

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144473/FH/2025

Date registered valid: 10 November 2025

Proposal: Retrospective application for the retention of a single storey side extension and partial retention of an adjoining extension and associated elevational alterations following demolition of existing garage

Address: 44 Romney Street, Manchester, M40 9LD

Ward(s): Moston Ward

Applicant: Rachel Rennie

Agent (if any): Mr Joseph Spence-Ealham, Spence & Oldham Architects Ltd

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 8 January 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 13 November 2025

Standard consultations:

Printed: 17 December 2025

Expired: 3 January 2026

Neighbour notifications

Printed: 17 December 2025

Expired: 3 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

Description of area

The application property is in a residential street, comprising two storey semi-detached houses of varying styles. The property has brown brick elevations. It has a tiled roof terminating in a gable elevation. The property is set within front and rear gardens with linked access to the side of the house. The property formerly accommodated a detached flat roof garage as shown in the following internet image from July 2019 (Fig.1). The garage has been removed to facilitate the construction of a side extension with a lean-to roof and brick elevations and adjoining flat roof extension comprising grey cladding to its elevations. The property has the capacity to facilitate car parking in the retained driveway. The existing boundary treatment to and pedestrian access from Romney Street has been retained.



Fig.1 – Historic internet image of 44 Romney Street



Fig.2 – Views of the front and rear of 44 Romney Street.

Description of development

The implemented development comprises:

Extension 1

- i. A single storey side extension that is marginally set back from the front elevation and (as constructed) aligns with the rear building line. It projects from the side wall by 3 metres. It has a lean-to roof comprising pantiles and a maximum height of 4 metres descending to 3 metres (measured from the ground level of the driveway).
- ii. Internally, the extension comprises an additional bedroom with ensuite bathroom. A clear glazed window is incorporated into the front elevation and an obscured bathroom window to the rear. The bedroom is accessed via the existing hallway.

Extension 2

- i. This extension has a single storey and a flat roof. It is linked to the side wall of Extension 1 but there is not internal interconnectivity between the two additions. The roof is set below the eaves of Extension 1, and its front elevation has been set back to allow the retention of car parking with the remaining driveway. Extension 2 is 3.53 metres wide and has an overall length of 9.3 metres (producing a projection 4.35 metres beyond the rear building line). The elevations comprise grey cladding punctuated by a bedroom window to the front elevation and window and door to the rear. A pair of high level obscure glazed windows have also been positioned in the side elevation adjacent to the boundary with 46 Romney Street. Extension 2 is accessed via a retained pathway adjacent to the south-east elevation.
- ii. Internally, Extension 2 comprises a living room and one bedroom with an en suite bathroom.

This application seeks to retain Extension 1 as constructed. Extension 2 would maintain its form, in terms of height and siting. However, the applicant proposes to re-clad the external elevations of Extension 1 with brick slips to match the adjoining brick extension. The internal layout would remain unaltered apart from the proposed removal of a sink to the kitchenette.



Fig.3 – Proposed elevations

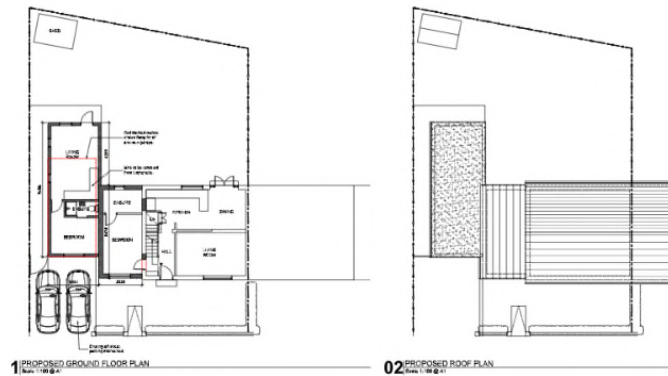


Fig.4 – Proposed layout

Consultations & Notification Responses

Local residents – No comments received.

Highway Services – The following comments have been received:

- i. Vehicle and pedestrian access to the development would be retained from Romney Street via the existing dropped kerb.
- ii. In-curtilage parking is acceptable would be retained and should meet Council minimum dimensions for driveways to prevent vehicle over hang on to the pavement.
- iii. It is recommended that bin storage should be undertaken within the site.
- iv. Any new boundary should maintain appropriate visibility splays.

Issues

National Planning Policy Framework Plan-making and national decision-making policies December 2025 - The above draft document is the subject of public consultation, which expires on 10 March 2026. Notwithstanding the above, this emerging guidance is material to consideration of the proposed development.

The Framework re-affirms that the planning system has the following objectives (paragraph 16):

- a. An economic objective
- b. A social objective – health, social and cultural well-being; and
- c. An environmental objective.

Paragraph 17 states these objectives are not criteria against which every development proposal can or should be judged. Development plans and decisions should play an active role in guiding development towards sustainable solutions, but in doing so, should take local circumstances into account, to reflect the character, needs and opportunities of each area.

As well as setting out the procedural policies relating to plan making (including strategic planning and new local plans) and decision making, the draft NPPF sets out objectives, policies for plan making and policies for decision making across key policy areas in a clearer and more rules-based way.

The following chapter is relevant to the proposed development:

Chapter 14: Achieving well-designed places - This chapter redrafts Chapter 12 of the current Framework: 'Achieving Well-Designed Places.' It includes national decision-making policies. The following aspects of policy DP3 are relevant to the consideration of the development:

context; liveability; built form and identity. It is considered that the amended development would relate appropriately to the style and character of the existing house and its context. It would also encourage the sustained occupation of the application property. Policy DP3 of chapter 14 would thereby be positively responded to.

The following chapters of the current NPPF (amended most recently in December 2024) are also referenced:

- i. Chapter 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. Chapter 8 would thereby be accorded with.
- ii. Chapter 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, subject to the implementation of proposed materials, 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 chapter 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. Subject to the implementation of proposed amendments to Extension 2, the development would maintain an appropriate relationship the application property and its context. 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 amended development would maintain 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.

On balance, it is considered that the amended 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. Extension 1 has been appropriately related to the character and appearance of the application property. On balance, the proposed amendments to Extension 2 would secure an appropriate relationship to the host property, including its side extension. Policy EN1 would thereby be appropriately responded to.

Policy EN19 Waste - Relates to waste management and requires that consideration is given to waste and recycling management, as part of development proposals. The development has retained access to the rear garden and the potential to store bins within it. Policy EN19 would thereby be appropriately responded to.

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 scale and massing. The use of appropriate matching materials to Extension 2 would address concerns regarding its visual impact and reduce harm to the amenities of the area. Policy DM1 would thereby be positively responded to.

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 providing that they:

- a. Are not excessively large or bulky;
- b. Do not create an undue loss of sunlight, daylight or privacy;
- c. 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. 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.

In terms of its scale and siting, Extension 1 would meet the criteria of permitted development and relates appropriately to the host property. Notwithstanding the previous formation of a flat

rood garage within the site, Extension 2 is a larger structure composed in materials that depart from the character of the existing property. It has therefore been necessary to seek amendments to its elevational treatment. The use of replacement bricks slips brings Extension 2 into the margins of acceptability in terms of its appearance. The rearward projection of Extension 2 would be acceptable due to the distance to the shared boundary to No 42 and the relationship to the rear extension to No 46. On balance, the rear extension would be appropriately related policy DC1 subject to the use of appropriate materials in relation to Extension 2.

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. Officers engaged with the applicant's agent to secure amendments the development to secure its implementation with approved materials. The development would thereby be appropriately related to the application property.

Principle of the development – Extension 1 has facilitated alterations to the application property, which appropriately respond to changing occupational needs. The scale and appearance of Extension 1 is acceptable for the reasons outlined below.

The appearance of Extension 2 has been amended to secure a satisfactory relationship to the characteristics of the application property. Conditions have been included to ensure that the use of Extension 2 is undertaken in conjunction with and ancillary to the Class C3 occupation of the application property.

The principle of the overall development is therefore acceptable.

Internal layout and future use of Extension 2 – The layout of Extension 1 has facilitated the formation of an additional bedroom with en-suite bathroom. The nature of its use and changes to internal floor levels would prevent direct access from within the enlarged house. Access and egress to Extension 2, would be via a rear entrance accessed via the existing patio area. Extension 2 would have the appearance of separate unit, if an entrance to the front elevation was provided. Such an arrangement would not deliver appropriate interconnection with and between the main house.

To address concerns regarding the potential use of Extension 2 as self-contained residential accommodation, a condition has been included requiring its occupation in conjunction with the existing dwellinghouse under Class C3. A separate condition has been included to prevent the use of Extension 2 as a short term let accommodation. These conditions are included in the interests of residential amenity.

Scale and massing – The height of the development has been limited to a single storey (with the height of Extension 2 set below the eaves to Extension 1). This has allowed space to be retained above the related roof space to be retained and the scale, proportions and character of the existing house to be discerned. This arrangement has ensured that the development is subservient to the application property. The massing of the development has been suitably relieved through the proposed arrangement of windows and rear door. On balance, the development has resulted in the introduction of proportionate additions to the application property.

Siting – The siting of Extension 1 would be appropriate related to the original front and rear building lines. Its projection from the side wall has ensured that the development represents a proportionate and subservient addition to the application property.

The front elevation of extension 2 has been set back by 1.5 metres, to allow the retention of in-curtilage car parking and to allow space and articulation to be incorporated into the front elevation. This arrangement has also reduced the prominence of Extension 2 within the streetscene. Extension 2 would project by 4.35 metres from the rear building line. The impact of its siting would be reduced by the distance maintain to the boundary to No 42 and the rearward projection of an existing rear extension to No 46. The rear garden is relatively large and has the capacity to appropriately accommodate the [rearward] projection of Extension 2.

On balance, the siting of the component parts of the development are acceptable.

Residential amenity – The development would respond the changing household needs, enhance the quality of living space thereby benefitting the amenity of occupying residents. The discussed amendments would ensure that the overall development relates more appropriately to the wider streetscene. The condition relating to the future use of Extension 2 would also ensure its occupation would not detract from the residential character of area. A separate condition would ensure that high level windows to the south-east elevation would be maintained with obscured glazing.

Design – Extension 1 has been appropriately related to the application property, in terms of its scale, proportions and appearance (including the incorporation of a lean-to roof). The roof materials have been related to the weathered appearance of the main roof. The use of pan tiles has been applied to the adjoining house at No 42 and has not unduly harmed the character of the streetscene.

Extension 2 incorporates a flat roof that departs from the overall composition of the development. However, it is noted that there are incidences of flat roof structures within the streetscene that have not significantly detracted from its character. This includes a flat roof addition to the side of No 46 (albeit on a lesser scale). The impact of Extension 2 on the streetscene would be further ameliorated by the formation of its roof beneath the eaves of the adjoining extension and a set back to the forward elevation. The conditioned use of matching materials to the elevations visible from the street would significantly improve the appearance of Extension 2. On balance, the amendments to Extension 2 would be acceptable (subject to the implementation of agreed amendments).

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 – Access to the rear garden would be maintained thereby securing continued scope for appropriate bin storage and collection.

Car parking – Notwithstanding the detail of the submitted drawings, it is considered that the site has the capacity to accommodate one vehicle (accessed and egressed via an existing dropped kerb). The dimensions requested by Highways would not be achieved. However, the car parking space would have a depth of 4.8 metres that would accord with a standard car parking spaces

and would be comparable to in-curtilage car parking arrangements to neighbouring houses. The retained car parking arrangements are therefore considered to be acceptable.

Conclusion – On balance, the amended development would be appropriately related to the application property, subject to the implementation of approved materials.

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

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. Officers engaged with the applicant's agent to secure amendments to the development to secure its implementation with approved materials. The development would thereby be appropriately related to the application property.

Condition(s) to be attached to decision for approval

1) The single-storey flat-roof side extension shall be demolished to ground level, with all resultant materials removed from the site, and the side elevation of the adjoining extension with a lean-to roof shall be reinstated where necessary with materials to match the existing, if the following measures are not undertaken:

- i. Within three months of the date of this decision, Carlton Heather Sand faced brick cladding shall be applied to the front elevation and side elevation facing the single storey-flat roof

side extension of 44 Romney Street, in accordance with the approved drawing "Proposed Plans & Elevations Ref: 0098/01 (02) 003 Rev. D" and the email and attachment received from Spence & Oldham Architects dated 17 December 2025 detailing the agreed brick cladding specification.

The cladding shall then be retained and maintained thereafter.

Reason - In the interests of residential amenity and the character and appearance of 44 Romney Street and its relationship to the surrounding streetscene, pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester, policies JP-P6 and JP-S1 of Places for Everyone. Joint Development Plan Document and the guidance in the National Planning Policy Framework.

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 of 7 November 2025 and 16 December 2025:

Proposed Plans & Elevations Ref: 0098/01 (02) 003 Rev D;
Email and attachment detailing proposed materials received from Spence & Oldham Architects dated 17 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 Core Strategy for the City of Manchester.

3) The authorised flat roof side extension, as shown on approved drawing referenced: Proposed Plans & Elevations Ref: 0098/01 (02) 003 Rev D, shall only be used in conjunction with the occupation of 44 Romney Street Manchester M40 9LD as a dwellinghouse (Class C3).

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester, policy JP-P6 of Places for Everyone Joint Development Plan Document and the guidance contained within the National Planning Policy Framework.

4) The windows shown on drawings Proposed Plans & Elevations Ref: 0098/01 (02) 003 Rev D relating to the ground floor of the single storey extension with a lean-to roof (rear south-west elevation) and single storey extension with a flat roof (side south-east elevation) shall be maintained with obscured glazing at all times.

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.

Informative

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) 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

Appendix 1 – List of consultees & neighbours notified

Highway Services

45 Romney Street, Manchester, M40 9LD

43 Romney Street, Manchester, M40 9LD

42 Romney Street, Manchester, M40 9LD

16 Delside Avenue, Manchester, M40 9LF

15 Delside Avenue, Manchester, M40 9LF

46 Romney Street, Manchester, M40 9LD

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