MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144555/FH/2025
Date registered valid:	18 November 2025
Proposal:	Erection of a single-storey rear extension.
Address:	53 Bennett Street, Manchester, M12 5ND
Ward(s):	Ardwick Ward
Applicant:	Mr Saif Syed
Agent (if any):	Mr M Ahmed M1 Architecture Ltd
Case officer:	Harriet Aidoo Tel: 0161 234 4532 Email: harriet.aidoo@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	04 March 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 8 December 2025

Standard consultations:
Printed: 2 December 2025 Expired: 23 December 2025

Neighbour notifications
Printed: 2 December 2025 Expired: 23 December 2025

Site notice
Posted: 10 February 2026 Expired: 03 March 2026

Press advert
Published: 9 December 2025 Expired: 2 January 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site / building / area

The application relates to a pitched roof, new build, semi-detached dwellinghouse, close the junction of Bennett Street with Wigley Street in Ardwick ward. The application site benefits from amenity space to the front, side and rear elevations, including a front driveway, together with boundary treatment, approximately 1.8 metres along the side and rear perimeter, whilst incorporating gated accesses, one along the gable elevation and rear boundary. The existing rear garden is approximately 9.1 metres deep.



Figure 1. (Site visit 08.12.2025)

The immediate surrounding area comprises of a mix of 2 storey terraces, detached, semi-detached, including bungalows. Along the north-west of the application site is a mix of warehousing units.

Whilst the application site is not within a conservation area; along the south-western elevation is the adjacent Grade II* listed St. Benedict's Church (circa 1880s), which has been re-purposed as an indoor climbing centre and multi-functional building, while maintaining its external historic characteristics such as a tall spire, decorative brick facade, tiling and stained-glass windows.

Site History

- Apart from the original permission granting consent for this phase of the development (Ref no. 099219/OO/2012/N2), there is no other record for the application site.

- Condition 49 attached to (Ref no. 099219/OO/2012/N2) removed pd rights.

Description of development

The submitted application relates to a proposed single storey rear extension to form additional living accommodation.

The initially submitted plan has been slightly revised in the interest of privacy and revised plans were subsequently submitted, dated (22/12/25). The initially proposed window along the side elevation is removed.

The revised proposed single storey rear extension measuring approximately (3500mm deep x 4879 wide x 3428mm high) would be stepped away from the common shared boundary with no. 51 Bennett Street to leave a gap and would be flush with the gable elevation of the host building. It would comprise of a lean-to pitched roof design and would include 2no. windows along the roof elevation; together with a door along the rear elevation. It is intended to use materials similar to the existing.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No objections, comments, or representations were received.

2. Environmental Health

Environmental Health officers have advised the following are attached to any recommendation for planning approval:

i. Pre-commencement gas membrane condition
ii. Contaminated land watching brief condition

3. (HS2) Limited

No comments received on this occasion.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)
- Policy EN3 (Heritage)
- Policy CC9 (Design and Heritage)

2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications and therefore be given significant weight in the planning balance. The following policy is considered to be relevant:

- Sustainable and Resilient Places, JP-S1: Sustainable Development
- Places for People, JP-P1 Sustainable Places

3. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 - for Residential Extensions is still considered of relevance.

- Saved Policy DC19.1 - when determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest Listed buildings.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007:

- Chapter 2: Design

5. Draft National Planning Policy Framework - 16th December 2025 is under consultation and as such is a material consideration, specifically:

- Section 2 - Achieving sustainable development
- Section 4 - Decision making
- Section 12 - Achieving well-designed places

ISSUES

In the case of this application, the initially submitted plan has been slightly revised in the interest of privacy and revised plans were subsequently submitted, dated (22/12/25).

Principle of development

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise. The proposed development is an extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families; provided that there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. Consideration must therefore be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Residential and Visual Amenity

Impact of works (single storey rear extension) - In light of the revised plan subsequently submitted, (dated, 22/12/25), the issues raised with the planning agent have been sufficiently overcome. Therefore, as the proposal would be single storey, it would appear as subservient to the original dwellinghouse; coupled with the existing boundary screening, and the proposed roof design, the adverse impact from undue massing would be less than substantial harm.

Moreover, given the resultant separation distance (approximately) 5.6metres, that would still be maintained from the rear boundary, together with the driveway and shared access along the rear boundary; any potential for visual intrusion would be mitigated by the maintained separation from those dwellinghouses along rear boundary, along Morton Hall Road. The proposal therefore adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

In terms of any adverse impact to privacy or overlooking, the revised plan subsequently submitted, (22/12/25) limits fenestration along the rear and roof elevations only, coupled with the existing high boundary treatment, and the separation distance that would still be maintained from those properties along rear boundary, the impact to privacy, overlooking and visual intrusion would be less than substantial harm.

The proposed 3500mm rearward projection is also within the guidance set out in saved UDP policy DC1.3 a) regarding rearward extensions, which is considered to be acceptable. Therefore, on this basis, and on balance, and subject to planning conditions, the proposal could be accommodated in this location in this instance; pursuant with The Manchester Core Strategy

Development Plan Document Policies EN1, SP1 and DM1 and saved Policy DC1 of the Unitary Development Plan.

Impact of works (Design and appearance) - Whilst the proposal would be in-part visible along the Wiley Street, Matthews Street and Morton Hall Road elevations, it would not be readily visible from the Bennett Street frontage. It is also intended to match materials with those of the existing building, which is considered to be acceptable in terms of design and appearance. However, a materials condition has been attached to ensure that materials are adhered to; pursuant with The Manchester Core Strategy Development Plan Document Policies SP1, DM1, EN3, CC9 and saved Policies DC1, DC19.1 of the Unitary Development Plan.

Impact of works (Heritage - visual impacts to adjacent Grade II * listed building) - The existing dwellinghouse currently has a minimal visual connection to the Grade II* listed St. Benedict's Church itself, thereby, it is considered to contribute neutrally to the listed assets setting. Additionally, the rear of the application site does not contribute to the setting of the listed building due to its limited visibility from St. Benedict's church and lack of prominent sight lines/views affected. Therefore, whilst the proposal would in-part be visible along the Wiley Street, Matthews Street and Morton Hall Road elevations, it would not be readily visible from the Bennett Street frontage. Heritage and Urban Design officers have also commented that due the proposed extension's location at the rear of the property, there is limited visual connection and no obstruction to the view of the Grade II* listed church from Bennett Street, and therefore, the proposed extension is a neutral addition, not harming the setting or the significance of the listed building. For these reasons and on balance, it is considered that the proposed development would not have any significant adverse effects on the setting of a heritage asset, pursuant with the requirements of Core Strategy policies SP1, DM1, EN3, CC9 and saved policies DC1, DC19.1 of the Unitary Development Plan.

Impact of works (Vehicular access and car parking) - The proposal doesn't change how vehicles access and park at the property; pursuant with The Manchester Core Strategy Development Plan Document Policy DM1 and saved Policy DC1 of the Unitary Development Plan.

Impact of works (Waste management) - The existing arrangement would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19 and saved policy DC1 of the Unitary Development Plan.

Conclusions - For the reasons outlined above, and on balance, and subject to planning conditions, it is considered that the revised proposed development, (dated, 22/12/25) could be accommodated in this location, in this instance, pursuant to policies SP1, DM1, EN1, EN19, EN3, CC9 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1, DC19.1 of the Unitary Development Plan (1995); chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007); and policy JP-S1 - Sustainable development and JP-P1 -Sustainable Places of Places for Everyone (2022 - 2039); Section 3 - Decision-making policies, Section 4 - Achieving sustainable development and Section 14 - Achieving well-designed places of the Draft National Planning Policy

Framework - 16th December 2025 and no comments or objections have been received in response to this application from local residents.

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

In the case of this application, the initially submitted plan has been slightly revised in the interest of privacy and revised plans were subsequently submitted, dated (22/12/25).

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:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 18 November 2025.
- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 18 November 2025.
- Existing and Proposed Floor Plans and Elevations, Drawing Number 01 and Drawing Number 02, received by the City Council as the Local Planning Authority on 22 December 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies SP1 and DM1 of the Core Strategy (2012).

3) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented prior to occupation as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

4) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Pursuant to policy EN18 of the Manchester Core Strategy (2012).

*Our records indicate that the proposal site is on or in the vicinity of an infilled pond/potentially contaminative historic land uses.

5) The materials used in the external surfaces of the development hereby approved shall be similar in appearance to the existing building and as stated on submitted application form received by the City Council as the Local Planning Authority on 18 November 2025.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), policies SP1 and DM1 of the Core Strategy (2012) and the requirements of the draft National Planning Policy Framework (2025)

6) 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 shall be inserted into the elevations of the extension hereby approved other than those shown on: Proposed Plans and Elevations, received by the City Council as the Local Planning Authority on 22 December 2025, without planning permission being granted by the Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies DM1 and SP1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

High Speed Two (HS2) Limited

Manchester Climbing Centre, Bennett Street, Manchester, M12 5BD
44 Bennett Street, Manchester, M12 5ND
51 Bennett Street, Manchester, M12 5ND
55 Bennett Street, Manchester, M12 5ND

57 Bennett Street, Manchester, M12 5ND
8 Morton Hall Road, Manchester, M12 5UG
6 Morton Hall Road, Manchester, M12 5UG
2 Morton Hall Road, Manchester, M12 5UG
4 Morton Hall Road, Manchester, M12 5UG

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
Flood Zones Type 2 (low to medium risk) -
Flood Zone Plus Climate Change -
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA