

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143962/FH/2025

Date registered valid: 12 September 2025

Proposal: Erection of first floor side extension, part single part two storey rear extension, front entrance porch, alterations to front bay window and installation of rear dormer loft following demolition of existing conservatory

Address: 43 Milford Drive, Manchester, M19 2SA

Ward(s): Levenshulme Ward

Applicant: Mr. Azeem Nadeem

Agent (if any): Mr. Niamat Ali, NA Design

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27 January 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 30 October 2025

Standard consultations:

Printed: 23 September 2025

Expired: 14 October 2025

Neighbour notifications

Printed: 23 September 2025

Expired: 14 October 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 area

This planning application relates to a semi-detached house in a residential location. The application property is located on the northern side of Milford Drive and parkland is located adjacent to the northern site boundary. The existing pitched roof is tiled terminating in a gable elevation at first floor level. At ground floor, a single storey flat extension has been formed aligning with the principal and rear elevations. The principal elevation incorporates a ground floor bay window and brickwork to the ground floor. The upper floor comprises white render above with the other elevations formed in brickwork. The rear elevation incorporates a single storey conservatory style extension with a lean-to roof. The property has a front and rear garden.



Fig.1 – Views of the front and rear of 43 Milford Drive

Description of development

The proposed development involves:

- i. The formation of a porch with a pitched roof with a height of 3.2 metres and forwarded projection of 1.5 metres. The porch would be adjoined by a lean-to roof covering a replacement bay with a 'squared' intersection between the front and side elevations. The bay would have a maximum projection of 780 mm metres and would incorporate a window to its side elevation. A timber bin enclosure would be formed adjacent to the forward elevation of the existing extension.

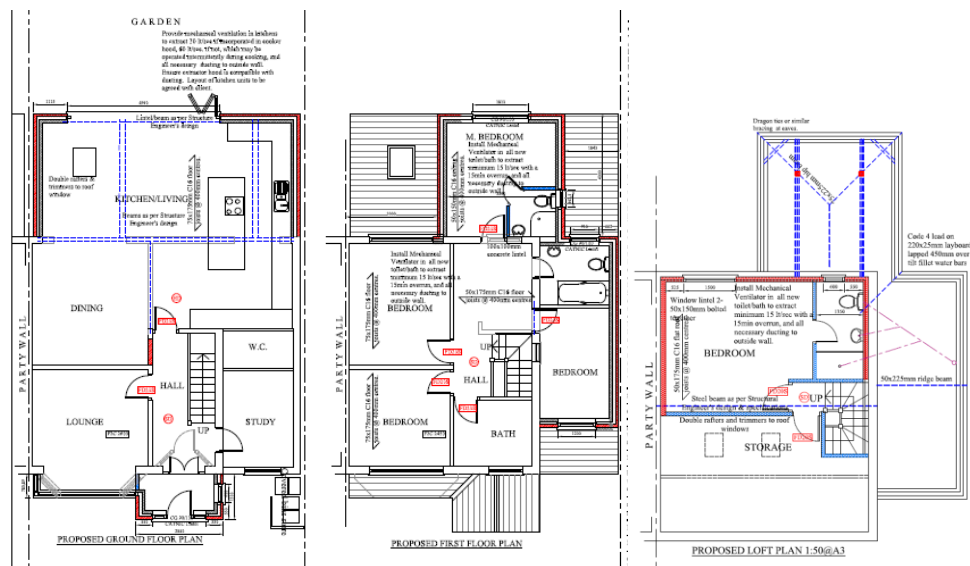


Fig.3 – Proposed layout

Site History

i. 134000/FH/2022: Refused - 08.12.2023

Erection of first floor side extension, part single part double storey rear extension, front entrance porch and rear dormer extension following demolition of existing single storey rear conservatory

ii. F08675: Approved - 13.06.1978

Two-storey extension side of dwellinghouse to form garage and kitchen, with bedroom over.

Consultations & Notification Responses

Local residents – One comment has been received requesting the installation of a swift box as part of the development. This request has been addressed through an informative.

Environmental Health – Have no comments in relation to the proposed development.

Issues

National Planning Policy Framework Plan-making and national decision-making policies December 2025 - The above draft document is the subject of public consultation, which expires on 10 March 2026. Notwithstanding the above, this emerging guidance is material to consideration of the proposed development.

The Framework re-affirms that the planning system has the following objectives (paragraph 16):

- a. An economic objective
- b. A social objective –health, social and cultural well-being; and
- c. An environmental objective.

Paragraph 17 states these objectives are not criteria against which every development proposal can or should be judged. Development plans and decisions should play an active role in guiding development towards sustainable solutions, but in doing so, should take local circumstances into account, to reflect the character, needs and opportunities of each area.

As well as setting out the procedural policies relating to plan making (including strategic planning and new local plans) and decision making, the draft NPPF sets out objectives, policies for plan making and policies for decision making across key policy areas in a clearer and more rules-based way.

The following chapter is relevant to the proposed development:

Chapter 14: Achieving well-designed places - This chapter redrafts Chapter 12 of the current Framework: 'Achieving Well-Designed Places.' It includes national decision-making policies. The following aspects of policy DP3 are relevant to the consideration of the development: context; liveability; built form and identity. It is considered that the development would relate appropriately to the style and character of the existing house and its context. It would also encourage the sustained occupation of the application property. Chapter 14 would thereby be positively responded to.

The following chapters of the current NPPF amended most recently in December 2024 are also referenced:

- i. Chapter 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion (paragraph 96). The development would be appropriately related to the context of the site and would not cause undue harm to residential amenity. Chapter 8 would thereby be accorded with.
- ii. Chapter 12: Achieving well-designed places - States that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (paragraph 131). Paragraph 135 states that planning decisions should ensure that developments:
 - a) Will function well and add to the overall quality of the area over the lifetime of the development;
 - b) Are visually attractive as a result of good architecture, layout and landscaping;
 - c) Are sympathetic to local character and history, including the surrounding built environment.

The design of the development has been appropriately related to the style and character of the existing house and its relationship to the surrounding context would be maintained. The development would thereby accord with chapter 12.

Planning Practice Guidance (PPG) - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource and is relevant to key planning issues of significance to applicants and local authorities. The development positively responds to the following aspects of the PPG:

- i. Consultation and pre-decision matters;
- ii. Health and well-being.

Places for Everyone - Places for Everyone (PfE) is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth and took effect and became part of the

statutory development plan on 21 March 2024. The plan and its policies are now a material planning consideration in the determination of planning applications. The Plan specifically:

- i. Sets out how the nine boroughs should develop up until 2039;
- ii. Identifies the amount of new development that will come forward across the nine districts, in terms of housing, offices, and industry and warehousing, and the main areas in which this will be focused;
- iii. Supports the delivery of key infrastructure, such as transport and utilities;
- iv. Protects the important environmental assets across the city region allocates sites for employment and housing outside of the existing urban area;
- v. Defines a new Green Belt boundary for Greater Manchester.

The following PfE policies are relevant:

Policy JP-P6 - Health - States that development should maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development. It is considered that the development would result in the formation of satisfactory additions to the existing house. An appropriate relationship the surrounding context would thereby be maintained. The development would not cause apparent harm to residential amenity. Policy JP-P6 would thereby be accorded with.

Policy JP-S1 - Sustainable development - States that, to address climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. The development would improve the quality of the accommodation and encourage the sustained occupation of the application property. Policy JP-S1 would thereby be accorded with.

Policy JP-S4 - Flood risk and the water environment - States that in locating and designing development to minimise the impacts of current and future flood risk. The site is in Flood Zone 1 and it is not considered that the development would unduly impact on existing drainage due to increased risk of flooding. Policy JP-S4 would thereby be accorded with.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy 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. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.' The following aspects of the Core Strategy are relevant to the assessment of the development:

Policy SP 1 Spatial Principles - States the key spatial principles which will guide the strategic development of Manchester to 2027. The key areas of policy SP1, pertinent to this application, are:

- i. The creation of neighbourhoods of choice
- ii. The development should make a positive contribution to neighbourhoods of choice including:
 - a. Creating well designed places that enhance or create character.
 - b. Making a positive contribution to the health, safety and wellbeing of residents

- c. Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- d. Protect and enhance the built and natural environment.
- e. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

It is considered that the development would relate appropriately to the existing house and its context. The development would help to sustain the future occupation of the house without undue harm to existing levels of residential amenity. Policy SP1 would thereby be accorded with.

Policy EN1 (Design Principles and Strategic Character Areas) - States that, amongst other things, opportunities for good design to enhance the overall image of the City. Policy EN1 has been related to the assessment of the quality of the elevational design and its contribution to the built environment. The development would deliver a coherent design response that would be appropriately related to the scale and proportions of the existing house and its context. On balance, the development would be acceptable and appropriately related to policy EN1.

Policy EN19 Waste - Relates to waste management and requires that consideration is given to waste and recycling management, as part of development proposals. The existing bin storage arrangements would be improved by the introduction of a bin storage enclosure in the front garden. Policy EN19 would thereby be positively accorded with.

Policy DM 1 Development Management - Discusses a range of issues that all development should have regard to. The following specific issues are relevant to the consideration of this application:

- i. The impact of the development on the character of the surrounding area;
- ii. Effects on amenity, including privacy;
- iii. Adequacy of internal accommodation and external amenity space;
- iv. Refuse storage and collection;
- v. Vehicular access and car parking.

It is considered that the development would be appropriately related to its context in terms of design, height, scale, massing and potential impact on residential amenity. There would be no change in circumstances regarding bin storage and car parking. The use of matching materials would be a condition of the development. The character of the original house would not be unduly affected by the development. The position of the side extension prevents in curtilage arc parking. Policy DM1 would thereby be accorded with.

Unitary Development Plan - The following saved policies are relevant:

Policy DC1 - Residential Extensions

Policy 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 neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses 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 car parking.

Policy 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;
- 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 streetscene by virtue of design, use of materials or constructional details;
- d. They would not result in the loss of off-street car parking resulting, in additional pressures in neighbouring streets.

Policy DC1.3 – States that, notwithstanding the generality of the above policies, the Council will not normally approve:

- a. Rearward extensions greater than 3.65m (12 ft) in length.

Policy DC1.4 – States that, in considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;

The development has been suitably designed to avoid the formation of a terracing effect. The rear extension has been appropriately designed and configured to avoid undue harm to the neighbouring houses. It is considered that the height, scale and proportions of roof alterations would be acceptable. The development would allow the adaptation of the property to meet changing household needs without unduly harming the amenity of neighbouring residents. The development would thereby be appropriately related to policy DC1.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning engaged with the applicant. In this case, 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. Officers have engaged in discussions with the applicant's agent to clarify the detail of the proposed development. It has been assessed with reference to the submitted drawings and is considered to be acceptable.

Principle of the development – The development has been assessed with reference to refused application Ref: 134000/FH/2022. It is considered that the revised proposal has been suitably amended to reduce its scale and massing and to reduce its impact on the immediately neighbouring properties. The design of the proposed development relates appropriately to the character of the existing house and its context. The principle of the development is therefore acceptable.

Scale and massing – The rear projection of the ground and first floor extension would have a notable impact. However, there is a local precedent for similar development, namely 11 Corringham Road (117264/FH/2017). In this case the development has been related to the proportions of the existing house. The spaces around and above the component parts of the development would secure appropriate articulation within the proposed built form and reduces its scale and massing. The arrangement of built form presented to Milford Drive would also the character of the original property to be discerned along with its relationship to the streetscene.

Siting – The formation of canopies above bay windows and porch extensions have been introduced extensively in the locality and have become characteristic features within the streetscene. The formation of a recess and lowering of the ridge line to the proposed side

elevation would prevent the formation of a terracing effect and maintain an appropriate relationship to the streetscene. The two storey rear extension would be drawn away from the respective northern and southern boundaries to secure an appropriate relationship to neighbouring first floor windows. The first floor element previously incorporated a 2.5 metre and 1 metre set back from the respective boundaries of No 41 and 45. The revised [current] proposal increases the respective distances to 3000 mm and 1840 mm. This arrangement represents increases the distance to the shared boundaries and improves the relationship to the neighbouring properties. The impact of the ground floor extension would be reduced by the siting of an existing rear extension to No 41. It is noted that an extension has been approved to No 45 (143784/FH/2025), which (following its implementation) would further screen the views of the proposed development (to No 43). The projection of the front bay would be maintained but would bring windows closer to the shared boundary with No 41. This arrangement would be appropriate subject to the inclusion of obscured glazing. The development would allow the satisfactory retention of the rear garden. On balance, the siting of the proposed development would be acceptable.

Residential amenity - The development would respond the changing household needs, enhance the quality of living space and enhance the future amenity of residents. The siting and height of the proposed extension would have some impact on the relationship of the application property to neighbouring houses. However, this impact would be reduced by the discussed arrangement of the first floor rear extension.

A condition has been included to ensure that, in the interests of privacy, the following windows are obscure glazed:

- i. Window to the roof plane to the rear elevation of the ground floor extension;
- ii. Bathroom windows to the western and eastern of the first floor extension. Also, the window to the east elevation to the dormer extension.

Although the projection of the front bay would be maintained, there is some potential for the side windows to result in some overlooking of the front window to the adjoining No 41. The referenced window has therefore been conditioned to be obscurely glazed.

The quality of the proposed design would ensure that development is appropriately related to its context. On balance it is not considered that the development would unduly harm residential amenity.

Design - The design of the proposed extensions has been suitably informed by the character and appearance of the existing house. This includes the formation of the proposed roofscape. A condition has been included to ensure the use of matching materials throughout the development.

Flood risk - The site is in Flood Zone 1 with lesser risk of surface water flooding. The development would not present undue potential additional flooding or drainage risks.

Land conditions – Environmental Health have not identified land conditions affecting the development.

Waste management – Bin storage is currently located in the front garden. The introduction of a bin enclosure would reduce the impact of bin storage on the appearance of the streetscene.

Car parking – The application site does not have in-curtilage car parking. The development would not change or affect these existing circumstances.

Conclusion - The proposed development would be meet the requirements of Council policy and be appropriately related to the application property and neighbouring housing.

Other Legislative Requirements

Equality Act 2010

Chapter 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 engaged in discussions with the applicant's agent to clarify the detail of the proposed development. It has been assessed with reference to the submitted amended drawings and is considered to be acceptable.

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 received by the City Council as local planning authority on 27 December 2025 and 3 January 2026 (including annotated dimensions):

Householder planning application forms

Site location plan with a red edge including in drawing Ref: Existing plan Ref: NA-P01

Proposed plans Ref: NA – B02 Revised 27 December 2025

Proposed elevation Ref: NA-B03 Revised 27 December 2025 amended by Proposed loft plan Revised 3 January 2026.

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 for the City of Manchester.

3) The materials used in the walls, roof or other element of any exterior work of the development hereby approved shall be similar in appearance to the materials used in the majority of the equivalent element of 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 for the City of Manchester and the requirements of the National Planning Policy Framework.

4) 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, first and loft floors the north and south 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 Core Strategy for the City of Manchester.

5) The window to the roof plane to the eastern elevation to the single storey extension, bathroom windows to the western and eastern of the first floor extension, window to the eastern elevation of the dormer extension and side window to the western elevation of the extended front bay all forming part 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 for the City of Manchester.

6) The bin storage area shown on the approved drawing ref. Proposed plans Ref: NA – B02 - Revised 27 December 2025 and Proposed elevation Ref: NA-B03 Revised 27 December 2025 amended by Proposed loft plan Revised 3 January 2026, shall be made available as part of the development and used for the storage of refuse. The bin storage area shall be retained for that purpose.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Core Strategy for the City of Manchester.

Informative

1) Guidance for developers can be found via the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

2) If the development can accommodate it, it is requested that consideration is given to the installation of Swift Bricks. Swift bricks must be fitted in accordance with the specifications of BS 42021:2022 - Integral nest boxes.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

47C Milford Drive, Manchester, M19 2SA
47B Milford Drive, Manchester, M19 2SA
49A Milford Drive, Manchester, M19 2RY
47 Milford Drive, Manchester, M19 2SA
37 Milford Drive, Manchester, M19 2SA
27A Corringham Road, Manchester, M19 2RG
27 Corringham Road, Manchester, M19 2RG
28 Milford Drive, Manchester, M19 2SB
26 Milford Drive, Manchester, M19 2SB
45 Milford Drive, Manchester, M19 2SA
41 Milford Drive, Manchester, M19 2SA
39 Milford Drive, Manchester, M19 2SA
25 Corringham Road, Manchester, M19 2RG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Historic Landfill Site 50m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA