

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 145495/FH/2026
Date registered valid: 23 March 2026
Proposal: Erection of a single-storey side and rear extension.
Address: 18 Kempton Road, Manchester, M19 2GJ
Ward(s): Burnage Ward

Applicant: Mrs Rahat Shahid
Agent (if any): Mr M Ahmed M1 Architecture Ltd
Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 13 May 2026

APPLICATION DETAILS

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	16 April 2026
Standard consultations:	Printed: 14 April 2026 Expired: 6 May 2026
Neighbour notifications:	Printed: 27 March 2026 Expired: 19 April 2026
Site notice:	No site notice has been produced
Press advert:	No press advert had been published
Departure from Development Plan:	No
Environmental Statement:	Not required
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

DESCRIPTION OF SITE/BUILDING & AREA

The proposal is related to a two-storey semidetached dwellinghouse on Kempton Road. The property features an existing single storey rear extension alongside the original outrigger. The property features hardstanding to the front and side for off street vehicle parking and garden to the rear.

The property is in a mostly residential part of Burnage ward.

DESCRIPTION OF DEVELOPMENT

The applicant is proposing the erection of a single-storey side and rear extension.

Side extension

The proposed side extension projects 2375mm from the existing side elevation (retaining a 100mm gap to the shared boundary) and runs 11900mm from in line with the principal elevation to meet the rear wall of the proposed rear elevation. The side extension is finished in matching brick with a flat roof. New windows are featured to front and rear.

Rear extension

The proposed rear extension projects 4660mm from the existing rear elevation to meet the rear elevation of the existing rear extension. The new rear extension spans 4830mm from the existing rear extension to meet the side wall of the proposed side extension. The new rear extension is to be finished in matching brick and flat roof with a roof lantern light.

The proposed extension would allow for ground floor bedroom accommodation.

PLANNING HISTORY

104195/PDE/2013/N2

Description: Prior approval Part 1 Class A.1(ea): Larger home extension - Erection of single storey rear extension projecting 5.0m to the rear, with a maximum height of 4.0m and a height at the eaves of 3.0m to form additional living accommodation

Decision: Permitted Development – 18/12/2023

PUBLICITY REPONSES

Local Residents

No representations received.

CONSULTEE RESPONSES

Manchester City Council Highways Services

Highways initially raised concern that a vehicle might overhang onto the footway due to the proposed extension and asked for confirmation of the driveway dimensions. The applicant then provided updated plans showing the porch and existing boundary wall. On the basis of this additional information, Highways confirmed that their concerns have been resolved and raised no further objections.

NEGOTIATIONS

Issues have arisen in the consultation phase which required negotiations in positive and proactive manner.

As the side extension would remove rear access to the property a sheltered bin store was required to ensure the safe refuge of bins.

Updated proposed development

The updated scheme denotes a bin store to the front garden.

RELEVANT POLICIES

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions on planning applications must be made in line with the statutory development plan, unless material considerations indicate otherwise.

For Manchester, the development plan comprises:

- The Core Strategy (2012–2027)
- Saved policies of the Unitary Development Plan (UDP)
- The Places for Everyone Joint Development Plan Document (2022–2039)

These documents are considered up to date and carry substantial weight in decision-making. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance.

The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

Where applicable, the Council must give special regard to preserving the character of conservation areas and the setting of listed buildings, in line with statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The policies referenced in this report are those considered most relevant to the nature, scale and location of the proposed development as follows:

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas

- EN 19 – Waste
- [Guide to development in Manchester](#) - supplementary planning document and planning guidance, April 2007
- [Extant Unitary Development Plan \(UDP\)](#) –
 - Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC26 - Development and Noise
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - Places for People
 - JP-P1 Sustainable Places
- [National Planning Policy Framework \(NPPF\)](#) December 2024–
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 11 – Making effective use of land
 - Section 12 – Achieving well-designed places
- [National Planning Policy Framework Draft for Consultation December 2025](#) - National decision-making policies
 - Chapter 3 – Decision-making policies
 - DM1: Preparing development proposals
 - DM2: Information requirements
 - DM3: Determining development proposals
 - DM6: Use of planning conditions and obligations
 - DM7: Relationship with other regulatory regimes
 - Chapter 4 - Achieving sustainable development
 - S3: Presumption in favour of sustainable development
 - S4: Principle of development within settlements
 - Chapter 12 - Making effective use of land
 - L4: Residential extensions
 - Chapter 14 - Achieving well-designed places
 - DP3: Key principles for well-designed places
 - DP4: The Design process
 - Chapter 15 - Promoting sustainable transport
 - TR4: Street design, access and parking
 - TR6: Assessing transport impacts

ASSESSMENT

Principle of Development

Householder

Many people prefer to extend their existing homes rather than move. The Council understands the need for more living space but must also ensure that the amenities of neighbours are protected and that the overall character of the surrounding area is not harmed.

Each case is looked at on its individual merits, having regard to a range of criteria as stated in Policy DM 1 of the Manchester Core Strategy.

In this case the principle of the development is acceptable subject to assessment below.

Appropriate siting, layout, scale, form, massing, materials, and detail

The new addition is designed to match the style and features of the current building by using matching brick to the existing dwellinghouse and matching window fenestrations.

The proposal is designed to be subservient to the original dwelling house by being entirely at single storey and utilising matching brick.

Impact to No.16 Kempton Road

Given the single storey nature of the proposal and the existing rear outriggers to both properties the impact of the proposed extension would be acceptable especially given some side extensions are acceptable under permitted development rights.

Impact to No.20 Kempton Road

Given the proposed rear extension projects, no farther than the existing rear extension closer to the boundary with No.20 the impact is negligible and acceptable.

Due to its, size, position and location in relation to neighbours, the proposal would not create and over-dominant or overbearing feature.

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.

The main proposed works are capable of being seen from the street. Given the position of the extension and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby and would not therefore disrupt the area's existing features.

Effects on amenity

Privacy

The proposal includes adding glazing to the new front and rear elevations however given these are at ground floor and are similar windows on this elevation the impact to privacy is minimal.

The proposed rooflight is in a location and angled in a way that minimises views and overlooking.

Light

Given the proposal is entirely at ground floor level with a limited projection the impact to light from the added massing is minimal.

Noise

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

Road Safety and Traffic Generation

Highways confirmed that the proposal would not result in vehicles overhanging onto the footway and raised no objections on highway safety grounds.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal does not change how people can get in and out of the building.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.

The proposal removes external access to the rear of the property, and the applicant has confirmed that waste bins are to be stored in the garage/bin store as denoted on the submitted plans.

Vehicular access and car parking

The proposal would remove a vehicle parking space to the side of the property but maintains adequate off-street parking at the property.

Green Infrastructure including open space, both public and private

The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment.

The proposal has a negligible impact on drainage using the existing drainage on site.

Existing or proposed hazardous installations.

Coal

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.

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.

PLANNING BALANCE & CONCLUSION

In reaching this recommendation, the proposal has been assessed against the Development Plan as a whole and all other material considerations. The extension represents a modest and subordinate addition to the existing dwelling, which is acceptable in principle and accords with Policies DM1 and EN1 of the Core Strategy, saved UDP policy DC1, and relevant guidance within the NPPF in promoting well-designed residential development. The proposal would not result in unacceptable harm to neighbouring amenity, highway safety, or the character of the area, and appropriate provision has been secured in respect of refuse storage. While there is a minor loss of off-street parking and alteration to the existing built form, these impacts are limited and do not outweigh the benefits of providing improved and accessible living accommodation for the occupiers. On balance, the proposal constitutes sustainable development and is therefore recommended for approval, subject to the conditions set out below.

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. There were minor changes required

to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-year time limit

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

Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Specified plans

The development hereby approved shall be carried out in accordance with the following drawings and documents:

- a. Location Plan, Location Plan, 23 Mar 2026
- b. Drawing Pack, Plan, EXISTING & PROPOSED COMBINED PLANS INC BIN STORE, 2572 S1, 01, 02, 03 REV A, 30 Apr 2026

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Materials to match

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. Bin store

The secure and ventilated bin store for the storage of waste containers, including segregated and recyclable waste, as denoted in the specified plans, shall be implemented prior to the first use of the extension hereby approved and thereafter retained and maintained, in perpetuity.

Reason - In the interests of residential and visual amenity pursuant to saved policy DC1 of the Unitary Development Plan for Manchester and policies SP1 and DM1 of the Core Strategy for Manchester.

INFORMATIVES

1. Coal 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.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Highway Services

40 Ranford Road, Manchester, M19 2GL

16 Kempton Road, Manchester, M19 2GJ

13 Hilbre Road, Manchester, M19 2PU

1 Kempton Road, Manchester, M19 2QL

20 Kempton Road, Manchester, M19 2GJ

9 Hilbre Road, Manchester, M19 2PU

11 Hilbre Road, Manchester, M19 2PU

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

Area Team Boundary - Name: SOUTH AREA