MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144298/FH/2025
Date registered valid:	6 January 2026
Proposal:	Erection of single-storey extension to the side and rear following demolition of existing outrigger
Address:	82 Mornington Crescent, Manchester, M14 6DD
Ward(s):	Old Moat Ward
Applicant:	Emma Pursehouse
Agent (if any):	Ms Sarah Bolsover, Smashbox Architecture
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**29th April 2026**



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 20 January 2026
Standard consultations:
Printed: 13 January 2026 Expired: 3 February 2026
Neighbour notifications
Printed: 13 January 2026 Expired: 3 February 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

Description of site/building

The application site comprises a two-storey semi-detached dwelling located within the Old Moat area of Manchester. The property benefits from a front garden that has been partly hard-surfaced to provide off-street car parking, with pedestrian access running along the side of the house and a private garden situated to the rear. A single-storey outrigger extends from the rear elevation, and a detached garage is positioned along the shared boundary with No. 80 Mornington Crescent.



Listed building: Not applicable

Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature.

Description of development

The applicant proposes the erection of a single-storey extension to the side and rear following demolition of existing outrigger.



Consultations & Notification Responses

Local residents, as per Appendix 1 - No objections have been received as a result of this application.

FRM - No condition required

Environmental Health - Contaminated Land - Should the application be approved, attach condition

Policy and Issues

The following policies are considered relevant in the consideration of this application.

o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
o Policy DC1 for Residential Extensions is still considered of relevance.
o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
o Policy DM 1 - Development Management
o Policy SP1 - Spatial Principles
o Policy EN1 - Design Principles
o Policy EN19 - Waste Management
o The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.
JP-S1: Sustainable Development

JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

Draft National Planning Policy Framework (December 2025) - The National Planning Policy Framework (NPPF) sets out the Governments' planning policies for England and how these should be applied. A draft revised NPPF was published for consultation on 16 December 2025. The consultation period runs for 12 weeks and will close on 10 March 2026.

The draft NPPF proposes significant changes to the structure and content of national policy. These include a move to Local Plan-style policy sections, a clearer distinction between planning making and decision-making policies, and the reintroduction of strategic planning through Spatial Development Strategies. Other notable changes include an expanded presumption in favour of sustainable development, policies promoting higher densities around transport hubs, and support for small and medium-scale housing schemes through a new "medium development" category. The draft also integrates Nation Development Management Policies, strengthens climate change and biodiversity policies, and introduces measures to encourage clean energy and critical minerals development.

Once adopted, the revised NPPF will replace the current framework and form a key part of national planning policy. At this stage, as the document is subject to consultation and has not yet been finalised, while still a material consideration, it can only be afforded limited weight in the determination of planning applications. In this instance, the relevant sections is outlined below:

Policy L4 (Residential Extensions) - This policy states that development proposals to extend existing dwelling houses should blend effectively with the existing building and its immediate surroundings in terms of its scale and form; and maintain acceptable living standards for current and new occupiers in terms of access to daylight, sunlight, privacy and external amenity space.

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

<u>Principle</u>

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History relating to 82 Mornington Crescent

093098/FH/2010/S1 - Erection of first floor rear extension to form enlarged bedroom - this application was approved on 25.06.2010

Residential amenity

The application would see the erection of a single-storey extension to the side and rear following demolition of existing outrigger.

The proposed extension would be in line with the front wall of the host dwelling and would extend rearwards along the side elevation up to the shared boundary with the adjacent property no. 80 Mornington Crescent. The extension would project beyond the rear wall of the host dwelling measuring 1.3m approximately and 3.0m respectively and would wrap around the property up to the shared boundary with the adjoining semi-detached property at No. 84 Mornington Crescent. The garage located along the shared boundary with no. 80 will be demolished.

The proposed extension would incorporate a hipped roof along the side with three roof lights positioned on the side roof slope and mono pitch sloping roof to the rear. Fenestration includes double doors and three windows to the rear with a door to the front and rear elevation of the side extension; one window is proposed along the side elevation. However, to ensure that there is no overlooking or loss of privacy given by the windows position along the side, a condition for obscure glaze has been attached.

In assessing the impact on neighbouring properties, consideration has been given to the existing additions to the adjoining properties on either side of the application site and therefore the proportions of the extension are considered acceptable. Taking into account the relationship with neighbouring properties, the overall footprint is not regarded as creating a bulky or disproportionate addition. As such, the extension is considered to be comfortably accommodated within the site.

The extension would be visible from the public highway and form part of the street scene, however, the overall character of the area would be retained. As such, the appearance of the extension is considered acceptable, and its impact on visual amenity is deemed negligible

In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

The size and footprint of the proposed extension not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extension is satisfactory and is considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposed development is considered to be in keeping with the character of the existing and surrounding properties. The use of similar materials which include brick and tile as specified in the application form, ensures visual consistency with the local context.

The level of detail in the design is typical for this type of structure and is not expected to have any adverse impact on residential amenity or the overall character of the area. On balance, the design and appearance of the proposal are deemed acceptable and in accordance with Core Strategy Policies DM1 and EN1.

Contaminated Land - The application site lies on or within the vicinity of an infilled pond/potentially contaminative historic land use. As such, environmental health have requested that a condition be attached

Bins

Refuse storage would be positioned at the front of the property along the shared boundary with no. 84 Mornington Crescent and would be housed within a timber surround. This arrangement ensures that the bins are not visible from the public realm and represents an appropriate and unobtrusive solution. As such, the proposed refuse storage arrangements are considered acceptable and in accordance with Policy EN19 of the Core Strategy, which seeks to ensure that developments incorporate appropriate waste management provision.

Parking

Off street car parking would be retained to the site and therefore it is considered that car parking arrangements are not affected by this proposal.

Conclusion

The proposal would be visible from the public highway and therefore would be a feature within the street scene, however, the character of the area is still retained. The proposal has been sited and designed to ensure that it in keeping with the existing property and is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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

Positive and proactive working - 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. No significant problems have arisen during the consideration of this application.

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:

7024_PL01 Site Location Plan received 30th April 2026
7024_PL02 Proposed Block Plan received 30th April 2026
7024_PL05 Rev B Proposed Ground Floor Plan received 30th April 2026
7024_PL06 Rev A Proposed Elevations received 30th April 2026
7024_PL13 Rev A Proposed Site Plan received 30th April 2026
7024_BS01 Layout with Bin Store received 30th April 2026
Proposed Refuse & Recycling Store uploaded 21st April 2026

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.

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 window(s) in the side 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 - In order to protect the amenity of neighbouring residents and in accordance with policies SP1 and DM1 of the Core Strategy.

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 re-enacting that Order with or without modification), no [additional] windows, doors or other openings shall be installed in the side elevation of the development hereby approved, without planning permission being granted by the Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

6) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Pursuant to EN18 of the Manchester Core Strategy

7) Wheeled bins shall be stored as shown on: 7024_PL02 Proposed Block Plan received by the City Council as the Local Planning Authority on 30 April 2026 and Proposed Refuse & Recycling Store uploaded 21st April 2026, and only brought to the back of pavement on collection days, and this arrangement shall remain so in perpetuity, and be maintained.

Reason - In the interests of residential and visual amenity, pursuant with saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies EN19, DM1 of the Core Strategy (2012).

Informative

1) The applicant is advised to incorporate Property Flood Resilience (PFR) measures to a minimum of 150mm above the surface water flood level or a minimum of 600mm above the fluvial flood level.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
Sustrans

80 Mornington Crescent, Manchester, M14 6DD

84 Mornington Crescent, Manchester, M14 6DD
15 Birchington Road, Manchester, M14 6BY

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Flood Zone Plus Climate Change -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) - Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA