MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143935/FH/2025
Date registered valid:	13 October 2025
Proposal:	Erection of single storey side and rear extension and installation of rear dormer
Address:	53 Smedley Lane, Manchester, M8 8XG
Ward(s):	Cheetham Ward
Applicant:	Mr Mohamed Amaan Mirza
Agent (if any):	
Case officer:	Carl Glennon Tel: 0161 234 4530 Email: carl.glennon@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	3 December 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 26 November 2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 23 October 2025 Expired: 13 November 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 situated in a residential area on the north side of Smedley Lane. Open space is located to the north of the site boundary. The property is semi-detached and comprises two storeys. It has red-brick elevations with a tiled roof terminating with a gable elevation. The principal roof plane incorporates a hipped pitched pediment detail. A ground floor lean-to bay and porch spans almost the full width of the principal elevation. The property shares the original characteristics of neighbouring houses, and it has not been previously extended. The application property has a front and rear garden linked by a path adjacent to the side elevation. The property does not benefit from in-curtilage car parking. However, a pedestrian gate is incorporated into the front boundary wall.



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

Description of development

The proposed development would involve:

i. A single storey side extension would be formed with a side elevation that would be angled in response to the configuration of the eastern site boundary. The principal elevation would be 1850 mm wide reducing to 1050 mm as it aligns wit the rear elevation. The front part of the roof would be 4 metres at its highest point falling to 3.7 metres at the rear. Internally, the

extension would form a cloakroom, shower room and an extended kitchen. A window would be formed in the principal elevation.

ii. A single storey rear extension with a width of 5.5 metres and offset from the shared boundary. It would have a rearward projection of 4 metres The rear elevation would incorporate double patio doors to an extended lounge. A window to the extended kitchen would also be incorporated into the rear elevation. A door would be incorporated into the side elevation.

iii. A flat roof dormer extension would be formed that would span the full width of the rear roof plane. It would be set below the ridge line and above the eaves. The space would facilitate an additional bedroom and bathroom.

iv. Windows would be incorporated into the principal roof plane and the respective roof planes to the side and rear extensions.



Fig.2 – Proposed elavations



Fig.3 – Proposed layout

Consultations & Notification Responses

Local residents – No comments received.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended most recently in December 2024. It represents key up to date national policy and is an important material consideration in determining the current application. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'. The purpose of the planning system is to achieve sustainable development. The NPPF states that, to achieve this, the following three overarching objectives need to be pursued mutually:

i. The economic objective – Development should contribute to sustainable development by building a strong, responsive and competitive economy that ensures sufficient and appropriate development and supports growth.
ii. The social objective - Development should support strong, vibrant and healthy communities. It should foster well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
iii. The environmental objective – Development should protect and enhance the natural, built and historic environment. Including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy (paragraph 8). The Framework states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making (paragraph 12). The following aspects of the Framework are relevant.

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 appropriately related to the context of the site and would not cause undue harm to residential amenity. Section 8 would thereby be accorded with.

ii. Section 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 section 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 proportionate 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 in the front garden would continue. As there would be no change in circumstances these arrangements are acceptable.

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. 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.

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.

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 projection of the rear extension would exceed the 3.65 metre criteria referenced in policy DC1.3. However, the rear extension would be within the projection thresholds potentially permissible under prior approval for larger home extensions (subject to required height constraints). The proposed side extension would meet the requirements of permitted development. The roof extension would have a limited visual impact and has been suitably related to the existing roof. On balance, the rear extension would be appropriately related to the application and neighbouring properties. It would thereby be accorded with 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. The proposal would thereby be acceptable and has been determined within a timely manner.

Principle of the development - The development would be satisfactorily to the surrounding context, in terms of its scale, proportions and relationship to the character of the area. The development would make a positive contribution to the quality of local housing stock. It would also encourage the sustained occupation of the property. The principle of the development would therefore be acceptable.

Scale and massing – The proposed side elevation would have lean-to roof with a maximum height of 4 metres to the front falling to 3.7 metres to the rear. The space maintained above and to the side of the side extension would reduce its impact on the neighbouring No 55.

The rear extension would have a maximum height of 4.3 metres falling to 3.3 metres at the eaves. However, it noted that there is a change in internal floor and external ground levels

would reduce the impact of the height of the proposed extension on the adjoining property (at No 51). Its impact would be further reduced by the formation of a lean-to roof.

The proposed roof extension would be set below the ridge line of the main roof and appropriately related to the rear roof plane.

On balance, the development would introduce appropriate additions to the application property.

Siting – The proposed side extension would be offset from the shared boundary with No 55 and would be appropriately related to the principal elevation of the main house, i.e., it would not project beyond the forward building line. The siting of the rear extension would allow more than half of the rear garden area to be retained thereby maintaining appropriate amenity space. The siting of the rear extension would have some effect on the rear windows and garden of the adjoining No 51. The orientation of the application property and position of the proposed extension would not result in undue overshadowing of No. 51. Rear extension would not adjoin the side extension and the retained space to the eastern boundary would secure an appropriate relationship to No 55. The dormer extension has been satisfactorily related to the rear roof plane. On balance, the siting of the component parts of the 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, given the magnitude of the proposed development, this impact would be in the margins of acceptability.

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

i. Roof windows to the side and rear extensions (eastern and northern roof planes);
ii. Bathroom window to the rear elevation of the dormer extension.

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

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

Land conditions and historic risk from coal mining legacy – The site is in a low risk area but the potential for coal bearing strata at surface has been identified. The standing advice from the Mining Remediation Authority has therefore been attached as an informative. No other historic land conditions have been identified that might potentially affect the development.

Waste management - Bin storage is currently located in the front garden and would continue. The applicant has indicated an intention to provide a bin enclosure that would improve the existing circumstances. The bin storage arrangements would be acceptable.

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
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

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. The proposal would thereby be acceptable and has been determined within a timely manner.

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 3 September 2025, 19 September 2025 and 13 October 2025:

Householder planning application forms
Existing plans, elevations & details (including location plan with a red edge) Ref: AMR 0835/25/01
Proposed plans, elevations and details, Ref: AMR 0835/25/02 Rev A
Existing & proposed side (view) elevation Ref: AMR 0835/25/03.

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 external surfaces of the development hereby approved shall be similar in appearance to the existing building in terms of type, size, colour and texture.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy 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 reenacting that Order with or without modification), no windows, doors or other openings, other than those shown on approved drawing referenced: Proposed plans, elevations and details, Ref: AMR 0835/25/02 Rev A and Existing & proposed side (view) elevation Ref: AMR 0835/25/03, shall be installed in elevations of the ground floor and roof extensions hereby approved without planning permission being granted by the City Council as 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 and policy JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

5) The roof windows to the single storey side and rear extensions (eastern and northern roof planes) and bathroom window to the rear (northern) elevation of the dormer extension 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 and policy JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

6) The development shall be implemented in accordance with the arrangements for waste and recycling bin storage as indicated on drawing referenced: Proposed plans, elevations and details, Ref: AMR 0835/25/02 Rev A. The approved details shall be implemented upon occupation of the development and maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester and policy JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

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) Development Low Risk Area - Standing Advice

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a

hazard is encountered on site call the emergency line 0800 288 4242. Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Appendix 1 – List of consultees & neighbours notified

55 Smedley Lane, Manchester, M8 8XG
51 Smedley Lane, Manchester, M8 8XG
54 Smedley Lane, Manchester, M8 8XD
52 Smedley Lane, Manchester, M8 8XD

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH AREA