

Planning

Delegated Officer Report

Summary of application details

Application reference:	145478/FO/2026
Application type:	Full planning permission
Proposal:	Erection of single-storey rear extension.
Site address:	8 Eileen Grove Manchester M14 5WE
Ward(s):	Moss Side
Date application valid:	16 April 2026
Applicant name:	Mr Agil Alkaff
Agent (if any):	Stephen Lamb
Case officer:	Joshua Lee
Recommendation:	Approve
Date of recommendation:	01 June 2026

Description of site, building and/or area

The proposal is related to a two-storey mid-terrace dwellinghouse on Eileen Grove. The property is in lawful use as a C4 House of Multiple Occupancy. The property features an original two storey outrigger and further single storey outrigger extension. The property has no off-street parking.

The property is in a mostly residential part of Moss Side ward of Manchester.

Description of development

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

The proposed rear extension encapsulates the existing two storey outrigger projecting 3000mm from the original rear elevation and 1350mm beyond the rear elevation of the outrigger. The extension would span the full width of the property, sitting within the existing brick boundary walls. The extension would be finished in matching brick, Dark Grey GRP flat roof, with French doors to the rear and a lantern style rooflight.

Relevant planning history

Consultation, notification and publicity responses

Consultations

No consultees required.

Notifications and publicity

No representations received.

Negotiations

No negotiations required.

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 3 - Housing
 - H 11 – Houses in Multiple Occupation
 - 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-Strat5: Inner 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 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

Assessment

Principle of Development

The application seeks planning permission for a single-storey rear extension to an existing lawful House in Multiple Occupation (HMO) (Use Class C4). The proposal would not result in an increase in the number of bedrooms or the overall number of occupants at the property, and the lawful use of the building as an HMO would remain unchanged.

Policy H11 of the Manchester Core Strategy supports HMOs in appropriate locations, subject to ensuring that they do not result in harmful impacts on residential amenity or the character of the area. In this case, the proposal does not intensify the use, as no additional occupants are proposed. Instead, it would improve the quality and functionality of the internal living accommodation for existing residents.

It is also a material consideration that a Lawful Development Certificate (ref. 144950/LP/2026) has been issued for a very similar form of development at the property, comprising a rear dormer extension and two single-storey rear extensions. This establishes that comparable extensions can be carried out at the site without the need for planning permission, subject to compliance with permitted development rights. Whilst the current proposal is being assessed on its own merits, this fallback position carries weight and indicates that the principle of extending the property in a similar manner is acceptable.

Policy DM1 of the Core Strategy and saved UDP policy DC1 support extensions to residential properties where they are of an appropriate scale and do not result in unacceptable impacts. The proposal represents a modest rear extension within an established residential area and does not alter the established use of the property.

Overall, taking into account the absence of intensification, the improvement to living conditions, and the established fallback position, the proposal is considered acceptable in principle, subject to detailed assessment of design and amenity impacts set out 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 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, to the rear and using matching brick

The impact to adjoining neighbour No6 is acceptable given the existing rear extension at No6.

The impact to adjoining neighbour No10 is acceptable given the limited 3m projection. The lawful development certificate was issued for a rear extension projecting 1511mm from the original rear elevation. Given the proposal under assessment is less than 1500mm further the cumulative effect is not substantial enough to warrant refusal.

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.

No views of 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, notably rear extensions at neighbouring properties and would not therefore disrupt the area's existing features.

Effects on amenity

Privacy

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

The proposed lantern 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 acceptable.

Noise

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

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 and would not present further accessibility issues into the property.

Adequacy of internal accommodation and external amenity space.

The proposal would increase the amount of internal floorspace available to occupiers, improving the overall quality and functionality of the living environment. The extension would have a relatively limited impact on the existing rear yard area and would retain a usable level of external amenity space.

It is acknowledged that properties of this type typically benefit from limited private outdoor space. However, in this instance the reduction in amenity space is modest. Furthermore, significant weight is given to the fallback position established under Lawful Development Certificate ref. 144950/LP/2026, which confirms that a broadly comparable form of extension, including two single-storey rear extensions, could be implemented without planning permission.

Taking this into account, the resulting level of external amenity space would not be so materially harmful as to justify refusal. On balance, the proposal is considered acceptable in terms of internal accommodation and external amenity provision.

Refuse storage and collection

The proposal itself has little impact on waste from the site. It uses the current domestic storage and collection methods on site and maintains external access to the rear of the property.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property.

Green Infrastructure including open space, both public and private

The proposal has no impact on green infrastructure.

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.

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.

Conclusion

Overall, the proposed single-storey rear extension represents a modest and sustainable form of development that would improve the quality and functionality of the existing HMO accommodation without intensifying its use. The scheme is appropriately designed and would not result in unacceptable harm to neighbouring amenity or the character of the area, while significant weight is given to the fallback position established by the lawful development certificate. Taking all matters into account, the benefits of the proposal outweigh the limited impacts, and it is considered to comply with the development plan and national guidance.

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 is considered to be acceptable and therefore determined within a timely manner.

Recommendation: Approve

Conditions attached to this decision

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

- a. Location Plan, THE LOCATION PLAN, 19 Mar 2026
- b. PROPOSED SECTION AA, HAD3995-05C, 16 Apr 2026
- c. PROPOSED PLANS, HAD3995-03D, 16 Apr 2026
- d. PROPOSED ELEVATIONS, HAD3995-04B, 16 Apr 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 those as specified on approved plan/drawing ref:
 - a. PROPOSED ELEVATIONS, HAD3995-04B, 16 Apr 2026

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.