MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143780/FH/2025
Date registered valid:	15 September 2025
Proposal:	Erection of a part single/part two storey side extension together with a single storey rear extension
Address:	2 Holland Street, Manchester, M40 7HL
Ward(s):	Miles Platting & Newton Heath Ward
Applicant:	Mr Shafqat Iqbal
Agent (if any):	Mr Hassan Naqvi Alphan Planning & Design Ltd
Case officer:	Carl Glennon Tel: 0161 234 4530 Email: carl.glennon@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	10 November 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 5 November 2025

Standard consultations:
Printed: 26 September 2025 Expired: 17 October 2025

Neighbour notifications
Printed: 26 September 2025 Expired: 17 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 area

This planning application is related to a two-storey house located on the southern side of Holland Street. Although the surrounding area is predominantly residential, areas of open space and the Rochdale Canal are located to the north of the site. The property has front and rear gardens linked by a passageway adjacent to the western elevation. The site does not benefit from on-site car parking, but lay-by car parking is located on the adjacent section of Holland Street.
The site has vehicular access from a cul-de-sac (Rolleston Avenue) to the rear. The application property is predominantly comprised of brickwork with white render panels.



Fig.1 – Views of the application site

Description of development

Consent is sought for the erection of a part single, part two storey side extension. The ground floor element would align with the principal elevation. It would incorporate a lean-to roof adjoining the front elevation of the first-floor element that is recessed by 1.5 metres. The first floor element would align with the eaves of the existing house. Its roof would incorporate a hipped pitch set below the apex of the main roof by 400 mm.

To the rear a flat roof ground floor extension is also proposed which span the full width of the extended house and have a projection of 2.7 metres from the rear elevation.
The two storey extension would be constructed in brickwork. Render would be applied to the rear extension. The elevations to the front and rear elevations would be punctuated with windows. Patio doors would be formed in the ground floor rear elevation.



Fig.2 – Proposed elevations



Fig.3 – Proposed layout

Consultations & Notification Responses

Local residents – One email has been received encouraging the provision of bio-diversity enhancements through the introduction of bird boxes. A related informative has been included.

Neighbourhood Team Leader (Arboriculture) – No comments received.

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 o 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 the character of the existing houses without undue 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 development has been appropriately related to the style and character of the existing house and its relationship to the surrounding context. 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 it is not considered that the development would unduly impact on exiting 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.

It is considered that the 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 the amenity of neighbouring residents. 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. The siting of the ground floor extension would retain access to the rear garden and space to facilitate bin storage. 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;
v. Vehicular access and car parking.

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 similar 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;

Policy DC1.3 - States that, notwithstanding the generality of the above policies, the Council will not normally approve:
- Rearward extensions greater than 3.65m (12 ft) in length;
- 2-storey extensions to terraced properties which occupy the full width of the house;

Policy DC1.4 – States that, in considering proposals for 2-storey side extensions, the Council will have regard to its general guidance and will seek to ensure that:
- 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;

- 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;
- 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.

It is considered that the height, scale and proportions of the proposed extension would be suitably related to the existing house and its context. It is not considered that the siting of extension would unduly harm residential amenity. Terracing would not occur due to the configuration of the application site. A condition has been included to ensure that extension is constructed in similar materials. In this case, the elevations would comprise of a mix of brickwork and render. 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 and has been determined within a timely manner.

Principle of the development - The development would be satisfactorily related to the surrounding context, in terms of its scale, proportions and relationship to the character of the existing house and the surrounding area. The principle of the development would be acceptable.

Scale and massing – The height of the proposed two storey extension would set below the main roof. This arrangement combined with the space above the ground floor front extension would ensure that the development would have a proportionate relationship to the scale of the existing house. The rear extension is limited to single storey. The development would introduce appropriate additions to the application property.

Siting – Dure to the configuration of the western boundary the siting of the development would allow the retention of a space for access between the front and rear garden. The formation of a terracing effect with the neighbouring property would the therefore be avoided. The setting back of the proposed front elevation would maintain the discernible characteristics of the existing house. The rearward projection would be proportionate without undue impact on neighbouring houses. It would also allow the retention of a satisfactory space within the rear garden. The proposed siting of the development is therefore acceptable.

Residential amenity – The development would respond the changing household needs and enhance the quality of living space. The development would thereby be beneficial to the amenities of residents following its implementation. The configuration of new built form and its relationship to neighbouring properties would not be unduly harmful to residential amenity.

Design – The design of the proposed extensions has been suitably informed by the character and appearance of the existing house, including the formation of the roofscape. A condition has been included to ensure the use of matching materials throughout the development.

Trees removal – The site accommodates four trees (Pear (T1), Cherry (T2), Lawson Cypress (T3 and T4). The siting of the development would be facilitated by the removal of two trees (T2 (Category B1) and T3 (Category C1)). The submission also identifies the removal of tree T4 as it is located in close proximity to the principal elevation and obscures views from related

habitable room windows. On balance, the removal of these trees would be acceptable as a commitment for tree replacement has been made. Given the constraints of site, it is considered that the provision of one tree of a suitable species would be appropriate. A related condition has therefore been included. A separate condition requires that the details of tree protection measure details in the arboricultural statement are implemented as part of the development. A further condition ensures that trees are only removal outside bird nesting season.

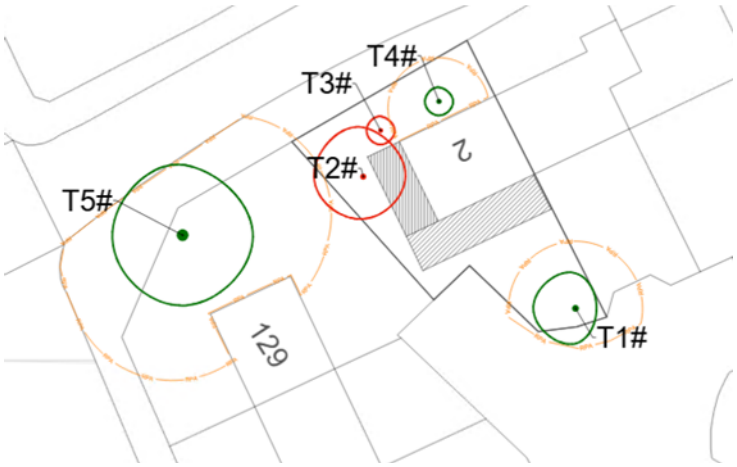


Fig.5 – Location of trees within the site

Land conditions – No historic land conditions have been identified that might potentially affect the development.

Flood risk - The site is in Flood Zone 1, and the development would not present potential additional flooding or drainage risks.

Waste management - The retained rear garden would facilitate bin storage and collection from Rolleston Avenue. These arrangements are acceptable.

Conclusion - The proposed development would be meet the requirements of Council policy. Its design and appearance would be appropriately related to the application property and neighbouring housing. The development would, therefore, be acceptable.

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 and has been determined within a timely manner.

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 as local planning authority on 20 August 2025:

Householder planning application forms
Location plan and site plan Ref: PP-2HSM40-P1
Proposed plans [and elevations] Ref: PP-2HSM40-P2
Proposed site plan Ref: PP-2HSM40-P3

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) The bathroom windows in the first floor of the northern elevation of the development hereby approved shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall be retained as such thereafter.

Reason - To protect the amenity of neighbouring residents and in accordance with

policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5) Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and reenacting that Order with or without modification), no windows or doors shall be inserted into the elevations of the extensions hereby approved other than those shown on: Proposed plans [and elevations] Ref: PP-2HSM40-P2, received by the City Council as the Local Planning Authority on 20 August 2025, without planning permission being granted by the Council as local planning authority.

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).

6) The development shall be implemented in accordance with document referenced: BS 5837:2012 – Arboricultural Impact Assessment dated 15 September 2025 Report No. 2570_AIA.01 by Lally Tree Management, including the retention of one Pear tree (T1) as detailed in document reference BS 5837:2012 Arboricultural Method Statement dated 15 September 2025 Report No 2570- AMS.01 by Lally Tree Management.
The retained tree (T1) shall not be removed without the prior written consent of the City Council as local planning authority.

Reason - To ensure that the development incorporates a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy for the City of Manchester.

7) Before the occupation of the development a scheme shall be submitted to and approved in writing by the City Council as local planning authority relating to the species and positioning of replacement tree planting. The approved scheme shall be implemented within the first full planting season, following the implementation of the development and retained in situ thereafter.

Reason - To ensure that the development incorporates a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy for the City of Manchester.

8) The construction phase of the development shall be implemented in accordance with the tree protection measures detailed in document referenced: BS5837:2012 – Arboricultural Method Statement dated 15 September 2025 Report No 2570_AMS.01 by Lally Tree Management.

Reason - To avoid damage to any retained trees adjacent to and within the site which are of important amenity value to the area and to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy for the City of Manchester.

9) No removal or other work to trees and or hedges shall be undertaken in the main bird breeding season (March to July inclusive), unless nesting birds are found to be absent, by a suitably qualified person.

Reason - To safeguard local biodiversity and nature conservation pursuant to policy EN15 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

3) {\b Swift Bricks }
If the development can accommodate it, it is requested that consideration is given to the installation of Swift Bricks. Swift bricks must be fitted in accordance to the specifications of BS 42021:2022 - Integral nest boxes.

Appendix 1 – List of consultees & neighbours notified

Neighbourhood Team Leader (Arboriculture)

133 Butler Street, Manchester, M4 7JD
4 Holland Street, Manchester, M40 7HL
129 Butler Street, Manchester, M4 7JH
11 Rolleston Avenue, Manchester, M40 7HH
131 Butler Street, Manchester, M4 7JD

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