MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-000072
Application type:	Householder planning permission
Proposal:	Erection of a second floor rear extension.
Site address:	4 Tommy Johnson Walk Manchester M14 4JA
Ward(s):	Moss Side
Date application valid:	16 June 2026
Applicant name:	Mr Maqsood Ahmed
Agent (if any):	Mr D King
Case officer:	Holly Wright
Recommendation:	Approve
Date of recommendation:	03 August 2026

Description of site, building and/or area

The application relates to a part-two / part-three storey mid-terraced dwellinghouse of buff, grey, and redbrick with a grey tile dual-pitch roof. The property features light-grey framed windows, a porch overhang, a modest front garden bordered by mid-level metal fencing, and a garden/yard space to the rear.

Tommy Johnson Walk is a residential street situated within the Moss Side ward of Manchester, close to Greenheys Adult Learning Centre, Moss Side Park, and Claremont Primary School. The area is predominantly residential in terms of its character, consisting of terraced dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

The property is not listed, nor is it sited within a conservation area.


Mary Barton Flds
Mary Barton Flds
Elizabeth Gaskell Sq
Tommy Johnson Walk
Tommy Johnson Walk
Tommy Johnson Walk
Upper Lloyd St
Upper Lloyd St
4
11
110
3
1






SL69 NWV

Description of development

The applicant is seeking planning permission for the erection of a second floor rear extension.

Consultation, notification and publicity responses

Consultations

Not applicable.

Notifications and publicity

No responses received.

Relevant policies

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.
- Policy JP-P1 – Sustainable Places

The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places

Draft National Planning Policy Framework (NPPF, 2025)
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.
- Chapter 12 – Making Effective Use of Land
- Policy L4: Residential extensions
- Chapter 14 – Achieving Well-Designed Places
- Policy DP3: Key principles for well-designed places



Submitted proposed plans and elevations

Assessment

Principle – the principle of the proposal, to erect a second-floor rear extension to provide additional living accommodation for a dwellinghouse, is acceptable. Notwithstanding this, consideration must be given to the proposal's siting, scale, and massing, appearance, impact upon visual and residential amenity, waste storage, and parking, amongst other matters.

Siting, scale, and massing – the proposed second-floor extension would be positioned on the rear-facing roof slope of the existing dwellinghouse. It would be set just below the existing ridge line and would measure to approximately 9.8m in height at its highest point, reducing to approximately 7.9m at its rearmost point. The extension would be set back approximately 0.35m from the eaves and would have a width of approximately 5.1m. Gaps of approximately 0.35m would be maintained to the side boundaries with the adjoining properties.

The overall siting, scale, and massing of the proposal is considered acceptable. The proposed extension would be sited entirely within the roof slope of the existing dwellinghouse and would incorporate subservient design features, including being set below the existing ridge line, recessed from the eaves, and maintaining adequate gaps to the shared boundaries. Further to this, the extension would broadly replicate the pitch of the existing roof and would therefore read as a proportionate addition to the host dwellinghouse, avoiding resulting in an excessively large or bulky addition.

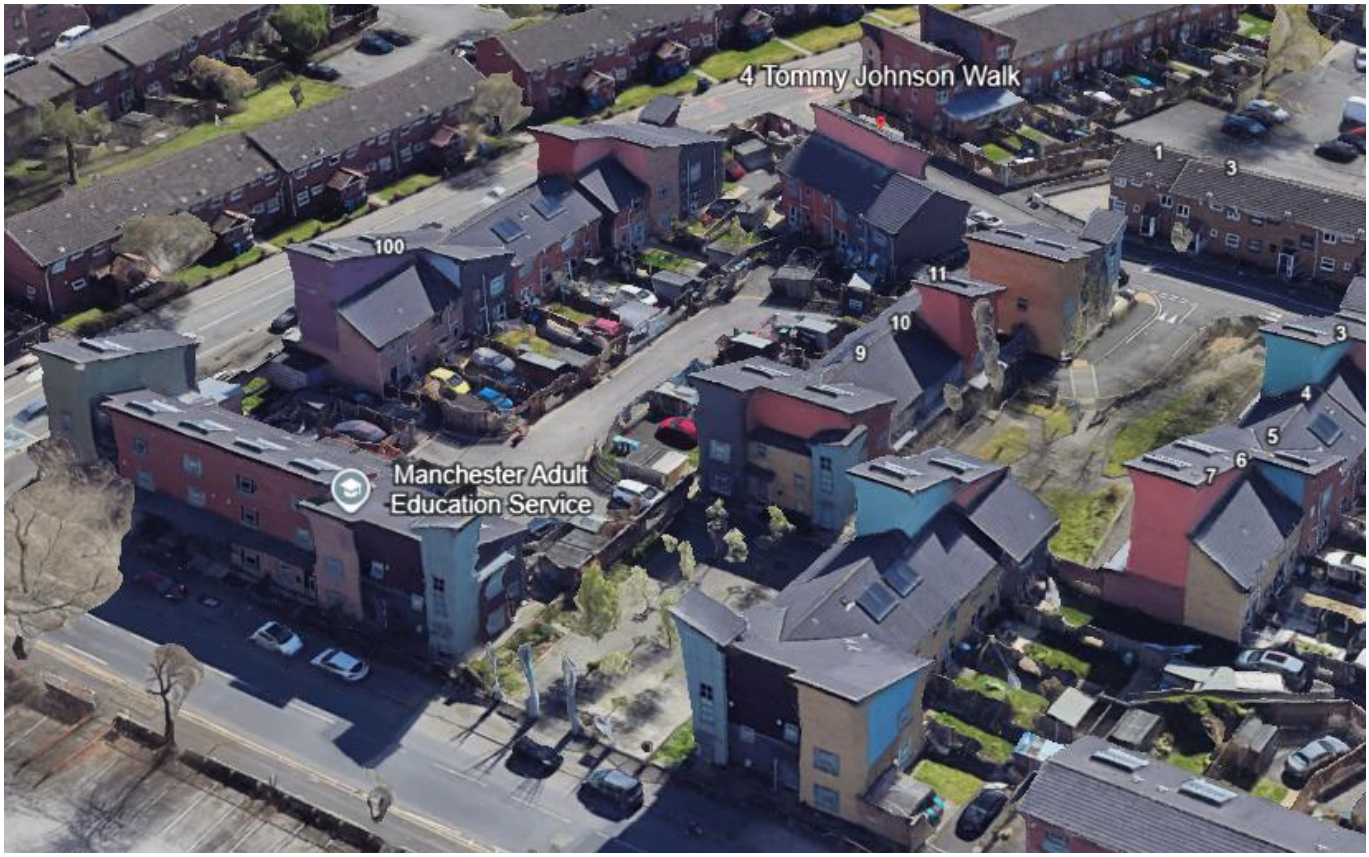
It should also be noted that the surrounding estate exhibits a variety of building types, roofscapes and extensions with no strong or clearly consistent pattern in built form or extension design. As such, it is considered that the proposed extension would be in-keeping with this varied character and would not appear incongruous with the appearance of surrounding residential properties.



Google Earth view of surrounding estate



Google Earth view of surrounding estate



Google Earth view of surrounding estate

Appearance and visual amenity – the planning submission indicates that the extension would be constructed of materials similar to the existing dwellinghouse, including brickwork to its elevations, roof tiles to its pitched roof, and white uPVC-framed windows. Its side elevations would be blank, whilst its rear elevation would feature two windows.

Sited to the rear of the property, the proposal would not be highly visible within the street scene or public realm other than from specific viewpoints available along Upper Lloyd Street and Great Western Street. Its use of matching materials (i.e., brickwork, roof tiles, and windows) would provide a blended appearance with the host dwellinghouse, ensuring that that the proposal does not form an overly prominent visual feature within the area. Further to this, given that the surrounding estate is notably varied in character, in terms of building types, roofscapes, and extensions, it is considered that the proposal would not appear out-of-keeping with the appearance of the surrounding area. For these reasons, the proposal is not anticipated to give rise to significant harm to the character and appearance of the application property or the visual amenity of the surrounding area.

Residential amenity – the second-floor extension's siting on the rear roof slope of the property, set below the existing ridge and above the existing eaves, should ensure that it does not cause significant issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area, given that its mass and bulk would not impact the path of light to neighbouring properties significantly beyond that of the host dwellinghouse itself. Further to this, the extension's rear-facing windows would be set back from the eaves and, as such, should provide no further degree of overlooking than any existing windows at first-floor level.

Waste storage – the current waste storage arrangements would be unaffected by the proposal as external access to the rear would be retained.

Parking – the current parking arrangements would be unaffected by the proposal as the existing driveway space would be retained.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1, and SP1 of the Manchester Core Strategy, chapter 12 of the National Planning Policy Framework (2024), and policy JP-P1 of the Places for Everyone joint development plan document.

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. No significant problems have arisen during the consideration of this application, and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to Refuse

1) 3-year time limit:

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

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) Specified plans:

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

‘PROPOSED ELEVATIONS’, numbered ‘A103 rev B’, received by the City Council as Local Planning Authority on 15 July 2026.
‘PROPOSED GF AND 1ST FLOOR PLAN’, numbered ‘A100’, received by the City Council as Local Planning Authority on 16 June 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

3) Materials:

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) Restriction on additional openings:

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 inserted into the elevations 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.