

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144685/FO/2025

Date registered valid: 19 November 2025

Proposal: Erection of part single, part first storey rear extension and elevational alterations.

Address: 8 Brookfield Road, Manchester, M8 5SE

Ward(s): Crumpsall Ward

Applicant: Ms. Amria Baba

Agent (if any): Mr Ahmad Turkmani, AT A. Design

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

Recommendation: Refuse

Date of recommendation: 13 January 2025

Application details

Type of application: Full Application Consent

Development type: Householder

Date of site visit: 13 November 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 3 December 2025 Expired: 10 December 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

The application property is in a residential area and forms one half of a pair of semi-detached houses. It has a shallow front garden area that does not support off-street car parking. A gated passageway provides access and egress to the rear garden and is shared with the neighbouring No 6. The front elevation comprises ground floor painted brickwork with render above. The main roof is pitched terminating in a gable elevation. Its forward plane incorporates and roof extension that spans the shared boundary. A lean-to bay (to the front elevation) is formed to the front elevation. To the rear a flat roof addition to the roof plane has been formed aligning with the southern elevation. At ground floor level, extensions to the rear elevation, incorporating lean-to roofs project into the hard surfaced rear garden (which incorporates changes to ground levels). The side and rear elevations incorporate white render. Internally, the property has been sub-divided into three flats.



Fig.1 – Views of the front and rear of the application property.

Description of development

The proposed development would involve:

- i. The removal of the existing rear extensions.
- ii. The formation of a two storey flat roof extension with a rearward projection of 2.9 metres and height of 6 metres. Its width of 4.38 metres would produce a set back of 1.7 metres from the shared boundary (first floor level).

iii. The rear elevation of the two storey extension would be adjoined by a single storey extension with a lean-to roof with a rearward projection of 2.25 metres and height of 3.65 metres. This addition would be adjoined by a flat roof extension that would in-fill the recess adjacent to the shared boundary. The flat roof extension would extend along the full length of the shared boundary terminating at the rear (southern) boundary.

iv. New and enlarged windows would be incorporated into the west elevation at ground and first floor level. Windows would be incorporated into the proposed rear elevations.

Internally, the extended property would form:

- i. Ground floor – An enlarged apartment with two additional bedrooms (three in total), lounge, kitchen and dining area;
- ii. First floor – An enlarged apartment with one additional bedrooms (three in total), lounge, kitchen and dining area;
- iii. Second floor – Retained as a two bedroom apartment.

All flats would be accessed and egressed from the existing front entrance.

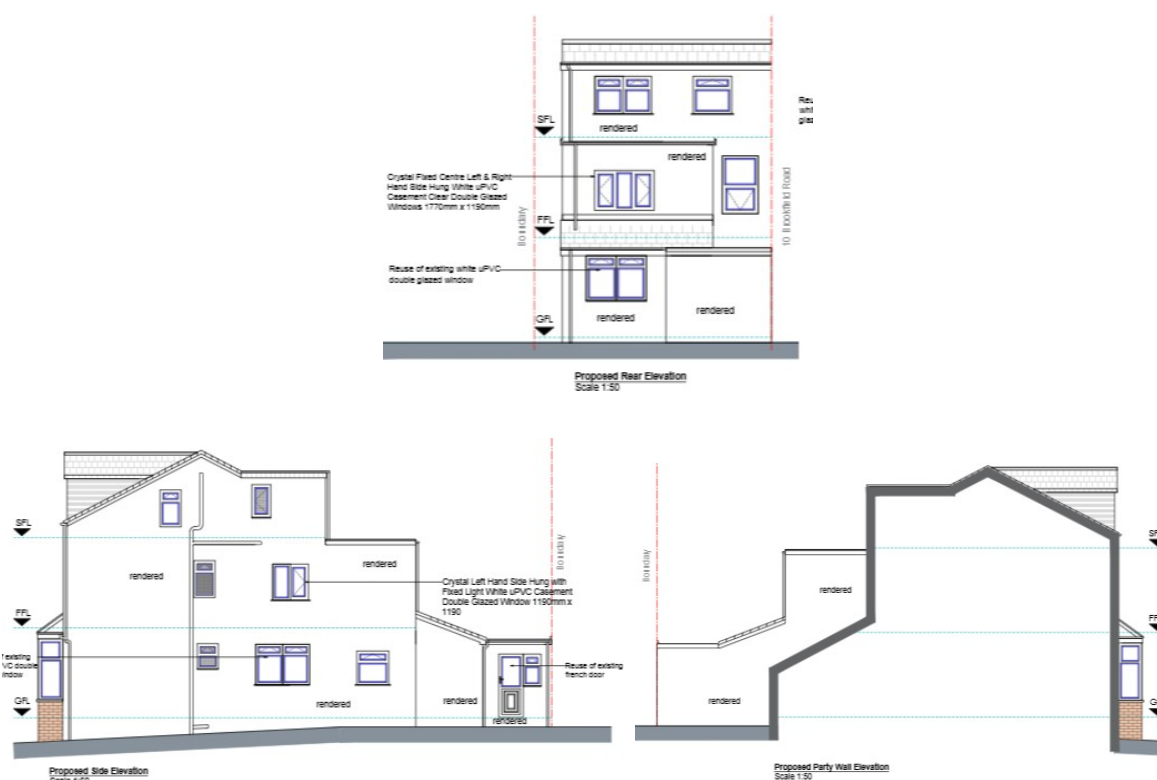


Fig.2 – Proposed elevations



Fig.3 – Proposed layout

Site history

019427- Approved - 29.06.1983

8 Brookfield Road Crumpsall

Change of use of dwellinghouse to two self-contained flats and one bedsit with a dormer extension at the rear

Consultations & Notification Responses

Local residents – Two emails have been received expressing concern regarding the disproportionate scale of the proposed development and its resulting harm to residential amenity. There is also concern that the development would provide HMO accommodation.

A further email neither objects nor supports the development. Instead, it requests that the development contribute to local bio-diversity through the provision of a swift box.

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 not that the development would relate appropriately and cohesively to the style and character of the existing house and its context. Chapter 14 would not, therefore, be positively responded to.

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

- i. Section 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 compatible with the neighbouring built environment and would not unduly harm residential amenity. Section 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 would produce a bulky addition to the rear of the application property. The footprint of this extension together with the siting of the proposed single storey extensions would lead to the excessive loss of external amenity resulting in the cramped overdevelopment of the site. The development would thereby fail secure a design solution that would respond appropriately to 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 has been considered with reference to the following aspects of the PPG:

- i. Consultation and pre-decision matters – Appropriate local consultation has been undertaken;
- ii. Health and well-being – These considerations have been related to the harm to residential amenity attributed to the development.

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 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 and its policies must therefore be given full weight in the planning balance.

The following policies are relevant and would be appropriately responded to:

- i. Policy JP- P1 - Sustainable places - Advises that development should, amongst other things, respect and acknowledge the character of a locality. It should be socially inclusive, respond to need and promote a sense of community. The development would not secure and

appropriate quality of design. The intensity of occupation produced by the development and the absence of amenity may potentially discourage sustained occupation. The development would not, therefore, accord with policy JP-P1.

ii. Policy JP-P6 (Health) - Would not be accorded with due to the identified harm to residential amenity.

iii. Policy JP-S1 (Sustainable development) - In this case, the development would utilise an existing building. However, the proposed extensions would have a significant visual impact that would be harmful to amenity. There is also concern that the intensity of occupation would potentially deter sustained future occupation. Policy JP-S1 would not be positively responded to.

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 policies are relevant to the proposed development:

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- c. Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

It is considered that the development would not relate appropriately to the existing house and its context and would be harmful to residential amenity and character of the area. Policy SP1 would not 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 not deliver a coherent design response. The design would not deliver an extension that would be appropriately related to the scale and proportions of the existing house and its context. The development would not be acceptable as it would fail to comply with 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 application has not demonstrated that appropriate arrangements would be maintained. Policy EN19 would not, thereby, be accorded with.

Policy T1 (Sustainable transport) - Relates to the delivery of sustainable, high quality, integrated transport system, which encourages a modal shift away from car travel to public transport, cycling and walking and prepare for carbon free modes of transport. The application property would continue to be occupied without off-street car parking provision. There is potential for additional demand for car parking due to the increased intensity of occupation. Such circumstances would be harmful to the amenities of the area and contrary to policy T1.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. Relevant considerations in this case are:

- 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 not be appropriately related to its context in terms of design, height, scale, massing and potential impact on residential amenity. The character of the original house would be harmed by the development. The development would not accord with policy DM1.

Unitary Development Plan (UDP) saved policies -The following saved UDP policy is relevant:

Policy DC26 (Development and noise)

Policy DC26.1 - Has been related to the proposals contribution to the local noise environment, in relation to the operation of the extended property and its increased intensity of occupation and related additional activity. The resulting harm to residential amenity would be contrary to policy DC26.1.

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. The principle of the application proposal is contrary to the adopted development plan and are not considered to improve the economic, social or environmental conditions of the area. It is not considered that the development could be amended to make it acceptable. The applicant's agent was informed of these concerns regarding the development prior to the determination of the application.

Principle of the development – The use of the property as apartments has been historically established through planning permission Ref: 019427. The existing roof extension was also approved as part of the authorised development. Whilst the development would be related to the enlargement of existing accommodation, it is not considered that the site has the capacity to accommodate the additional intensity of occupation associated with the enlarged ground and first flats (and provision of additional bedrooms). The resulting increased in noise and activity would be potentially harmful to residential amenity. The application would not deliver a coherent design response between the component parts of additional built form. The development would also have an excessive site coverage that would materially and harmfully affect the relationship of the site to neighbouring properties. The principle of the development is not considered to be acceptable.

Submitted drawings – The submitted drawings have not accurately depicted the relationship between the side extensions of the respective single storey extensions when viewed from No 10. This includes the inaccurate presentation of:

- i. The flat roof extension in relation to the proposed two storey extension and the single flat roof extension;
- ii. The relationship of the single storey lean-to extension to the two storey extension.

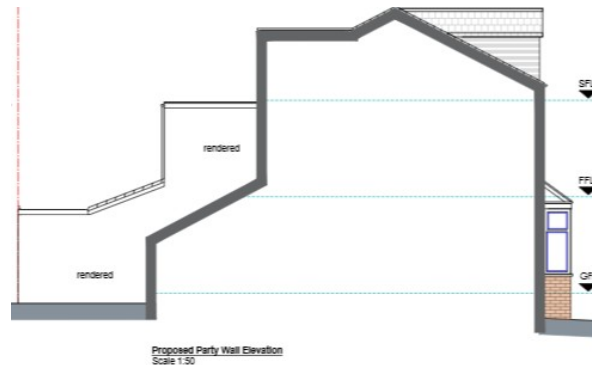


Fig 4 – Relationship of the proposed extensions to the neighbouring 10 Brookfield Road

Notwithstanding the above, it is considered that the submitted drawings give a satisfactory depiction of the scale, massing and siting of the proposed development. These details have allowed the development to be satisfactorily assessed and the undue harm to the amenity of No 10 to be appropriately identified.

Siting, scale and massing – Notwithstanding the formation of a setback, to the side elevation of the first floor of the two storey extension, it is considered that the development would introduce excessively bulky and disproportionate additions to the application property. The development would introduce continuous single storey built form along the shared boundary with No 10, resulting in the loss of characteristic open space across rear gardens. The retained rear garden would only allow a separation depth of 2.3 metre to the southern boundary to be maintained thereby further emphasising the excessive site coverage of the proposed extensions. The resulting amenity area would provide very limited usable space, which would be significant given the potentially levels of occupation. Given the constraints of the site, it is considered that the proposal would result in the cramped overdevelopment of the application property, which would be harmful the residential amenity.

Design – It is acknowledged that the existing house incorporates a flat roof extension (to the rear roof plane) and white render has been applied to the side and rear elevations. However, the formation of a 2-storey flat roof extension would materially affect the character of the original house through introduction of a ‘stepped’ arrangement of built form. The scale and masing of the component parts of the development combined with a proposed mix of flat and lean-to roofs would fail to deliver a coherent design response.

Residential amenity - The relationship of the extension to the northern boundary would be characterised by its scale and massing and the inclusion of new and enlarged windows to the western elevation. Such an arrangement would have an overbearing impact on the neighbouring No. 6. As windows in the western elevation related to habitable room windows any related loss of privacy could not be addressed through the introduction of obscured glazing. The introduction of continuous single storey built form along the shared boundary would also have an overbearing impact on the neighbouring No 10. This impact would be exacerbated by the bulk and massing of the two storey extension, which would be highly visible when viewed from the rear gardens of both No 6 and No 10. The application property would be supported with very limited amenity space as a result of the cramped arrangement of new built form. The absence of

appropriate amenity space would undermine residents' enjoyment of the application property. Given these considerations the development would be unduly harmful to residential amenity.

Crime and security - Access to the enlarged apartments would be via an existing front door, thereby reflecting existing circumstances. Should a more appropriate development be brought forward measures could be incorporated into its design to reduce the risk of crime and improve security.

Access - The development would not achieve inclusive access due reliance upon steps to address changes to internal and external levels. This is an existing circumstance and cannot be rectified through the development due to the constraints of the site, including differences in ground and floor levels.

Waste management – The loss of open space within the rear garden would reduce the scope for appropriate bin storage within curtilage of the site. The submitted application has not demonstrated how bin storage would be accommodated, which would be significant given the increased intensity of proposed occupation.

Car parking – It is noted that the site is in a sustainable location in terms of access to local transportation. However, there is significant levels of on-street car parking in the neighbouring highway. The application property would continue to be occupied without off-street car parking provision. There is potential for additional demand for car parking due to the increased intensity of occupation. Such circumstances would be harmful to the amenities of the area.

Cycle storage – The development would allow the retention of a limited area of external amenity space that would not have the capacity to accommodate cycle storage. The internal layout of the enlarged flats would not have the capacity to accommodate cycle storage.

Flood risk - The site is in Flood Zone 1, and the development would not present potential additional flooding or drainage risks.

Land conditions – No historic land conditions have been identified that might potentially affect the development.

Conclusion – The proposed development would be inappropriately related to the application property and neighbouring housing. The proposed development would thereby fail to meet the requirements of Council policy and relevant guidance.

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: Refuse

Article 35 Declaration

The principle of the application proposal is contrary to the adopted development plan and are not considered to improve the economic, social or environmental conditions of the area. It is not considered that the development could be amended to make it acceptable. The applicant's agent was informed of these concerns regarding the development prior to the determination of the application.

Reasons for recommendation to refuse

1) The development by virtue of its scale and massing would result in the formation of disproportionately large and bulky single and two storey extensions to the rear of the application property. The development would thereby undermine the character of the application property and its relationship to surrounding houses. The development would thereby be harmful to the residential and visual amenity and contrary to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester, saved policy DC1 of the Unitary Development Plan, policies JP-P6 and JP-S1 of Places for Everyone Joint Development Plan Document and the guidance in the National Planning Policy Framework.

2) The siting the proposed extension would result in the excessive loss of the rear garden area thereby undermining the provision of usable amenity space and the characteristic setting of the application property. The resulting siting of the rear extensions would result in the excessive overdevelopment of the site and the formation of an overbearing and visually obtrusive impact on the neighbouring properties at 6 and 10 Brookfield Road. The development would hereby be contrary to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester, saved policy DC1 of the Unitary Development Plan, policies JP-P6 and JP-S1 of Places for Everyone Joint Development Plan Document and the guidance in the National Planning Policy Framework.

3) The design of the proposed development would fail to reflect the character and appearance of the application property and its relationship to neighbouring housing due to its disproportionate scale and massing and the incoherent arrangement of the component roofscape. The development would therefore be contrary to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester, saved policy DC1 of the Unitary Development Plan, policies JP-P6 and JP-S1 of Places for Everyone Joint Development Plan Document and the guidance in the National Planning Policy Framework.

4) The development would result in additional overlooking of the neighbouring 6 Brookfield Road and its rear garden due to the positioning of new and enlarged windows to the extended western elevation. The resulting undue loss of privacy would be harmful to residential amenity

and contrary to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester, saved policy DC1 of the Unitary Development Plan, policies JP-P6 and JP-S1 of Places for Everyone Joint Development Plan Document and the guidance in the National Planning Policy Framework.

5) The development would result in the formation of three additional bedrooms, which would significantly increase the occupational capacity of the application property. The development would thereby potentially result in the overly intensive use of 8 Brookfield Road and the resulting increase in the levels of noise and disturbance associated with related activity, comings and goings, traffic generation and demand for on-street car parking would be harmful to the character of the area, the amenity of neighbouring residents and the formation of a sustainable community. The development would therefore be contrary to policies DM1, T1 and SP1 of the Core Strategy for the City of Manchester, saved policy DC26 of the Unitary Development Plan and policy JP-P6 (Health) contained within Sustainable Development Joint Development Plan Document - Places for Everyone.

6) The development has not been supported with details to demonstrate appropriate waste and recycling bin storage. The development would thereby fail to safeguard residential amenity and the character of the area and be contrary to policies SP1 and DM1 of the Core Strategy for the City of Manchester, saved policy DC1 of the Unitary Development Plan, policies JP-P6 and JP-S1 of Places for Everyone Joint Development Plan Document and the guidance in the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Flat 3, 73 Moss Bank, Manchester, M8 5AP
Flat 3, 71 Moss Bank, Manchester, M8 5AP
Flat 1, 71 Moss Bank, Manchester, M8 5AP
Flat 2, 71 Moss Bank, Manchester, M8 5AP
Flat A, 8 Brookfield Road, Manchester, M8 5SE
6 Brookfield Road, Manchester, M8 5SE
75 Moss Bank, Manchester, M8 5AP
5 Brookfield Road, Manchester, M8 5SE
3 Brookfield Road, Manchester, M8 5SE
1 Brookfield Road, Manchester, M8 5SE
Flat 2, 73 Moss Bank, Manchester, M8 5AP
Flat 1, 73 Moss Bank, Manchester, M8 5AP
Flat C, 8 Brookfield Road, Manchester, M8 5SE
Flat B, 8 Brookfield Road, Manchester, M8 5SE
10 Brookfield Road, Manchester, M8 5SE

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