MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143851/FH/2025
Date registered valid:	24 September 2025
Proposal:	Erection of a single storey side and rear extension to increase living accommodation.
Address:	64 Shillingford Road, Manchester, M18 7TS
Ward(s):	Longsight Ward
Applicant:	Mr Shabad Home
Agent (if any):	Mr D King, NK Architectural
Case officer:	Carl Glennon Tel: 0161 234 4530 Email: carl.glennon@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	12 December 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 13 November 2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 4 December 2025 Expired: 11 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

Description of area

The application property is in a residential area and on the western side of Shillingford Road. The Fallowfield Loop (pedestrian / cycling route) is located of the opposite (eastern) side of Shillingford Road. Extensive tree planting separates the Fallowfield Loop from and industrial estate further to the east.

The application property is a three bedroom semi-detached house over has two storeys. Its elevations are composed in red/orange brick with a pitched grey tiled roof terminating in a gable elevation. The setting of the house comprises a shallow front garden with railings to the boundary. The space adjacent to the side elevation allows the formation of a driveway and access to the rear garden (which is restricted by timber fencing and gates).



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

Description of development

The formation of a single storey side extension. It would:

i. Be set back from the principal elevation by 4.4 metres;
ii. Have a width of 2.8 metres and depth of 4.35 metres;
iii. It would incorporate a lean-to roof with a maximum height of 3.6 metres and eaves at 2.6 metres.

Side extension would be incorporated into a rear extension where it extends beyond the western elevation. It would project beyond the rear elevation by 4.8 metres. It would have width of 7.6 metres but offset from the shared boundary with the adjoining No 62. It would have a flat roof with a maximum height of 2.7 metres. A window would be formed to the existing principal roof plane. An L-shaped 1200 mm timber bin enclosure would be formed adjacent to the front elevation of the proposed extension.

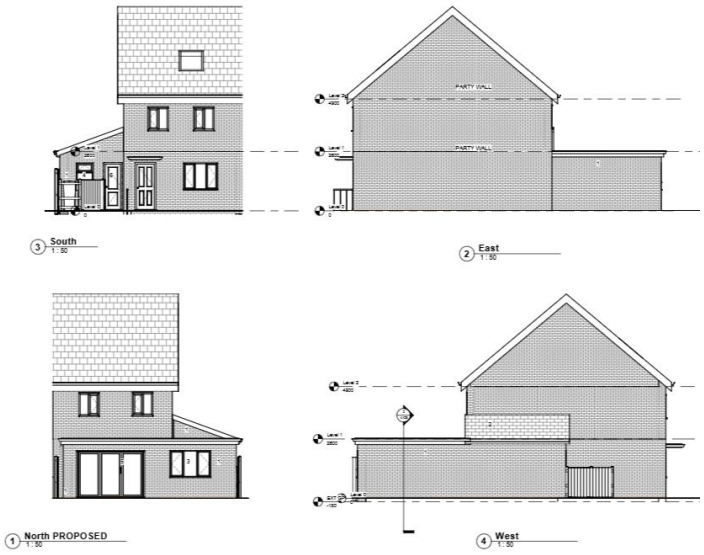


Fig.2 – Proposed elevations

Internally, the extension would incorporate a shower room and WC, utility room, sensory room and family room (supplementing the existing living room / kitchen).

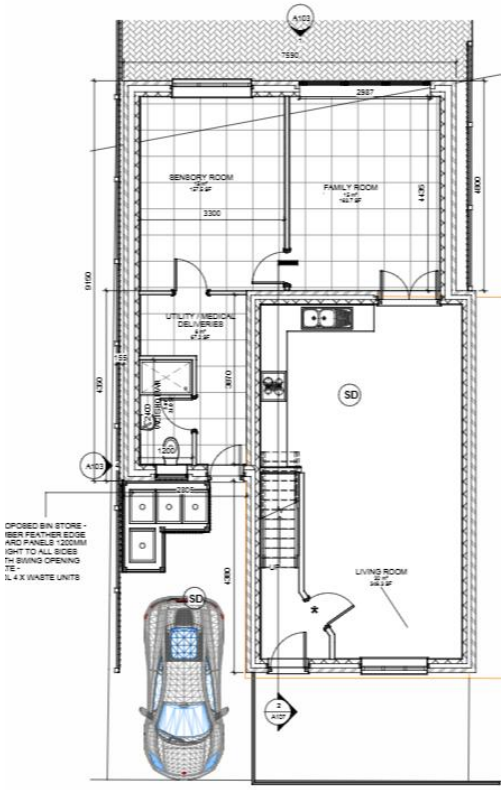


Fig.3 – Proposed layout

Site history

i. 098524/FO/2012/N2: Approved - 04.05.2012
Land Off, Wayland Road South, Gorton, Manchester,
Substitution of house types on plot nos 142-146, 251-259, involving the erection of 14 two storey houses with associated landscaping and car parking

ii. 098665/NMC/2012/N2: Approved - 29.03.2012
Plot 79, Wayland Road South, Gorton, Manchester.
Non Material Amendment application to previous planning permission 094226/FO/2010/N2 to allow elevational alterations to proposed 2 storey dwelling

iii. 094226/FO/2010/N2: Approved - 24.03.2011
Land Off Weyland Road South, Gorton, Manchester, M18 7NT
Substitution of house types on plots 68 -105, 112 - 151, 242 - 243 and 249-257 involving the erection of 89 two storey houses with associated car parking and landscaping

iv. 094167/JO/2010/N2: Approved - 16.02.2011
Bloor Homes Development, Wayland Road South, Gorton, Manchester.
Retrospective Application for variation of condition 3 (approved plans) of planning permission 079575/FO/2006/N2 (erection of 240 dwellings with associated garages, roadworks and landscaping) to allow the introduction of stepped access to specific plots

v. 079575/FO/2006/N2: Approved - 21.12.2007
Land Off Wayland Road South, Gorton
Erection of 240 dwellings with associated garages, roadworks and landscaping

vi. 052891/FO/CENTL2/97: Refused - 26.03.1998
Former locomotive depot rear of, Wayland Rd South and Greenlea Avenue, Gorton, Manchester.
Construction of a waste transfer station for recycling of inert material with vehicular access off Sandfold Lane via Mount Rd in Gorton.

Consultations & Notification Responses

Local residents – Two emails have been received from the same resident. The comments relate to the original proposal and its subsequent amendments and are summarised below:

i. The development would involve the removal of the existing boundary fence to facilitate the siting of the extension. The proposed guttering would project beyond the shared boundary.
ii. The proposed extension would be disproportionately large and harmful to visual amenity.

Environmental Health – Request conditions relating to:

i. The incorporation of an appropriate gas membrane during construction.
ii. A ‘watching brief’ to address any encountered and previously unidentified ground contamination.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended most recently in December 2024. It represents key up to date national policy and is an important material consideration in determining the current application. The document states that the 'purpose of the planning system is to contribute to the achievement of

sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'. The purpose of the planning system is to achieve sustainable development. The NPPF states that, to achieve this, the following three overarching objectives need to be pursued mutually:

i. The economic objective – Development should contribute to sustainable development by building a strong, responsive and competitive economy that ensures sufficient and appropriate development and supports growth.
ii. The social objective - Development should support strong, vibrant and healthy communities. It should foster well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
iii. The environmental objective – Development should protect and enhance the natural, built and historic environment. Including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy (paragraph 8).

The Framework states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making (paragraph 12). The following aspects of the Framework are relevant.

i. Section 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion (paragraph 96). The development would maintain a satisfactory relationship to neighbouring housing and the streetscene and would not unduly harm residential amenity. Section 8 would thereby be accorded with.

ii. Section 12: Achieving well-designed places - States that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (paragraph 131). Paragraph 135 states that planning decisions should ensure that developments:

a) Will function well and add to the overall quality of the area over the lifetime of the development;
b) Are visually attractive as a result of good architecture, layout and landscaping;
c) Are sympathetic to local character and history, including the surrounding built environment.

The design of the side extension has been appropriately related to the style and character of the existing house and its relationship to the streetscene. The flat roof extension would maintain an appropriate relationship to the main house through the use of matching materials. The development would thereby accord with section 12.

Planning Practice Guidance (PPG) - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource and is relevant to key planning issues of significance to applicants and local authorities. The development positively responds to the following aspects of the PPG:

i. Consultation and pre-decision matters;
ii. Health and well-being.

Places for Everyone (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.

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 a proportionate addition to the existing house. An appropriate relationship to the surrounding context would thereby be maintained. The development would not cause apparent harm to residential amenity. Policy JP-P6 would thereby be accorded with.

Policy JP-S1 - Sustainable development - States that, to address climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. The development would improve the quality of the accommodation and encourage the sustained occupation of the 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 not affecting by surface water flood risk. The development would not have any apparent unduly harmful impact on existing drainage. 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, the proposed 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. In this case, the development would deliver a coherent design response that would be appropriately related to the scale and proportions of the existing house and its context. On balance, the development would be acceptable and appropriately related to policy EN1.

Policy EN19 Waste - Relates to waste management and requires that consideration is given to waste and recycling management, as part of development proposals. Consideration has been given to the screening of bins in response to their relocation to a position in the front garden. Policy EN19 would thereby be accorded with.

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.

It is considered that the development would be appropriately related to its context in terms of design, height, scale, massing and potential impact on residential amenity. The character of the original house would not be unduly affected by the development. The use of matching materials would be a condition of the development. Existing arrangements for waste management would be retained. The development would thereby accord with policy DM1.

Unitary Development Plan - The following saved policies are relevant:

Policy DC1 - Residential Extensions

Policy DC1.1 - States that in determining planning applications for extensions to residential properties, the Council will have regard to:
a. The general character of the property;
b. The effect upon the amenity of neighbouring occupiers;
c. The desirability of enabling people to adapt their houses to meet changing household needs;
d. The overall appearance of the proposal in the street-scene;
e. The effect of the loss of any on-site car parking.

Policy DC1.2 - States that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:
a. They are not excessively large or bulky;
b. They do not create an undue loss of sunlight, daylight or privacy;

c. They are not out of character with the style of development in the area or the surrounding streetscene by virtue of design, use of materials or constructional details.

It is considered that the height, scale, proportions and appearance of the proposed extension would be suitably related to the existing house and its context, including a matching adjoining extension. The siting of proposed extension would not unduly harm residential amenity. The extension has been constructed in suitable matching materials. The development would be appropriately related to policy DC1.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning engaged with the applicant. In this case, Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal would thereby be acceptable based on the submitted amended drawings.

Principle of the development –The development would have some impact upon the existing relationship to neighbouring properties at No 62 and No 64, in terms of its siting and massing. However, it is noted the proposed development would respond, in part, to specific housing needs of the resident family. Consideration has also been given to the extent of extensions that may be permitted to the rear of the house through prior approval regulations. On balance, it is considered that the impact of the height of the extension would be reduced through the formation of a flat roof beyond the original rear wall. A condition has been included to secure space within the rear garden further reducing the impact of additional built form. On balance, the principle of the development would be acceptable.

Future use - A condition has been included to ensure that the proposed extension is only used in conjunction with the application property as a single dwellinghouse. The configuration of the extension would lend itself to future occupation as a separate dwelling, which would not be appropriate.

Scale and massing – The side extension, incorporating a lean-to roof, would be presented to the blank gable elevation of No 66 and would terminate at the original rear building line, thereby reducing the impact on the neighbouring rear garden. The impact of the addition would be further reduced by the formation of a lean-to roof maintaining space above it. The fencing along the shared boundary has an approximate height of 1.8 metres. Consideration has therefore been given to the impact of the addition of 873 mm of additional built form along the shared boundary. Whilst acknowledged that this additional height would have some impact on neighbouring residents, the resulting harm would be reduced by the formation of a flat roof with retained space above it. On balance, the scale and massing of the extension would be appropriate.

Siting – The position of the side extension would maintain sufficient space to provide bin storage and car parking. This space would also reduce the visual impact of the side extension on the streetscene. As discussed, the limited height of the rear part of the extension and conditioned measures to secure retained garden space would reduce the impact of the siting of the proposed extensions.

Residential amenity – The development would affect the relationship of the application property to neighbouring houses. The impact of the siting of the extension has been discussed alongside measures to ensure the retention of satisfactory amenity space. Conditions have been included to ensure that additional windows and doors are not inserted in the proposed extensions. The

use of matching materials would secure an appropriate visual relationship to the host property and its context. On balance, additional harm the residential amenity would be proportionate.

Potential encroachment – The issues raised relating the removal of boundary fencing and encroachment of guttering would be issues that would need to be addressed through civil legislation and outside the context of the planning application.

Design – The design of the side extension has been designed to secure a lean-to roof with a more coherent relationship to the host building and its relationship to the streetscene. The proposed flat roof element would not be visible from the streetscene and would consist of a simple elevational form. A cohesive relationship to the existing house would be secured through the proposed arrangement of windows and the use of matching materials. The design of the extension is acceptable.

Land conditions – The site was subject to condition relating to mitigation of identified issues relating to ground contamination in respect of the implementation of planning permission Ref: 079575/FO/2006/N2. As a precautionary measure a gas membrane condition has been included to ensure that the development would maintain that previously implemented mitigation measures. A 'watching brief' condition has also been included to address any previously unidentified or residual contaminated that may be encountered.

Flood risk - The site is in Flood Zone 1 and is not unduly affected by the risk of surface water flooding. The development has not, therefore, been related to a drainage condition.

Car parking – A retained space of 4.8 metres (deep) x 2.8 metres (wide) would be maintained in the front part of the driveway to allow satisfactory car parking.

Waste management – Sufficient space has been retained in the front garden to allow the storage of bins. The visual impact of the siting of bins would be mitigated by the conditioned implementation of the proposed [bin] enclosure.

Conclusion - The proposed development accords positively with the requirements of Council policy and be appropriately related to the application property and neighbouring housing.

Other Legislative Requirements

Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development

Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal would thereby be acceptable based on the submitted amended drawings.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council on 29 August 2025 and 2 December 2025:

Householder planning application forms
Location plan with a red edge
Proposed GF Plan and Visual Ref: A100 Rev. B
Proposed Elevations Ref: A103 Rev B
Site and location plan Ref: A105.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

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

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

4) Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and 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 (northern or southern) 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 for the City of Manchester.

5) 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 as part of the development.

Any further development shall not compromise any existing remedial measures previously installed at the site as part of Planning Permission 079575/FO/2006/N2. Upon completion of the works, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to ensure that the existing remedial measures have not been compromised.

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. The existing development has had remedial measures installed as part of Planning Permission 079575/FO/2006/N2. The current works shall not compromise the protection afforded by these earlier measures. Pursuant to DM1 and EN18 of the Core Strategy for the City of Manchester.

6) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time after development commences, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land is submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with these details, together with any previously approved Remediation Strategy.

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 policies DM1 and EN18 of the Core Strategy for the City of Manchester.

7) Before the occupation of the development, the outbuildings located in the rear garden of 64 Shillingford Road shall be removed in accordance with the detail of drawings referenced Site and location plan Ref: A105. The open space within the rear garden area shall be maintained in situ thereafter.

Reason – In the interests of residential amenity and to ensure that provision of usable space within the rear garden, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

8) The bin storage area shown on the approved drawing ref: Proposed GF Plan and Visual Ref: A100 Rev. B, shall be made available as part of the development and used for the storage of refuse and recycling. The bin storage area shall be retained for that purpose.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Core Strategy for the City of Manchester.

9) The single storey extension hereby approved shall only be used in conjunction with the occupation of 64 Shillingford Road as a single dwellinghouse (Class C3) and for no other purpose.

Reason – In the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Informative

1) Guidance for developers can be found via the following link: http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

2) Condition 5 - The required gas membrane must be protective against carbon dioxide gas as per the agreed remedial strategy for the existing development under Approval 079575/FO/2006/N2.

Appendix 1 – List of consultees & neighbours notified

62 Shillingford Road, Manchester, M18 7TS
66 Shillingford Road, Manchester, M18 7TS
47 Falshaw Way, Manchester, M18 7TG
45 Falshaw Way, Manchester, M18 7TG
43 Falshaw Way, Manchester, M18 7TG
Kenwood Road Stockport , SK5 6PH

Appendix 2 – Planning constraints

Article 4 Direction - Removal of PD Rights Change of Use From Class C3 To Class C4
Area Team Boundary - Name: NORTH AREA