Planning

Growth & Development

Delegated officer report for planning application

Application no.	144469/FH/2025
Date registered valid:	19 November 2025
Proposal:	Erection of a single storey extension to the rear of the property and installation of access ramp to the side of the property
Address:	98 Sale Road, Manchester, M23 0BX
Ward(s):	Brooklands Ward
Applicant:	Mr Berekat Tesfaye
Agent (if any):	Mr Brian Taylor, Manchester Equipment and Adaptations Partnership
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**7th January 2026**



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	3 December 2025

Standard consultations: No consultations have been printed and sent.
Neighbour notifications Printed: 28 November 2025 Expired: 19 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

The site relates to a two storey semi detached property in the Brooklands ward area of Manchester.





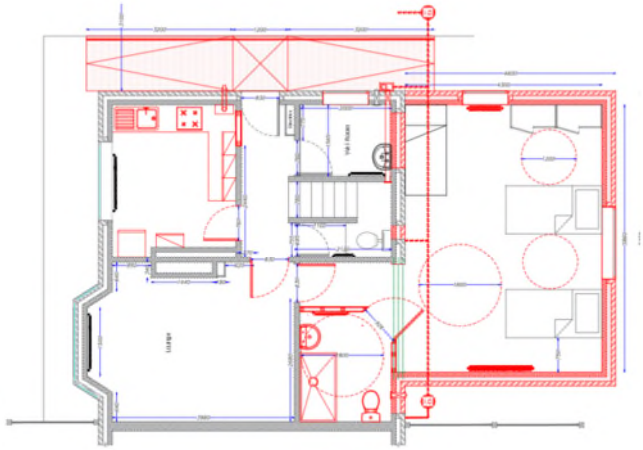

Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

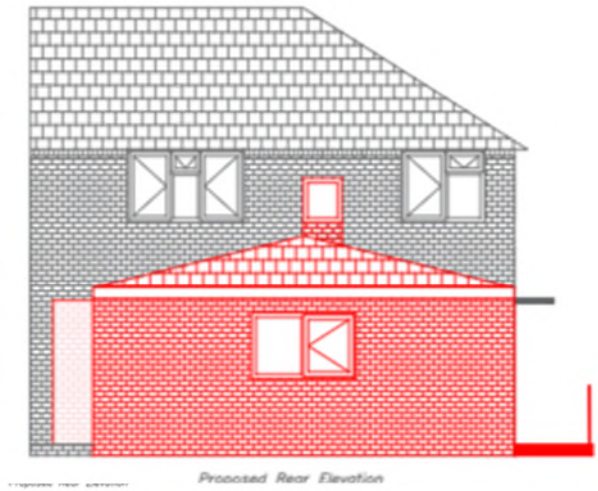
Description of area

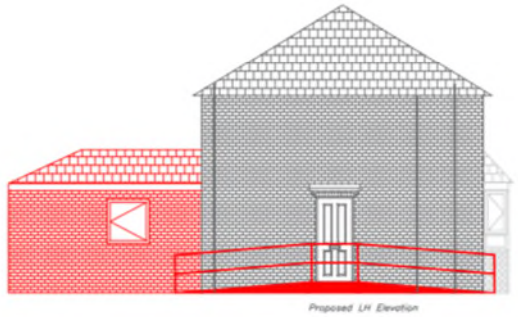
The area is predominantly residential in nature

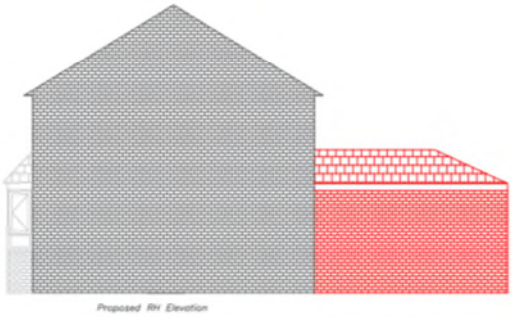
Description of development

The applicant seeks planning permission for the erection of a single storey extension to the rear of the property and installation of access ramp to the side of the property









Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments received as a result of this proposal

Policy and Issues

The following policies are considered relevant in the consideration of this application.

o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
o Policy DM 1 - Development Management
o Policy SP1 - Spatial Principles
o Policy EN1 - Design Principles
o Policy EN 19 - Waste Management
o The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development
JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

Draft National Planning Policy Framework (NPPF, 2025)
The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

- Chapter 4 - Achieving Sustainable Development

- Policy S3: Presumption in favour of sustainable development

- Chapter 14 - Achieving Well-Designed Places

- Policy DP3: Key principles for well-designed places

We consider this proposal to accord with the principles of this policy.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

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

History relating to 98 Sale Road

No previous planning history relating to this site.

Residential Amenity

The applicant is seeking planning permission for a single storey extension to the rear of the property and installation of access ramp to the side of the property for a disabled resident at the property. The resultant works would lead to an accessible bedroom. The application has been submitted by the Manchester Equipment and Adaptations Partnership on behalf of the applicant.

Rear extension

The proposed extension would be sited across the rear elevation of the dwelling, projecting 4.6m with a width of 6.45m, retaining a small gap to the shared boundary with the adjoining semi-detached property at No. 96 Sale Road. The extension would feature a hipped roof design.

Openings include a window on the side and rear elevation. Given the distance to the shared boundary with properties west of the site together with the current boundary treatment, it is not considered that the window positioned on the side would provide overlooking and loss of privacy.

Although the extension exceeds City Council's saved Policy DC1 of 3.65m, there has been no objection from the adjoining properties. In addition, should the applicant build a single storey extension under the Larger Homes scheme in the same materials independently and receive no objection and comply with all other relevant limitation, this would be allowed to be built under permitted development.

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

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

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

Access Ramp to side

The applicant proposes the installation of an access ramp to the side of the property. The ramp is considered acceptable as it would provide improved means of access and egress to the side of the property, supporting inclusive design principles.

In terms of residential amenity, the ramp is not expected to cause any adverse impact on surrounding properties. Due to its modest height and the separation distances involved, the development would not result in overshadowing, overlooking, or loss of privacy to neighbouring gardens or dwellings.

In summary, no comments or objections have been received from the local residents notified of this application The development benefits the needs of a disabled user residing at the property and in addition, requires access to and from the property, therefore in this instance the proposal is considered acceptable and therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 and DC1.5 of the Unitary Development Plan.

<u>Siting, scale and massing</u>

The proposal has been sited and designed to ensure that it is subservient to the original dwelling house, is not excessively large or bulky and are therefore considered to accord with the principles set out in saved UDP policies DC1 (in particular policy DC1.5).and accords with Core Strategy policies DM1 of the Core Strategy.

Design

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

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

Waste management

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

Parking

Current parking arrangements are unaffected by this proposal.

Conclusion

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

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

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred

by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Positive and proactive working - Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application.

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

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

Received on 7th November 2025 as Drawn By Brian Taylor Proposed Floor Plan
Received on 7th November 2025 as Drawn By Brian Taylor Proposed Elevations
Received on 7th November 2025 as Drawn By Brian Taylor Proposed Sections

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

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

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

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

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

Appendix 1 – List of consultees & neighbours notified

98C Sale Road, Manchester, M23 0BX
98A Sale Road, Manchester, M23 0BX
98B Sale Road, Manchester, M23 0BX
95 Sale Road, Manchester, M23 0BQ
17 Pingot Avenue, Manchester, M23 0BZ
23 Pingot Avenue, Manchester, M23 0BZ
21 Pingot Avenue, Manchester, M23 0BZ
19 Pingot Avenue, Manchester, M23 0BZ
96 Sale Road, Manchester, M23 0BX
93 Sale Road, Manchester, M23 0BQ

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