

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143311/FH/2025

Date registered valid: 5 September 2025

Proposal: Erection of two storey side extension and single storey rear extension including alterations to roof and elevational alterations and front porch.

Address: 288 Mauldeth Road West, Manchester, M21 7TG

Ward(s): Chorlton Park Ward

Applicant: Mr. Edward Ta

Agent (if any): Mr. Peter Hoole, PJH Architectural Services

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 31 October 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 2nd visit August 25

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 22 September 2025

Expired: 13 October 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

The application site comprises a 2 storey detached residential dwelling house situated at the junction of Mauldeth Road West and Endon Avenue within the Chorlton Park ward of Manchester. It is identified as 288 Mauldeth Road West. The front has gable fronted bay windows to the ground and first floor with decorative hung tiles between the two bays. There is a vestibuled enclosed porch area and the side of the dwellinghouse shares a feature with the other detached properties that occupy the corner plots only along Mauldeth Road West which are side bay windows on the elevations facing the side roads. There are gardens to all three sides and off-road car parking alongside the property between number 288 and 286 Mauldeth Road West. There are double gates to the side of the property beyond which is a free-standing garage building with an up and over door, and to the side of that a small greenhouse.

Boundary treatment consists of brick boundary wall with a concrete post and panel fence behind, with an established tree line behind that along the boundary to Endon Drive, and a lower post and panel fence to the bottom of the garden along the rear boundary with number 2 Endon Drive with a line of conifer trees behind the fence. To the property frontage facing onto Mauldeth Road West is a low brick wall with coping stones on top, a large established tree and decorative shrubs.

Both pedestrian and vehicular access is taken from the front off Mauldeth Road West. The roof is hipped which is the predominant style within the immediate area. Some of the properties have benefited from extensions over the years.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature, with properties comprising of semi-detached dwellinghouses and, detached properties holding the corner plots. Most of the properties are of a similar age to the proposal site. To the opposite side (south) of the road are Hough End playing fields.

Description of development

The proposal is for the erection of a two-storey side extension and single storey side/ rear extension with alterations to the roof and elevational alterations to the front together with the erection of a front porch. It would essentially change the property from a single fronted to a double fronted property and extend it out to the rear. The extension along the side would extend down the side of the property for 12.43 metres of which the last 4.1 metres are single storey. The extension projects 4.1 metres from the rear. The existing garage and greenhouse would be demolished. The single storey rear extension would tie in on the rear with the existing outrigger.

Consultations & Notification Responses

Local residents were informed- one representation has been received the main points summarised as follows:

The plans indicate the existing outbuilding will be demolished and removed from the site has it been confirmed if this building contains any environmental hazardous materials.

The outbuilding that is proposed to be demolished sits on the line of the boundary between the two properties. If this is removed, what will replace it to delineate the formal boundary. If it is to be a fence, what type?

Party wall agreement needed for such boundary outbuilding is required.

The plans do not show the measurements, particularly the widths of each proposed gate which are planned to be placed on either side of the property. Where will the excavation of the foundations take place and to what depth?

Will the front dropped kerb on public footpath be altered in any way?

Issues

National Planning Policy Framework (December 2024) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering 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; and

An environmental objective - to protect and enhance our 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

It states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;
- b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants. Communities, local planning authorities and other interests throughout the process (paragraph 131).

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City 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.

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is presently unallocated within the Manchester Unitary Development Plan.

Saved 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 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.

DC1.3 States that, notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) 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 councils 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.

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance was formally adopted in April 2007 and is therefore relevant in this case. At that time, Planning Policy Statement 3 'Housing' stated that to facilitate efficient delivery of high- quality development, Local Planning Authorities should draw on relevant guidance and standards and promote the use of appropriate tools and techniques, such as Design Coding alongside urban design guidelines, detailed masterplans, village design statements, site briefs and community participation techniques.

In the City of Manchester, the relevant design tool is the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance. This guidance 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, that is character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability.

The guidance advises that high quality design is a vital attribute of successful neighbourhoods, the design of streets should promote neighbourliness and design should respect and be informed by location. The guidance also advises that buildings should relate well to each other and building heights should be carefully considered.

Paragraph 2.3 states that a high- quality environment is created by buildings which reflect their purpose and respect the place in which they are located. Different parts of the City, its neighbourhoods and streets have distinct or individual characters which are a product of the design of their buildings, the nature of the streets, the quality of the landscape or the nature of their activities. Such positive characteristics should be recognised and enhanced by new development. Each new development should be designed having full regard to its context and the character of the area.

Paragraph 2.13 states that the scale, position and external appearance of new buildings should respect their setting and relationship to adjacent buildings, enhance the street scene and consider their impact on the roof line and skyline. Buildings should recognise the common building line created by the front face of adjacent buildings. Projections and setbacks from this line, such as bays, foyers and entrance halls, can help to create visual emphasis; they should not, however, reduce safety by creating hidden areas, or accessibility by making obstructions, nor detract from the visual continuity of the frontage.

Places for Everyone - The approved Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for 9 of the 10 boroughs which make up Greater Manchester.

The Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs.

Relevant policies of PfE in this instance are:

JP-S1: Sustainable development

JP-P1: Sustainable Places

Impact of works - The area is characterised by brick built semi- detached 2 storey houses with detached houses occupying the corner plots at the junctions with the side avenues. All the detached houses on the corner plots have the same distinctive feature of the bay windows to the ground and first floor on the side elevations giving an appearance of the property addressing both the front and side road. None of the detached houses occupying these positions have two storey side extensions, with any that have been extended restricting the extensions to single storey to the side elevations. Any two storey elements being constructed to the rear.

The corner properties benefit from an openness and invitation to turn the corner onto the side Avenues. With the proposed introduction of a two- storey side extension, this erodes the openness that typically exists to these plots. Whilst the proposal would not lead to the terracing effect, the concern is the visual impression created by the two storey side extension, it would in effect be the creation of a double fronted property in an area predominantly characterised by properties with a single frontage and being half the size, and the impact that this would have on the character of the property and its surroundings. The proposed extension would be flush with the front elevation of the host property with a new central front porch. The roof of the extension would match the eaves and roof height of the host building, and consequently the extension would not be viewed as subservient.

In addition, the distance between the side elevation of the host building and the side boundary with Endon Avenue would be significantly reduced by the proposal and this together with the scale, bulk of the extension and loss of the open character of the application site means that the proposal would create an over dominant and visually intrusive feature in this prominent corner position.

Character of the area. The existing dwellinghouse is single fronted, of two storey brick construction with a traditional pallet of materials including red brick and red tiles with a canopy over the first- floor bay. There is a decorative arched header brick over the front entrance porch. The design of the host property is typical of the characteristics of the other properties within the neighbourhood. On visiting the site, it is noted that there is generally an absence of two storey side extensions in the locality, and, where such extensions have been constructed they are in less prominent positions and remain subservient to the host building. The corner properties if extended are typically single storey side extensions with single / two storey extensions to the rear.

It is therefore considered that the proposal would have a significant adverse effect on the character and appearance of the host building and the surrounding area.

Design- The consistent characteristics of the properties along Mauldeth Road west and the side Avenues such as Endon Avenue are the curved bay windows to the ground and first floor front elevation with a quarter opening light and hung tile detailing between the floors. The proposed changes to the front elevations of the existing dwellinghouse and the proposed elevations to the extension, strips those characteristics from the property, resulting in flat fenestration to frontage. This results in a dwellinghouse that is out of character and incongruous when viewed within the context of the street scene the host property and the wider area.

The single storey rear extension would be of a flat roof construction with glazed patio style doors on the rear and large glazed windows extending down to the floor. It presents in design and materials as a more contemporary pallet.

Siting- It is considered that some form of development is acceptable at the proposal site, however it is not considered for the above reasons that the two- storey element is acceptable on the side elevation. A single storey extension to the side would be acceptable and would mirror the pattern of development to some of the other corner plots, with potential for two -storey to the rear as there is sufficient footplate with the rear garden to accommodate a two- storey extension.

Residential amenity- It is not considered that the proposal would have a detrimental impact upon the level of amenity currently enjoyed by the neighbouring properties, and there would be sufficient usable amenity space retained for future occupants of 288 Mauldeth Road west post development.

Visual Amenity- It is considered that the proposal would result in a detrimental impact on the visual amenity of the neighbouring properties. It would interfere with the existing openness of the corner property and the views along the side road of Endon Avenue which are open up and down the avenue with no built form within that vista. It would also be a departure from the property types within the area and introduces a completely different house type when viewed against the character and grain of the area with the creation of a double fronted property, loss of the features of the current dwellinghouse and replacement of those features with elevations of lesser architectural merit.

Materials- The property is of red brick construction, and the proposed elevations are proposed in matching brick. The windows would be proposed in an anthracite grey with grey slates to the roof. Whilst these materials are an acceptable pallet in the right context, it is considered that in this context they would not be appropriate when viewed against the neighbouring properties.

Parking- The proposed extensions would not impact the existing parking situation there is still sufficient space for in curtilage parking.

Waste Management- is not impacted by the proposed development.

Conclusion - The applicant has been advised of the Council's concerns, regarding this application, and has been advised on ways in which the design could be altered to address our concerns. The applicant has made no changes and as such the issues of the size of the resulting property and its impact upon building lines and the openness/character of the surrounding area have not been resolved. The site also has an ample sized rear garden, which could accommodate a rear extension, and this has also been suggested, but the applicant does not feel that these suggestions are feasible. It has therefore not been possible to secure an acceptable development on this site.

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: Refuse

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 a solution that was acceptable to both the Local Planning Authority and the agent/applicant could not be reached as the nature of the proposal was considered to be unacceptable.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The proposal, by reason of its siting, scale, and massing, and inappropriate design choices, would not be visually subservient to the host dwellinghouse, would introduce detrimental visual elements to the street scene, and would form a visually incongruous and obtrusive structure which would not be sympathetic to the appearance of the host dwellinghouse or its surrounding area, to the detriment of visual amenity and, as such, is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy and the National Planning Policy Framework.

2) The proposal, by reason of its excessive scale, sideward projection, and siting in a prominent location, would form an overly dominant and visually obtrusive feature which would be out-of-keeping with the character of the surrounding area and would project beyond the established building lines of Endon Drive, affecting the spacious character and views along the street to the detriment of visual amenity. As such, the proposal is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy, and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

284 Mauldeth Road West, Manchester, M21 7TG
7 Endon Drive, Manchester, M21 7TE
1 Endon Drive, Manchester, M21 7TE
290 Mauldeth Road West, Manchester, M21 7RF
6 Endon Drive, Manchester, M21 7TE
4 Endon Drive, Manchester, M21 7TE
2 Endon Drive, Manchester, M21 7TE
286 Mauldeth Road West, Manchester, M21 7TG
5 Endon Drive, Manchester, M21 7TE
3 Endon Drive, Manchester, M21 7TE

Appendix 2 – Planning constraints

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