

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144001/FH/2025
Date registered valid: 17 September 2025
Proposal: Erection of single storey rear extension and disabled access ramp involving elevational alterations
Address: 17 Stoneygate Walk, Manchester, M11 2LL
Ward(s): Clayton & Openshaw Ward

Applicant: Mr Maison Shaw
Agent (if any): Mr Brian Taylor, Manchester Equipment and Adaptations Partnership
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 17 November 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 22 October 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 30 September 2025

Expired: 21 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of site / building / area

The application relates to a two-storey mid-terrace dwellinghouse along a short row of four properties in Clayton and Openshaw ward.



Figure.1 Site visit 22.10.2025

The application property benefits from amenity space to the front and rear, including boundary treatment whilst incorporating pedestrian and vehicular gated access with drop kerb from Botha Close along the rear boundary.

There is an existing single storey, rear, attached store, of flat roof configuration, approximately (2.1 metres deep x 1.2 metres wide) sited along the common shared boundary with no. 15

Stoneygate Walk, and of which, appears a common character feature of properties of similar type along the street scene.

The surrounding area is predominantly residential in character. Varma Community Primary School is broadly to the north of the application site.

Site history:

- 103653/FO/2013/N2 - Erection of new rear boundary walls, gates and fences to replace existing rear boundary treatments, Approved 01.11.2013.

Description of development

Consent is sought for a single storey rear extension, "L - shape" access ramp, landing area and associated handrails; together with elevational alterations.

In the case of this application, clarification was sought from the planning agent in relation to the description of proposal, the completed certificate, together with the annotation on the submitted plans. Clarification and revised plans were subsequently submitted, (dated, 27/10/25). An amended planning application form outlining the access ramp as well as the extension on description of proposal, together with a completed Certificate B; including revised annotation on the plans.

With regard to the single storey rear extension element, it is intended to remove the existing rear store to facilitate the proposal, which would be sited along the rear building line of the original dwellinghouse, and the common shared boundary with no. 15 Stoneygate Walk; whilst maintaining a separation distance of 3790mm from the common shared boundary with no. 19 Stoneygate Walk. It would measure approximately (4060mm deep x 3805mm wide x 3420mm high). It would comprise of hip roof design, together with a window each along the side and rear elevation. It is intended to use external facing materials matching the existing dwellinghouse.

The proposed "L - shape" access ramp, landing area and associated handrails would be placed along the side elevation of the proposed extension, the rear building line of the original dwellinghouse and along the common shared boundary with no. 19 Stoneygate Walk; whilst retaining a minimum distance of approximately 2200mm from the rear boundary of the application site. It is intended to use external facing materials comprising of sheet steel for the ramp framework, together with steel tube for the handrails to the ramp.

The associated elevational alterations would comprise of a new window and door along the ground floor rear elevation of the original dwellinghouse.

Consultations & Notification Responses

1. Local residents/public opinion

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations were received.

2. Environmental Health

Environmental Services have advised the following informative is attached to any approval:

Contaminated Land Watching Brief - In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the

developer is advised to cease works and call Contact Manchester on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)

2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications and therefore be given significant weight in the planning balance. The following policy is considered to be relevant:

- Sustainable and Resilient Places, JP-S1: Sustainable Development
- Places for People, JP-P1 Sustainable Places

3. Unitary Development Plan (UDP), (1995) - Whilst The UDP has been superseded by the Core Strategy Development Plan, the following saved policy is still considered of relevance:

- Saved Policy DC1 for Residential Extensions
- Saved Policy DC1.5 relating to applications from disabled people who may require particular adaptations to their homes.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007:

- Chapter 2: Design

5. The National Planning Policy Framework (NPPF), (December 2024)

- Section 2 - Achieving sustainable development
- Section 4 - Decision-making
- Section 12 - Achieving well-designed places

ISSUES

In this instance, clarification was sought from the planning agent in relation to the description of proposal, the completed certificate, together with the annotation on the submitted plans. Clarification and revised plans were subsequently submitted, (dated, 27/10/25).

Principle

The proposed development is an extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families; provided that there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. Moreover, the submitted application benefits the needs of a disabled occupier residing at the property and therefore, the principle of the proposal is also considered acceptable in this context. Notwithstanding this factor, consideration must therefore be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Residential / Visual Amenity

Impact of works (single storey rear extension, "L - shape" access ramp, landing area and associated handrails; together with elevational alterations) - As previously mentioned, clarification was sought from the planning agent in relation to the description of proposal, the completed certificate, together with the annotation on the submitted plans. Clarification and revised plans were subsequently submitted, (dated, 27/10/25). Therefore, on this basis and in light of the pre-existing contextual relationship along the rear elevation and relationship to boundaries; as the combined single storey rear extension, "L - shape" access ramp, landing area and associated handrails; together with elevational alterations are designed to be subservient to the original dwellinghouse by being entirely at ground floor.

In terms of accessibility, the proposal does not change how people can get in and out of the building.

Due to their size, position and location in relation to the neighbouring nos.15 and 19 Stoneygate Walk and those immediate properties along the rear boundary, along Botha Close and Annie Lee Close, the proposal would not create an over-dominant or overbearing feature. The proposal is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

Although the proposal adds space inside the property, the site would still benefit from a garden beyond the siting of the proposed development and maintains a good amount of private space post development.

In terms of any adverse impact to privacy or overlooking, the proposal includes fenestration along the rear and side elevation only. Given their locations and the fact that the proposed side facing widow would face a blank wall, coupled with the existing high boundary treatment, together with the separation distance maintained, the impact to privacy and overlooking is minimal.

Whilst the proposed rearward projection of the single storey rear extension element at approximately 4060mm is (410mm) in excess of the guidance set out in saved UDP policy DC1.3 a) regarding rearward extensions, it is within the limitations for larger homes extension application. Additionally, the benefits of combined proposed development would lead to increased independence and safety by making daily tasks easier and the environment more accessible, and therefore on balance, this variance is outweighed by the benefit of improved quality of life for the occupier; pursuant with The Manchester Core Strategy Development Plan Document policy DM1 and saved policy DC1 of the Unitary Development Plan.

With regard to the associated elevational alterations comprising of a new window and door along the ground floor rear elevation of the original dwellinghouse; given the pd fall back position and due to the nature of the property as a dwellinghouse, such works on their own would not have required an application for planning permission in the first instance and therefore considered to be acceptable.

Impact of works (Design and appearance) - In the case of this application, proposed single storey rear extension is designed to match the style and features of the current host by using matching bricks and fenestration, and as such, the resultant impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development is considered acceptable.

The proposed access ramp and associated handrails is primarily of a standard design and appearance and therefore the proposed development is not considered to be a significant departure from what would be expected from a development of this nature. Given the pd fall-back position, the associated elevational alterations along the ground floor rear elevation would constitute permitted development, not requiring an application for planning permission.

Given the position of the single storey rear extension, "L - shape" access ramp, landing area and associated handrails; together with elevational alterations along the rear elevation and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected. The proposed development could therefore be accommodated in this location in this instance without significant adverse impacts to the character of the host building or the general area. However, a materials condition has been attached to ensure that materials are adhered to; pursuant with the requirements of Core Strategy policies DM1 and EN1 and saved UDP policy DC1.

Impact of works (Refuse storage and collection) - The existing arrangement would be unaffected. The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

Impact of works (Vehicular access and car parking) - Whilst the proposal doesn't change how vehicles access and park at the property, the depth of the existing on-site parking space would be reduced. However, as there are no parking restrictions immediately along the rear boundary, along Botha Close, a slight demand for on-street parking could be accommodated in this location instance; pursuant with The Manchester Core Strategy Development Plan Document Policy DM1 and saved Policy DC1 of the Unitary Development Plan.

Conclusions - For the reasons outlined above, and on balance, and subject to planning conditions, it is considered that the revised proposed development, (dated, 27/10/25) responds positively to policies SP1, DM1, EN1, EN19 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan (1995); chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007); and policy JP-S1 - Sustainable development and JP-P1 -Sustainable Places of Places for Everyone (2022 - 2039); Section 2 - Achieving sustainable development, Section 4 - Decision-making and Section 12 - Achieving well-designed places of the NPPF (2024) and no comments or objections have been received in response to this application from local residents.

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

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, clarification was sought from the planning agent in relation to the description of proposal, the completed certificate, together with the annotation on the submitted plans. Clarification and revised plans were subsequently submitted, (dated, 27/10/25). The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

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:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 27 October 2025.
- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 17 September 2025.
- Proposed FLOOR PLAN, received by the City Council as the Local Planning Authority on 17 September 2025.
- Proposed ELEVATIONS, received by the City Council as the Local Planning Authority on 27 October 2025.
- Supporting Information - ALTERATION DETAILS , received by the City Council as the Local Planning Authority on 17 September 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans; pursuant to policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012) and saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995).

3) The external facing materials to be used on the development hereby approved shall match those as stated on the submitted forms.

Reason - To ensure that the appearance is not adversely affected by the materials to be used in its construction, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on: Proposed FLOOR PLAN, received by the City Council as the Local Planning Authority on 17 September 2025 and Proposed ELEVATIONS, received by the City Council as the Local Planning Authority on 27 October 2025.

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this is use by a single person or by people living together as a family.

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as

families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Informative

1) In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and call Contact Manchester on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

Appendix 1 – List of consultees & neighbours notified

13 Stoneygate Walk, Manchester, M11 2LL
15 Stoneygate Walk, Manchester, M11 2LL
19 Stoneygate Walk, Manchester, M11 2LL
39 Botha Close, Manchester, M11 2LB
Varna Community Primary School, Chisholm Street, Manchester, M11 2LE
41 Botha Close, Manchester, M11 2LB
1 Annie Lee Close, Manchester, M11 2LX
19 Columbine Street, Manchester, M11 2LD

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA