

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144015/FH/2025
Date registered valid: 29 October 2025
Proposal: Erection of part single, part two storey side and single storey rear extension, and associated boundary treatment
Address: 4 Leicester Road, Manchester, M8 0RA
Ward(s): Cheetham Ward

Applicant: Mr Mohammed Abid Dleeb
Agent (if any): Mr M Farooq, Building Design Services
Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 18 December 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 6 November 2025

Standard consultations:

Printed: 30 October 2025 Expired: 20 November 2025

Neighbour notifications

Printed: 3 December 2025 Expired: 17 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

The application site relates to 4 Leicester Road within the north Manchester ward of Cheetham. The application site relates to an end-terraced, two storey, red brick dwellinghouse characterised by dark fenestration, a rear roof dormer and a single storey outrigger to the rear of the site. The property benefits from an area of open grass to the south of the site; once public land which has now been formally transferred to be within the applicant's ownership. Such space is currently open to any member of public. The property also benefits from amenity space to the rear in the form of a small courtyard bounded by a brick wall boundary treatment.

Description of area

The immediate context is residential in nature. There is a mixture of property ages in the immediate area including the older typical Victorian terraces and the new build development further north of the applicant site. It is likely a no.2 Leicester Road property has been demolished historically. Further south of the applicant site sits Queens Road and the Irish World Heritage Centre with hotel.

Description of development

The current application seeks planning consent for erection of part single, part two storey side and single storey rear extension, and associated boundary treatment. The existing outriggers to the rear would be removed as a result of the proposal.

The part single storey side extension would have approximate dimensions of Height: 4 x Length: 8.4 x Width: 3.7 metres. The part two storey side extension would be set back from the

primary elevation of the host property by 2 metres and so have approximate dimensions of Height: 8 x Length: 6.4 x Width: 3.7 metres.

The single storey rear extension would wrap into the proposed side extension and would be set away from the neighbour no.6 Leicester Road by 1.5 metres and would have approximate dimensions of Height: 4 x Length: 3 x Width: 6.8 metres.

The proposal would involve the insertion of 2no. windows within the front elevation, 2no. windows within the side elevation, 3no. windows within the rear elevation, and a door within the side elevation facing no.6 Leicester Road.

Associated boundary treatment would enclose the space to the side of the applicant site which is currently open to any member of public. At the largest point there would be an approximate 3.4 metre gap between the side extension and the boundary treatment to the front against the public footway of Leicester Road. At the closest point, to the back of the site this would reduce to 0.7 metres.

Materials to be used throughout the extension are listed to match the host property.

The boundary treatment along Leicester Road would be a brick wall with brick piers and timber fence with a maximum height of 0.9 metres. Boundary treatment to secure the southern elevation of the site would take the form of a staggered height- 900mm max to the corner extending up to 1.8 metre running along the public footpath to the rear. The boundary treatment to the eastern elevation would be a solid brick wall with a maximum height to 1.8 metres.

Negotiations during the Course of the Application

Concern was raised during the course of the application that the applicant did not own the area of grassed land to the south of the site, with concern the incorrect certificate had been signed for the application. The applicant provided information to evidence they did own the disputed piece of land.

Concern was raised that a door to be located in the side of the two storey extension could lead to independent living accommodation and such door was subsequently removed from the proposed plans.

Boundary treatment details were supplied for consideration and such piece of development was added into the description of development and neighbours were re-notified accordingly.

Planning History

129585/LP/2021- Certificate of Proposed Lawful Development for the installation of a rear roof dormer.

Approved 28 April 2021.

Consultations & Notification Responses

Local Residents

Local residents were consulted and one neutral comment was received requesting that if the application be recommended for approval, a minimum of one Swift nest bricks planning condition to provide enhancement for biodiversity should be attached to any approval granted.

Environmental Health

Environmental Health confirmed they had no comments to make on the application.

Mining Remediation Authority

No comments were received during the course of the application.

Issues

POLICY

The National Planning Policy Framework (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 and
- 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 following specific policies are considered to be particularly relevant to the proposed development:

HC1: Planning for healthy communities (Chapter 16. Promoting health communities)

DP3: Key principles for well-designed places (Chapter 14. Achieving well-designed places)

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 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) (Deletions replaced by PfE Policy JP-S1)
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:

Policy DC1 Residential extensions

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 the 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 a street scene;
- e. The effect of the loss of any on-site car parking.

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 (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create 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 scene by virtue of design, use of materials or construction 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).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the

Council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

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.

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. 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 following policies are relevant:
JP- S1- Sustainable development.

ISSUES

Principle of Development

The submitted development application is for the erection of part single, part two storey side and single storey rear extension, and associated boundary treatment. Small revisions have been made to the scheme and boundary treatment details have been supplied during the course of the application to attempt to mitigate harm from the proposal. The development is considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet the changing residential needs of families. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

No.6 Leicester Road:

No.6 Leicester Road is the adjoining property for the applicant site. Given the main bulk of the development is to the side of the applicant site, no.6 would only be impacted by the single storey rear extension. The existing outrigger at the site would be removed and a 3 metre rear extension would be constructed, sited approximately 1.5 metres off the common boundary with no.6. A door would be inserted in this elevation so this would not give rise to any adverse overlooking implications. Although a window would be inserted in the side extension at first floor level, given the extension would come no further forwards than the rear building line, no adverse privacy implications would be caused.

The neighbour benefits from the same outrigger as the applicant property and so has limited rear amenity space to be used for the neighbour's enjoyment. Given the extension would come no closer than the existing outrigger and given the limited 3 metre projection, the rear extension is not considered to create an overbearing feature to no.6. Although it is noted the applicant site sits due south of the neighbour, any loss of light is not considered to be severe. This is because the existing outrigger of the applicant's already blocks an extent of light and the proposed impact would not be significantly worse than the impact currently experienced.

Properties to the rear:

Properties to the rear along Calibran Street are separated from the applicant site by the communal landscaped area to the rear. As such an approximate 40 metre gap would be retained from the proposed two storey side extension to the properties to the rear and so it is not considered the proposal would give rise to any adverse amenity implications.

Properties to the south along Queens Road:

The two storey side extension would cover much of the green open space to the side of the application. It is noted that the extension would come closer to the properties along Queens Road, which benefit from large outriggers with windows facing the direction of such development land. However, consideration is given to the proximity of the end terraced properties in the surrounding streets (see Figure 1). Given this and the historic proximity of development of the end terraced properties to the properties along Queens Road, any level of overbearing or loss of light would not be considered to be out of character with the existing form of development in the immediate area. Openings are restricted to ground floor level only and so would not give rise to any overlooking.



Figure 1, Aerial of applicant site with end terraced properties in proximity to properties along Queens Road

Streetscene:

The two storey side extension would be set back from the primary elevation of the host property by 2 metres, and the side extension would have a roof lower than that of the host property. As such, the extension would be seen as a subservient feature and would not give rise to adverse visual implications. Given the two windows to be inserted in the front elevation would sit at the same line as the primary building line of the host property, no adverse overlooking implications would be caused to properties to the west of Leicester Road.

Use:

The initial scheme showed a door to be inserted in the side elevation of the side extension and concern was raised that the side extension could be used as an independent dwellinghouse with separate access. Such door was removed during the course of the application. To ensure the extension is always used in the manner proposed, a condition restricting the use to C3A only would be attached to any approval granted.

The two windows within the side elevation facing south would not give rise to any adverse privacy implications given the proposed boundary treatment which would block the proposed windows. One such window would relate to a WC and such window would be conditioned as being obscure glazed within any approval granted.

Overall, it is considered that the proposal and increased amount of built form could be accommodated within the site, without giving rise to any significant visual residential amenity implications, namely overbearing, privacy nor loss of light implications. As such, the proposal is considered pursuant to Policy DC1 of the UDP, policies SP1 and DM1 of the Core Strategy and JP-S1 of Places for Everyone.

Design, Scale and Appearance

Part single, part two storey side extension:

DC1.4 of the UDP requires the creation of domestic extensions which are subservient to the main house, do not cause a terracing effect and must provide a 1.53 metre gap to the shared boundary. In order to avoid the terracing effect and to ensure that subservience to the original dwellinghouse is achieved. Whilst an approximate 3.4 metre gap is retained between the front of the extension to the side and the plot, only a 0.8 metre gap is retained between the rear of the extension and the plot boundaries. As such, the proposal has incorporated a set back of 2 metres at first floor level from the primary elevation of the host property, and the roof form is lowered. As such, this element of the proposal is considered to be pursuant with Policy DC1.4 of the UDP.

It is likely a no.2 Leicester Road property has been demolished historically. Given the surrounding relationship with end terraced properties, it is considered two storey development to the side could be accommodated and would not be out of keeping with the form of development in the immediate area.

Single storey rear extension:

The rear extension would have a projection of 3 metres. It is noted that an extension of up to 3 metres could be achieved in this location through the route of permitted development. The projection is also pursuant to Policy DC1.3 of the UDP as the projection does not exceed 3.65 metres. This element is therefore considered acceptable in size and form.

Materials:

Materials to be used throughout the extension are listed to match the host property. A condition to this effect would be attached to any approval granted.

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.

Boundary Treatment

The boundary treatment along Leicester Road would be a brick wall with brick piers and timber fence with a maximum height of 0.9 metres. Boundary treatment to secure the southern elevation of the site would take the form of a staggered height- 900mm max to the corner extending up to 1.8 metre running along the public footpath to the rear. The boundary treatment to the eastern elevation would be a solid brick wall with a maximum height to 1.8 metres.

Whilst the height of the proposed boundary treatment would not require planning permission in its own right, the works have been included in the description of development for the avoidance of doubt.

The proposed boundary treatment is necessary to offer security and privacy for the applicant and clearly demark the public and private areas.

The variable heights of such works, including the 900mm height against the highway which extends up to 1.8 metres at the highest point is considered acceptable to create security whilst not being overly large. Whilst it is noted the introduction of the boundary treatment in this location could create an enclosed alleyway, similar alleyways are evident in the immediate area and it is noted the applicant would install such boundary treatment without the benefit of consent. As such, the proposed boundary treatment is considered acceptable and such details would be conditioned accordingly within any approval granted.

Car Parking

No off street parking is available for the applicant site. No concern is raised in respect of off street parking provision.

Bin Storage

Space would still be retained for bins to be stored within the private amenity space to the side and rear of the property. No concern is raised in respect of bin storage.

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, additional information has been supplied to overcome concerns raised, 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:

-Location Plan, received by the City Council as Local Planning Authority on 18 September 2025.

-Application Form- V2, received by the City Council as Local Planning Authority on 1 October 2025.

-Drawing- Proposed- Elevations, numbered A 1698/3, received by the City Council as Local Planning Authority on 1 December 2025.

-Drawing- Proposed (Floor Plans, Boundary Treatment Elevation and Proposed Site Plan), numbered A1698/2, received by the City Council as Local Planning Authority on 1 December 2025.

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 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 and the requirements of the National Planning Policy Framework.

4) The boundary treatment shown on the approved plans 'Drawing- Proposed (Floor Plans, Boundary Treatment Elevation and Proposed Site Plan), numbered A1698/2', shall be implemented as part of the development and be in place prior to the first occupation of the development.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no boundary treatment shall be erected on site other than that shown on the approved plans.

Reason - In the interest of visual amenity and security of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

5) 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 re-enacting that Order with or without modification), no additional windows, doors or other openings shall be installed in the first floor of the southern side elevation or ground floor of the northern side elevation of the development hereby approved, without planning permission being granted by the Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

6) The window in the ground floor of the southern elevation (relating to the WC) 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.

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the 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.

2) Coal mining area

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

Environmental Health
Mining Remediation Authority

163 Queens Road, Manchester, M8 0RB
1 Leicester Road, Manchester, M8 0GZ
5 Leicester Road, Manchester, M8 0GZ
6 Leicester Road, Manchester, M8 0RA
165 Queens Road, Manchester, M8 0RB
155 Queens Road, Manchester, M8 0RB
153 Queens Road, Manchester, M8 0RB
7 Leicester Road, Manchester, M8 0GZ
3 Leicester Road, Manchester, M8 0GZ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 50m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA