MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

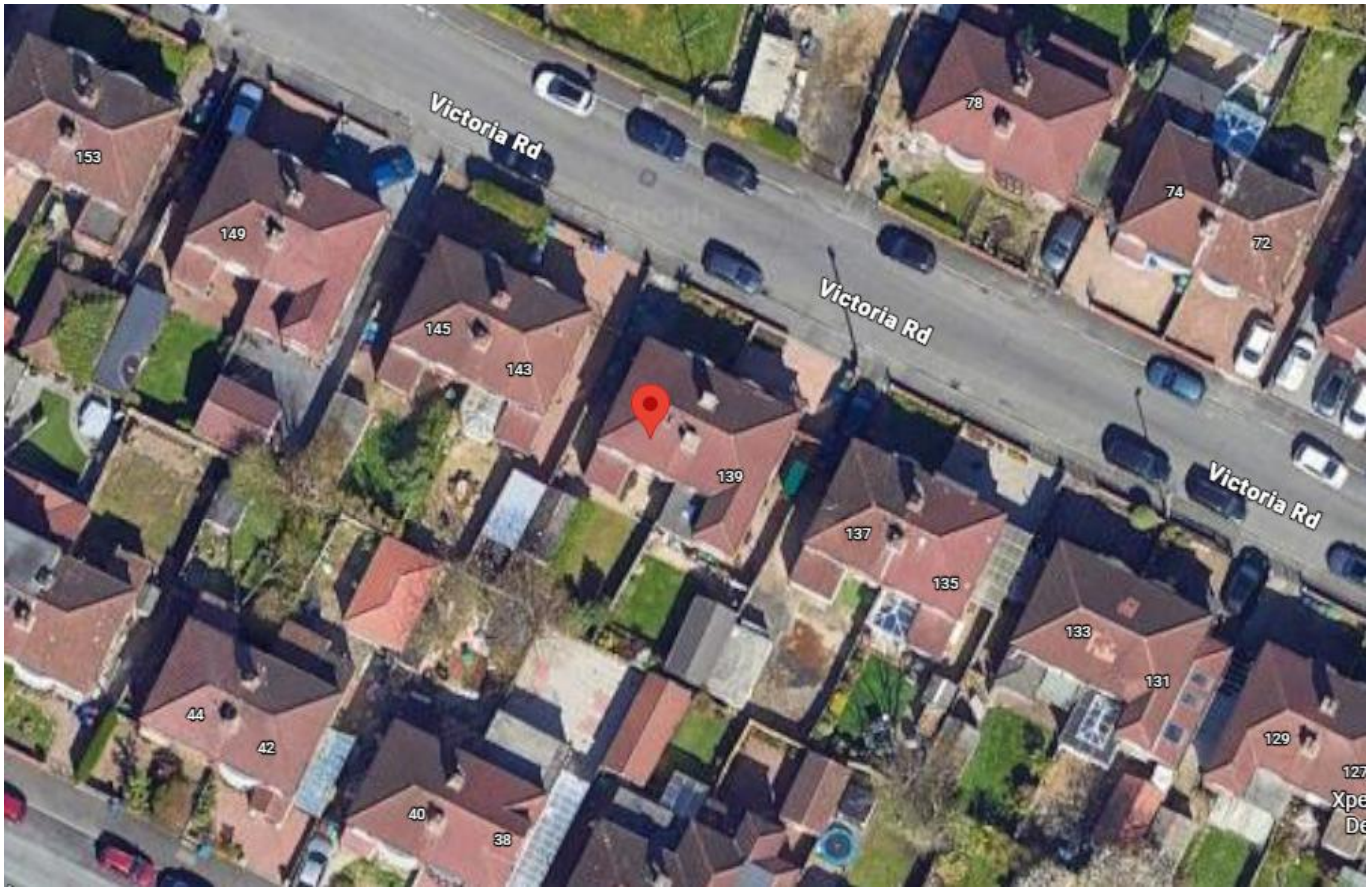
Application reference:	PLA-2026-000206
Application type:	Householder planning permission
Proposal:	Erection of part single, part two-storey side and rear extension.
Site address:	141 Victoria Road Manchester M14 6DA
Ward(s):	Old Moat
Date application valid:	21 May 2026
Applicant name:	Mr Usman Ahmed
Agent (if any):	Mr M Farooq
Case officer:	Holly Wright
Recommendation:	Approve
Date of recommendation:	12 August 2026

Description of site, building and/or area

The application relates to a two-storey semi-detached dwellinghouse of redbrick and cream coloured textured render with a red tile hipped roof. The property features white uPVC-framed windows, including a two-storey rounded bay to the front, a front canopy overhang, a concrete driveway and modest front garden bordered by a mid-level brick wall and gate posts, a single storey rear outrigger, and a detached outbuilding situated within a spacious rear garden.

Victoria Road is a residential street situated within the Old Moat ward of Manchester, close to Fallowfield cycling loop, Wilbraham Road (A6010), and Old Moat Park. The surrounding area is primarily residential in terms of its character, consisting of terraced and semi-detached 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.


Victoria Rd
Victoria Rd
Victoria Rd
153
149
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Description of development

The applicant is seeking planning permission for the erection of a part-single / part-two-storey side and rear extension.

Consultation, notification and publicity responses

Consultations

Flood Risk Management made no objection to the proposal, recommending an informative note be attached in the event of an approval.

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Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance: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

Assessment

Principle – the principle of the proposal, to erect a part-single / part-two storey side and 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 part-single / part-two storey extension would be sited at the side and rear of the property, projecting northwest and southwest-wards.

At ground-floor level, the proposed extension would project approximately 3.5m rearwards from the host dwellinghouse, with an approximate length of 11.3m, a sideward projection of 2m, a width to the rear of 7.8m, a pitched roof height to the front of 3.4m with an eaves height of 2.6m, a pitched roof height to the rear of 3.5m and an eaves height of 2.5m. It would be sited adjacent to the boundaries shared with No.139 and No.143 Victoria Road.

At first-floor level, the proposed extension would project approximately 2.1m rearwards from the host dwellinghouse, with an approximate length of 8m (set back 2m from the front elevation of the dwellinghouse), a sideward projection of 2m, a width to the rear of 4.5m, a hipped roof height to the side of 6.7m (set 1.1m below the existing ridge), a hipped roof height to the rear of 6.3m (set 2m below the existing ridge), with eaves to match the host dwellinghouse. It would be sited adjacent to the boundary shared with No.143 Victoria Road and a gap of approximately 3.5m would be maintained to the boundary shared with No.139 Victoria Road.

The overall siting, scale, and massing of the proposal is considered acceptable. The 3.5m rearward projection at ground-floor level and 2.1m rearward projection at first-floor level would not exceed the limit stipulated in saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m) and is therefore considered acceptable, as well as being broadly in-keeping with the existing extensions evident in the surrounding area (i.e., the additions present at No.10, No.16, No.26, No.34 and No.58 Delacourt Road). Further to this, the proposed extension would feature subservient dimensions to the host dwellinghouse on account of it being set lower than the existing ridge line at both ground and first-floor level, with matching eaves, a 2m setback at first-floor level, and a modest rearward projection at ground- and first-floor level. For these reasons, the extension would avoid reading as an excessively large or bulky addition to the dwellinghouse. The inclusion of a reduced ridge and 2m setback at first-floor level would also mitigate the potential for a terracing effect to be generated as a result of the works and, again, would be in-keeping with the design of extensions in the surrounding area. Sufficient private amenity space would also be retained to the rear.



Broadly comparable extensions in surrounding area

Appearance and visual amenity – the details on the submitted application form indicate that the proposed rear extension would be constructed of brickwork, roof tiles, and uPVC-framed windows to match the existing dwellinghouse. At ground-floor level, it would feature one window to the front, two windows and two doors to the rear and blank side elevations. At first-floor level, it would feature one window to the front, two windows to the rear, and blank side elevations.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale, with a number of comparable rear extensions evident in the surrounding area. Sited to the side and rear of the property, elements of the proposal would be visible within the street scene and public. However, its use of matching materials (i.e., brickwork, roof tiles, and windows) would ensure that the proposal does not form an overly prominent visual feature within the 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 proposed extension is considered acceptable in terms of its impact upon neighbouring residential amenity. The extension has been designed to appear visually subservient to the host dwellinghouse, incorporating a modest rearward projection of approximately 3.5m at ground-floor level and 2.1m at first-floor level. The first-floor element would also be set back by 2m from the principal elevation, whilst the side and rear roof slopes would feature a reduced ridge height. These design measures ensure that the extension would read as a subservient addition as well as reducing its perceived scale and massing when viewed from neighbouring properties. Further to this, an adequate gap would be maintained to No.139 Victoria Road at first-floor level, thus limiting the potential for the proposal to result in harmful overshadowing, loss of daylight, or an undue sense of enclosure. Given the orientation, scale and siting of the proposed extension, it is not considered that the proposal would appear overbearing or result in an unduly harmful loss of outlook for adjacent occupiers. It should also be noted that the scale of the proposed extension is broadly comparable to other extensions present in the surrounding area and would therefore be in-keeping with the established pattern of development. Additionally, as the extension would not include any side-facing windows in proximity to shared boundaries, no unacceptable impacts in terms of overlooking or loss of privacy are anticipated.

Waste storage – as the proposal would result in external access to the rear of the property being lost, details of an enclosed bin store (able to accommodate 4no. 240L refuse bins) have been provided to the front of the property. This would screen the property's bins from view, therefore, reducing their visual impact within the street scene.

Parking – the proposal would reduce the dimensions of the existing driveway space, however, sufficient space for at least one vehicle (2.4m by 4.8m) would be retained. These arrangements are therefore considered acceptable.

Flood risk implications - Flood Risk Management made no objection to the proposal, requesting informative notes relating to property flood resilience measures be attached in the event of an approval.

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. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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:

‘GROUND FLOOR PLAN (PROPOSED)’, shown on drawing numbered ‘2417/2’, received by the City Council as Local Planning Authority on 3 August 2026.
‘FIRST FLOOR PLAN (PROPOSED)’, shown on drawing numbered ‘2417/2’, received by the City Council as Local Planning Authority on 3 August 2026.
‘FRONT ELEVATION (PROPOSED)’, shown on drawing numbered ‘2417/3’, received by the City Council as Local Planning Authority on 3 August 2026.
‘SIDE ELEVATION (PROPOSED)’, shown on drawing numbered ‘2417/3’, received by the City Council as Local Planning Authority on 3 August 2026.
‘REAR ELEVATION (PROPOSED)’, shown on drawing numbered ‘2417/3’, received by the City Council as Local Planning Authority on 3 August 2026.
‘SIDE ELEVATION (PROPOSED)’, shown on drawing numbered ‘2417/3’, received by the City Council as Local Planning Authority on 3 August 2026.
‘SITE PLAN (PROPOSED)’, shown on drawing numbered ‘2417/3’, received by the City Council as Local Planning Authority on 3 August 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 dwellinghouse 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 Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) Bin store:

The bin store, shown on the drawing titled ‘SITE PLAN (PROPOSED)’, numbered ‘2417/3’, received by the City Council as Local Planning Authority on 3 August 2026, shall be implemented and be in place prior to the first occupation of the extension and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the appearance of the street scene, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

5) 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 City Council as Local Planning Authority.

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

Informatives:

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.