

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143157/FH/2025

Date registered valid: 10 June 2025

Proposal: Erection of a part-single / part-two side extension together with a retrospective single storey rear extension to form additional living accommodation

Address: 3 Mayfair Road, Manchester, M22 9YG

Ward(s): Sharston Ward

Applicant: Mr Ardit Daullja

Agent (if any): Mr Hassan Naqvi Alphan Planning & Design Ltd

Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 16/02/2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20/07/2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 12 June 2025 Expired: 3 July 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

The application relates to a two-storey semi-detached class C3 residential dwellinghouse on Mayfair Road. The property features a front garden, attached garage and a single storey outrigger to the rear and a porch at the front.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Mayfair Road is a residential street in Wythenshawe. It consists predominantly of semidetached and terraced family dwellings. Hollyhedge Park is in close proximity.

Description of development

The applicant is seeking permission for the erection of a two-storey side extension and single storey rear extension to provide additional living accommodation.

Amendments to the Proposal

The original application was for the part-single part-two storey side extension only, however upon review it was evident that the recently built existing single storey rear extension would require retrospective planning permission. Therefore, the description of development was changed, and a full neighbour re-consultation was carried out.

Consultations & Notification Responses

Neighbours, as per appendix 1 – No objections received to the original or amended scheme including retrospective elements.

Policy

The Manchester Core Strategy Development Plan Document 2012-2027 –

The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 – Waste

Extant Unitary Development Plan (UDP)

The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

Places for Everyone

Places for Everyone (2022-2039) – 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 following policies are relevant:

- S1- Sustainable development

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):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

The National Planning Policy Framework December 2025 (Draft)

The Government published a draft update to the National Planning Policy Framework (NPPF) in December 2025. While the draft has not yet been formally adopted, it is a material consideration and weight can be afforded to its policies. The following emerging policies from the draft NPPF are considered relevant to this application:

Chapter 3 – Decision-making policies

- DM1: Preparing development proposals

Chapter 4 – Achieving Sustainable Development

- S3: Presumption in favour of sustainable development

Chapter 12 – Making Effective Use of Land

Principle

The submitted application is for the erection of a part two storey; part single storey side and retrospective rear extension form additional living accommodation. This is considered acceptable in principle as many people prefer to alter or extend homes, rather than move, to meet the changing residential needs of families. 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 alteration would give rise to any significant additional waste or car parking pressures.

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. The proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Sitting, Scale and Mass

The proposed side element of the extension would be two storeys in height and staggered at the front to avoid creating a terracing effect. The ground-floor section would be set back by 1000mm, with the first-floor element set back by 1500mm. It would project 3000mm to the side of the property and run the full length of the main house. The ridge height of the extension is positioned below that of the host dwelling to ensure the addition remains visually subservient when viewed from the street.

The proposed single-storey rear extension would continue from the two-storey side element and align with the existing rear outrigger, projecting 3700mm with a lean-to roof designed to integrate with the existing structure.

In addition, the existing single-storey rear extension, that is being applied for retrospectively, also projects 3700mm and spans 5800mm in width, maintaining a 130mm gap to the adjoining boundary.

There is a setback of 860mm from the shared boundary, which is less than the projection of the existing single-storey garage that extends 250mm up to the boundary. Furthermore, the first-floor element is set back 1500mm from the front elevation, and the neighbouring properties are slightly staggered in height, further reducing any potential for a terracing effect.

Overall, the development is considered subservient to the host dwelling in terms of scale and massing and would not result in an excessively large or bulky addition to the property.

Residential Amenity

The side element of the proposal would be two stories and set 860mm away from the shared boundary with the neighbouring property. The neighbouring property has a single storey flat roof extension that extends right up to the boundary, with no fenestrations on the side elevation, the applicant property also sits due north of no.5. It is therefore anticipated the proposed side extension would not result in undue levels of overshadowing nor become overbearing on this neighbour. Furthermore, the removal of the existing garage will provide a greater separation of the two properties than exists currently.

The rear element of the application would be single-storey with a lean-to roof, and both the proposed and retrospective sections would tie in with the same projection and height. The overall projection of approximately 3700mm exceeds the UDP recommendation by only 50mm and incorporates a relatively modest eaves height of 2500mm. The extension is set in 150mm from the adjoining property, which is standard for single-storey rear extensions.

Because the applicant's property lies to the south of the adjoining dwelling, some degree of overshadowing at dawn and dusk is likely. However, given that the extension is single-storey and projects only 700mm beyond what is allowable under permitted development, it is not considered to result in an undue impact on the neighbour's residential amenity. Furthermore, no objections were received during consultation on either the original proposal or the subsequent re-notification that included the retrospective element.

In terms of fenestrations, the proposal would include a new garage door and window on the front elevation, with a door and two windows on the rear elevation and blank and featureless side elevations. The existing single storey extension features a glazed door, window on the rear elevation and two skylight windows in the roof slope. With all the glazing being forward and rearward facing with similar outlooks to the existing windows it is not anticipated the fenestrations would give rise to overlooking or any privacy concern.

Visual Amenity

The proposed and retrospective extensions are to be finished in brickwork and roof tile to match the main house, with a hipped roof on the first floor and lean-to roofs on the ground floor sections. The proposal is relatively standard in terms of its design and scale for developments of this type; hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The proposed site extension would be set back by 1000mm at ground floor and 1500mm at first floor, with a hipped roof also set back and reduced in height at the ridge around 280mm below the main roof ridge to aide subservience. Although the side addition extends within 860mm of the shared boundary, it is noted that the properties are staggered in height with the neighbouring property set higher up than the applicant property, this in conjunction with the 1500mm set back at first floor ensures there would not be a terracing affect if in the future the neighbouring property extends to the side.

The design and appearance of the proposed developments therefore accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Parking

The parking arrangements will remain the same, the proposal will retain a single car garage and parking space on the driveway.

Waste Storage

Waste storage arrangements will improve, with the footprint of the garage slightly reduced there will now be access down the side of the property to store bins in the rear.

Conclusion

Given the above issues, it is considered that both the proposed and retrospective elements of the application are acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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

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, and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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

1.Time

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.Specified plans:

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

- a. Drawing – Plans, Elevations – 26 September 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3.Materials:

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.Additional Glazing:

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 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

25 Mendip Avenue, Manchester, M22 9YA
8 Mayfair Road, Manchester, M22 9XL
2 Mayfair Road, Manchester, M22 9XL
294 Hollyhedge Road, Manchester, M22 4GP
Artillery Place, Hollyhedge Road, Manchester, M22 4GG
5 Mayfair Road, Manchester, M22 9YG
6 Mayfair Road, Manchester, M22 9XL
21 Mendip Avenue, Manchester, M22 9YA
1 Artillery Place, Hollyhedge Road, Manchester, M22 4GG
292 Hollyhedge Road, Manchester, M22 4GP
290 Hollyhedge Road, Manchester, M22 4GP
288 Hollyhedge Road, Manchester, M22 4GP
7 Mayfair Road, Manchester, M22 9YG
1 Mayfair Road, Manchester, M22 9YG
4 Mayfair Road, Manchester, M22 9XL
23 Mendip Avenue, Manchester, M22 9YA

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA