) The window(s) in 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.

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

Appendix 1 – List of consultees & neighbours notified

7 Meltham Avenue, Manchester, M20 1FE
8 Meltham Avenue, Manchester, M20 1FF
4 Meltham Avenue, Manchester, M20 1FF
2 Meltham Avenue, Manchester, M20 1FF
10 Meltham Avenue, Manchester, M20 1FF
3 Meltham Avenue, Manchester, M20 1FE
73 Whitchurch Road, Manchester, M20 1EZ
71 Whitchurch Road, Manchester, M20 1EZ
69 Whitchurch Road, Manchester, M20 1EZ
5 Meltham Avenue, Manchester, M20 1FE
67 Whitchurch Road, Manchester, M20 1EZ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA