

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144751/FH/2025
Date registered valid: 12 December 2025
Proposal: Erection of single-storey side and rear extension.
Address: 153 Smedley Road, Manchester, M8 0RU
Ward(s): Crumpsall Ward

Applicant: Mr Orang Zeb
Agent (if any): Mr Subhan Saleem, Saleem Architects
Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 3 February 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14 January 2026

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 5 January 2026 Expired: 26 January 2026

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 153 Smedley Road within the north Manchester ward of Crumpsall. The property sits close to the junction of Smedley Road and Smedley Avenue and benefits from a large front, rear and side amenity space which consists of hardstanding. The property is enclosed by brick walls with composite and black iron detailing and a large gate encloses the private amenity space from the off street parking to the front of the property. At the time of the site visit, an outbuilding was sited along the northern boundary of the site.

Description of area

The immediate area is residential in context, with some commercial areas further from the applicant site.

Description of development

The submitted application seeks planning permission for the erection of single-storey side and rear extension.

The side extension would have a width of 4 metres from the side wall of the existing property, would run the length of the existing property and have a height of 3.6 metres, with a lean to roof. The rear extension would wrap into the proposed side extension with a projection of 3 metres and a height of 3.6 metres.

The extension would involve the insertion of 1no. window within the primary elevation, 1no. window within the side elevation, 1no. window and set of bi-folding doors within the rear elevation, and 5no. rooflights in the proposed roof plane.

The application has been applied for under a medical exemption. The side extension would accommodate a ground floor accessible bedroom and a wet room would also be created on the ground floor.

Materials to be used have been listed as:

- Brickwork: to match existing
- Roof tiles: to match existing
- PVC windows: to match existing
- Bifold door: glazed, dark grey RAL7016
- Rooflights: dark grey RAL7016

Negotiations during the Course of the Application

During the course of the application, the agent confirmed the existing gate to the side of the property would be removed as a result of the proposal.

The agent also confirmed the existing outbuilding that can be seen on site would also be removed as a result of the proposal. Such outbuilding has been previously subject to enforcement action.

Bin store arrangements were confirmed by the agent.

Further information was provided in respect of materials.

Planning History

ENF/15887/24-153 Smedley Road-Erection of an outbuilding structure to the side elevation.
Received September 2024.
Not expedient to take action.

140460/FH/2024-Erection of a single storey side and rear extension to provide additional living accommodation with attached garage.
Application returned 23 September 2024.

139555/FH/2024-Erection of a part single, part two storey side and single storey rear extension to provide additional living accommodation.
Refused 31 May 2024.

129003/FH/2020-Erection of a two storey side extension and single storey rear extension to form additional living accommodation.
Refused 5 February 2021.

127698/FH/2020-Erection of a two storey side extension and single storey rear extension to form additional living accommodation.
Refused 16 December 2000.

Consultations & Notification Responses

Local Residents

No responses were received from local residents 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:

- i. Chapter 8. Promoting healthy and safe communities.
- ii. 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 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.

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) (partially superseded by PfE),
Policy SP1 (Spatial Principles) and
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:

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).

DC1.5 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.

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.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Places for Everyone

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:

i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for the erection of single-storey side and rear extension. The current application tries to overcome the reasons for refusal and issues raised within previous submissions (see planning history for further details) by requesting permission for single storey level only. The works have been applied for with a disabled exemption and the ground floor would offer an accessible bedroom and wet room. The extension would offer additional built form to support the changing needs of the family, including the need to provide further level access facilities. The proposal has been assessed against local and national policies and in this instance the principle of development can be supported. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. 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.151 Smedley Road:

No.151 Smedley Road is the adjoining property to the applicant site and would experience a 3 metre projection running close to the shared boundary. Whilst only a 2 metre gap would be retained to the rear boundary of the site, given the projection could be achieved through permitted development and given the roof form of the extension would be a lean to roof to reduce the sense of massing off the boundary, any overbearing implications to such neighbour would not be so severe to warrant a refusal on the scheme. As the neighbour sits due south of the applicant, any loss of light from the proposal would not be significant. Due to the placement of windows, any overlooking implications would be minimal.

Neighbours to the rear- no.1 Smedley Avenue:

The neighbour to the rear, no.1 Smedley Avenue, sits at a slightly higher topography than the applicant site. Timber boundary treatment currently separates the two properties. Given the timber fencing and given the side amenity space of no.1 Smedley Avenue relates to a passageway only rather than a private garden, any overbearing and adverse privacy

implications would not be considered to be severe. Due to the separation between the properties, the proposal would not give rise to any loss of light implications.

Neighbours to the north- no.155 Smedley Road:

An approximate 3 metre gap would be retained from the side extension to the northern boundary of the site. As such, the extension would be sited approximately 6 metres from the boundary of no.155 Smedley Road. Given such distance, the proposal would not give rise to any loss of light nor overbearing implications to the non-adjointing neighbour. A window relating to a wet room would be sited in the side elevation of the proposal. Given the gap to the boundary and given the window would be conditioned as being obscure glazed, no adverse privacy implications would occur to the non-adjointing neighbour.

Streetscene:

Given the property's position on the corner of Smedley Road and Smedley Avenue, the extension would be visible from both streets. Given the extension would be single storey, it is not considered the proposal would create a visually intrusive feature in the streetscene or significantly alter the sense of openness the properties along Smedley Avenue currently enjoy (as was previously raised as an issue with the submission of schemes with a two storey side extension).

Overall, any impact in terms of adverse amenity implications- namely overbearing, loss of light or adverse privacy implications would not be considered severe. The scheme is considered to be pursuant to Policy DC1 of the UDP and policies SP1 and DM1 of the Core Strategy.

Design, Scale and Appearance

Single-storey side extension:

The side extension would have a width of 4 metres. It is noted that such width exceeds more than double the size of the width within the host property (width of 6 metres). However, it is noted that side extensions with a width of 4 metres have been approved previously in the locality (see planning ref: 120769/FH/2018-234 Woodlands Road- Erection of single storey side extension to form additional accommodation- approved 18 September 2018). Whilst it is acknowledged the road of Smedley Avenue is narrower than the corresponding Lichfield Drive, it starts as a starting point for the dimensions of a suitable side extension. Further, the side extension in this instance benefits the needs of the disabled occupier and so the additional width is required to create a side extension that works for the needs of the occupier. On balance and having regard to the individual circumstances of the applicant, the side extension could be considered acceptable in size and form.

Single-storey rear extension:

The rear extension has a projection of 3 metres and so is considered pursuant to Policy DC1.3 of the UDP where the maximum rearward projection should be no larger than 3.65 metres. The lean to roof helps to reduce the bulk and massing of the proposal.

Materials:

Materials to be used throughout the proposal have been listed previously within the report and would match those used within the host property. Such materials would be conditioned accordingly within any approval granted.

On balance and in this instance, it is considered that the design and appearance of the proposed development can be supported, in accordance with Core Strategy Policies DM1 and EN1.

Car Parking

Space would still remain for cars to be parked at the front of the property.

Bin Storage

Space has been identified on the plans for bins to be stored. No further information is required in respect of this element.

Boundary Treatment

The agent has confirmed the existing side gate would be removed as a result of the proposal. This does not give rise to any concerns.

Existing Outbuilding on the Site

During the course of the application, the agent confirmed the existing outbuilding that can be seen on site would be removed as a result of the proposal. Such outbuilding has been previously subject to enforcement action. An informative ensuring such outbuilding is removed would be attached to any approval granted to ensure adequate space is retained on the site for the benefit of the applicant.

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 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:

-Application Form, received by the City Council as Local Planning Authority on 12 December 2025.

-Location Plan, received by the City Council as Local Planning Authority on 12 December 2025.

-Proposed- Floor Plans, numbered SHEET 4, received by the City Council as Local Planning Authority on 29 January 2026.

-Proposed- Elevations, numbered SHEET 5, received by the City Council as Local Planning Authority on 1 February 2026.

-Proposed- Roof Plan, numbered SHEET 2, received by the City Council as Local Planning Authority on 1 February 2026.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

3) The materials used in the external surfaces of the development hereby approved shall be as follows:

-Brickwork: to match existing

-Roof tiles: to match existing

-Windows: PVC and to match existing

-Bifold door: glazed, dark grey RAL7016

-Rooflights: dark grey RAL7016

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 window in the ground floor of the side elevation (relating to a wet room) 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.

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 ground floor of the side elevations 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.

Informatives

1) 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

2) Outbuilding on site

For the avoidance of doubt, the outbuilding on site sited along the northern boundary of the site must be removed as a result of the proposal.

Appendix 1 – List of consultees & neighbours notified

155 Smedley Road, Manchester, M8 0RU
9 Smedley Avenue, Manchester, M8 0LN
3 Smedley Avenue, Manchester, M8 0LN
7 Smedley Avenue, Manchester, M8 0LN
151 Smedley Road, Manchester, M8 0RS
11 Smedley Avenue, Manchester, M8 0LN
5 Smedley Avenue, Manchester, M8 0LN
1 Smedley Avenue, Manchester, M8 0LN

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