

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144767/FO/2025

Date registered valid: 15 December 2025

Proposal: Erection of a two-storey in-fill extension for the storage of furniture and maintenance equipment associated with the existing residential units.

Address: South Lodge, Middleton Road, Manchester, M8 4NA

Ward(s): Higher Blackley Ward

Applicant: Mr Neville Gouldman

Agent (if any): Mr Paul Ashton, Paul Ashton Architects Ltd

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **9 February 2026**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 14 January 2026

Standard consultations:

Printed: 22 December 2025

Expired: 15 January 2026

Neighbour notifications

Printed: 22 December 2025

Expired: 15 January 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 (South Lodge) 224 Middleton Road within the north Manchester ward of Higher Blackley. The application site relates to the passageway that is located underneath what appear to be balconies that adjoin the three-storey residential building "South Lodge" to a three-storey mixed use building which contains ground floor commercial with residential on the upper two floors. The passage provides access via stairs from Middleton Road to a private road and grassed area to the rear of the buildings. At the time of the site visit, metal railings and further fencing was put in place at either ends of the passageway to stop through traffic.

Description of area

The applicant site sits along Middleton Road, an arterial road in and out of the city. The surrounding area is characterised with a mix of residential uses and commercial uses.

Description of development

The current application seeks planning permission for the erection of a two-storey in-fill extension for the storage of furniture and maintenance equipment associated with the existing residential units.

The submitted supporting documentation advises that the storage use will be ancillary to the management of the residential units and be for the sole use of the applicant. It will not be used by the residents directly.

The infill extension at the largest point would have a height of 4.2 metres. The infill extension would sit in line with the recessed element between the two blocks, and at the point of the window would be set back even further.

The front elevation would be made of a white render, and a window would be sited at ground floor level with a white frame colour to match the host dwelling with fully obscure frosted glass. The rear elevation would be made of a red brick to tie in the surrounding elevation and would involve the insertion of a metal door.

Negotiations during the Course of the Application

Concern was raised in respect of the design of the proposed infill extension to the primary elevation of South Lodge and amendments took place to the design to overcome such concerns.

Planning History

144244/LP/2025- Erection of a two storey in-fill extension for the storage of furniture and maintenance equipment associated with the existing residential units.
Refused 10 December 2025.

096816/FO/2011/N1-Creation of car parking area to form 6 spaces, and creation of associated vehicular access off Middleton Road.
Refused 9 March 2012.

068530/OO/2003/N1- Southbrook Avenue (to the rear of the applicant site)- OUTLINE APPLICATION for the siting and means of access to 5 no. residential units.
Approved 29 July 2005.

061190/FO/NORTH1/01- 1-5, Middleton Court, 212A, Middleton Road- Elevational alterations and internal refurbishment to existing flats.
Approved 9 April 2001.

059681/OO/NORTH1/00-Land at Southbrook Avenue (to the rear of the applicant site)- Outline residential development.
Approved 31 August 2000.

Further planning history exists prior to the year of 2000.

Consultations & Notification Responses

Local Residents

Local residents were consulted and two neutral responses were received during the course of the application. 1no. comment requested clarification as to whether the extension will extend higher than the existing building. If this was the case, the neighbour had concern this could give rise to natural light and sunlight. 1no. comment requested that if the application be recommended for approval, a swift brick nest condition be attached to any approval granted.

Salford City Council

Salford City Council reviewed the application. The building is located more than 1,000m from Salford boundary and would not be viewed in the context of the district, nor within distance of any residential properties. Therefore, Salford City Council raise no objections to the proposed scheme.

Issues

POLICY

The National Planning Policy Framework (NPPF) (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
- c) 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 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 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 the adoption of Places for Everyone Joint Development Plan

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 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 in appropriate ways 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 carparking.

DC1.2 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 the original buildings);
- 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 street scene by virtue of design, use of materials or constructional 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).

DC1.6 For the avoidance of doubt, policies DC1.1 to DC1.4 apply to domestic houses, flats, houses in multiple occupation, nursing homes, rest homes and hotels.

DC26.1 states the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

DC26.2 states new noise sensitive developments (including large scale changes of use of existing land or buildings) such as housing, schools, hospitals, or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels

from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

DC26.4 states where the council believes that an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures he proposes to deal satisfactorily with it. Such measures might include the following

- a) engineering solutions, including reduction of noise at source, improving sound insulation of sensitive buildings or screening by purpose-built barriers
- b) layout solutions, including consideration of the distance between the source of the noise and the buildings or land affected by it and screening by natural barriers or other buildings or noncritical rooms within a building; and
- c) administrative steps, including limiting the operating times of the noise source, restricting activities allowed on the site or specifying an acceptable noise limit.

Any or all these factors will be considered appropriate for inclusion in conditions on any planning permission

DC26.5 states the council will control noise levels by requiring, where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

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 CABI 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 paragraphs 2.3, 2.7, 2.14 and 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 policy is of relevance:
JP- S1- Sustainable development.

ISSUES

Principle of Development

The application seeks planning permission for the erection of a two-storey in-fill extension for the storage of furniture and maintenance equipment associated with the existing residential units. The storage use will be ancillary to the management of the residential units and be for the sole use of the applicant. It will not be used by the residents directly. Further, it is understood that the alleyway at the site has been subject to crime and security implications and the alleyway as existing can't be used for its initial use given the railings put in place to block access. As such, and in this instance, the principle of development can be supported. However, consideration must be given to the impacts on residential and visual amenity, and the proposed design and appearance.

Residential Amenity

The extension would take the form of a two-storey in-fill extension for the passageway that is located underneath what appear to be balconies that adjoin the three-storey residential building "South Lodge" to a three-storey mixed use building which contains ground floor commercial with residential on the upper two floors. As the extension would infill the area and would not project forwards beyond the existing recessed area, nor would be extend in height beyond the building, the proposal would not give rise to any harm in respect of overlooking, loss of light or overbearing implications to those residents living in the block. The proposed window given the use of storage would not give rise to any adverse privacy implications to the surrounding properties or for the applicant site.

A condition would be attached to any approval granted restricting the use of the infill extension solely for the storage of furniture and maintenance equipment associated with the existing residential units and at no time shall it be used as storage for any businesses. This controls the intensification of the use of the infill extension and ensures the extension does not become an extension of one of the surrounding businesses. With the inclusion of the condition, the proposal is not considered to give rise to adverse residential amenity implications, pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

Visual Amenity

The extension would be primarily visible from the primary elevation which faces onto Middleton Road. However, as the extension would align with the recessed element of the building, or behind where the window would be positioned, it would be set slightly behind the main building line of the block to the south. With the change in topography with half of the extension sitting at basement level, with the steps running down to the infill and given the soft landscaping, such extension would not be easily visible from the streetscene for passersby along Middleton Road. Further, as the infill would be white rendered along the primary elevation, it would blend in with the white colouration of the fascia boards above.

The rear elevation would be made of brick and would align with the surrounding brickwork. Given the use of the same material, such infill extension would not be easily visible from the courtyard to the rear of the applicant site and so is not considered to give rise to visual harm or intrusion and so is considered, pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

Design, Scale and Appearance

Consideration has been given to the appearance of the extension especially the primary elevation facing Middleton Road. After conversations with the agent, a window would be sited at ground floor level with a white frame colour to match the host dwelling with fully obscure frosted glass. Such window would replicate the windows at first and second level of the recessed element and would be reflective of the windows within the residential block. Such window would therefore add architectural interest to the primary elevation and be reflective of the pattern of development within the applicant site. The use of the white colouration for the render is considered appropriate to blend in with the white fascia boards above and so is considered acceptable in size and form.

The extension to the rear would be made of a brick to match the host dwelling and therefore would tie in with the existing material palette of the surrounding context. The proposed design to the rear does not give rise to any concern.

Given the above, the design of the proposal can be supported, and is considered compliant with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

Noise

Given the use of the extension, no issues would occur in respect of noise.

Swift Bricks

1 no. neighbour comment requested that if the application be recommended for approval, a swift brick nest condition be attached to any approval granted. An informative would be attached to any approval granted to remind the developer, if such provision could be accommodated.

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

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, issues during the course of the application have been overcome and appropriate conditions have been attached to the approval granted.

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:

-Application Form, stamped as received by the City Council as Local Planning Authority on 15 December 2025.

-Location Plan, stamped as received by the City Council as Local Planning Authority on 15 December 2025.

-Proposed- Elevations, numbered 228.3.120B, stamped as received by the City Council as Local Planning Authority on 6 February 2026.

-Proposed- Section, numbered 228.3.130B, stamped as received by the City Council as Local Planning Authority on 6 February 2026.

-Proposed- Site Plan, numbered 228.3.110B, stamped as received by the City Council as Local Planning Authority on 6 February 2026.

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

3) The materials used in the external surfaces of the development hereby approved shall be those as specified on approved plan 'Proposed- Elevations, numbered 228.3.120B'.

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 two-storey in-fill extension hereby approved, shall be used solely for the storage of furniture and maintenance equipment associated with the existing residential units and at no time shall it be used as storage for any businesses.

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

Informatives

1) Swift Bricks

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 to the specifications of BS 42021:2022 - Integral nest boxes.

Appendix 1 – List of consultees & neighbours notified

Salford City Council

Flat 6, South Lodge, Middleton Road, Manchester, M8 4NA
Flat 4, South Lodge, Middleton Road, Manchester, M8 4NA
Flat 1, South Lodge, Middleton Road, Manchester, M8 4NA
222 Middleton Road, Manchester, M8 4NA
2 Southbrook Avenue, Manchester, M8 4NH
226 Middleton Road, Manchester, M8 4WA
220 Middleton Road, Manchester, M8 4NA
Flat 5, South Lodge, Middleton Road, Manchester, M8 4NA
Flat 3, South Lodge, Middleton Road, Manchester, M8 4NA
Flat 2, South Lodge, Middleton Road, Manchester, M8 4NA
277 Middleton Road, Manchester, M8 4LX
275 Middleton Road, Manchester, M8 4LX
273 Middleton Road, Manchester, M8 4LX
271 Middleton Road, Manchester, M8 4LX

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