MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

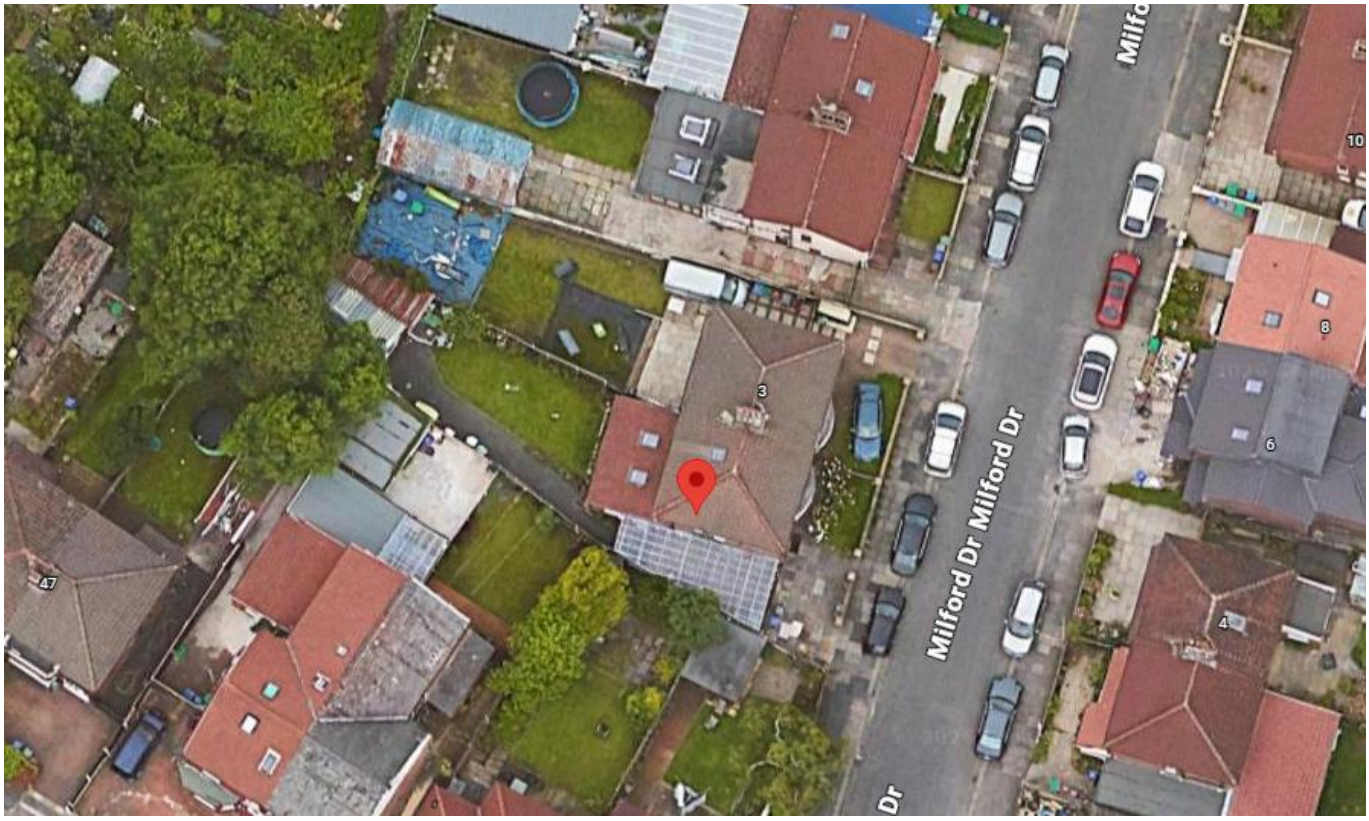
Application reference:	PLA-2026-001435
Application type:	Householder planning permission
Proposal:	Erection of a single-storey rear extension.
Site address:	1 Milford Drive Manchester M19 2SA
Ward(s):	Levenshulme
Date application valid:	24 August 2026
Applicant name:	Haider Ali Shah
Agent (if any):	Mr Dean King
Case officer:	Holly Wright
Recommendation:	Refuse
Date of recommendation:	12 October 2026

Description of site, building and/or area

The application relates to a two-storey semi-detached dwellinghouse of redbrick with a red tile hipped roof. The property features white uPVC-framed windows, including a ground-floor bay to the front, a paved/tiled driveway and a modest front garden bordered by a mid-level brick wall, a single storey side extension/canopy, a single storey rear extension, and a detached outbuilding situated within the rear garden space.

Milford Drive is a residential street situated within the Levenshulme ward of Manchester, close to Highfield Country Park, Wellington Road North, and Cringle Park. The surrounding area is predominantly residential in terms of its character, and benefits from its proximity to public outdoor amenity spaces.

The property is not listed, nor is it sited within a Conservation Area.


Milford Dr Milford Dr
3
47
10
8
6
4






3
1 Milford Dr


1 Milford Dr
3


1 Milford Dr
3











Description of development

The applicant is seeking planning permission for the erection of a single-storey rear extension.

Relevant planning history

No previous history.

Consultation, notification and publicity responses

Local residents – no responses received.

Flood Risk Management made the following comments on the application:

> *"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.*
>
> *We do not have comments on this application."*

Relevant policies

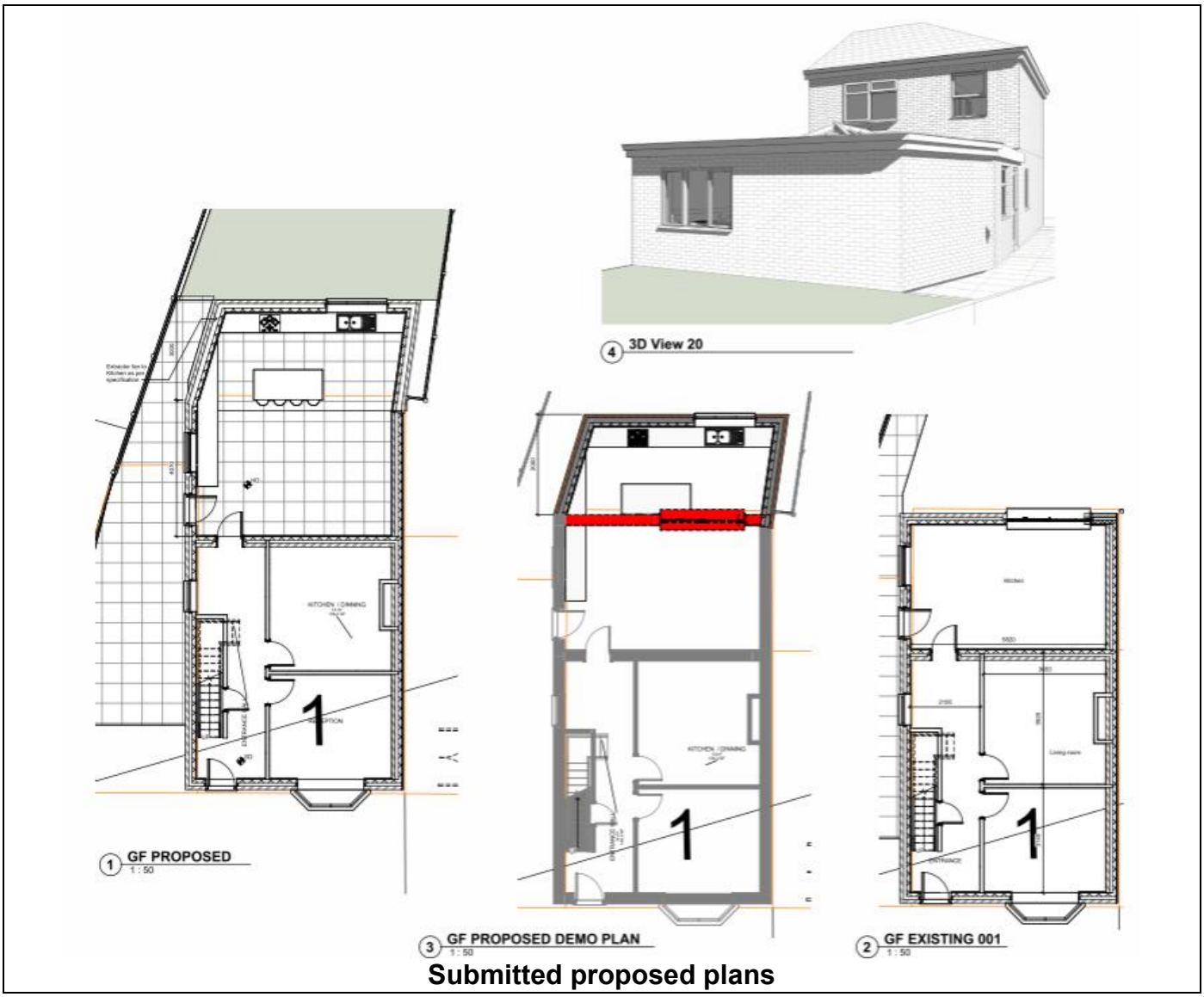
The following policies are considered relevant in the consideration of this application.

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

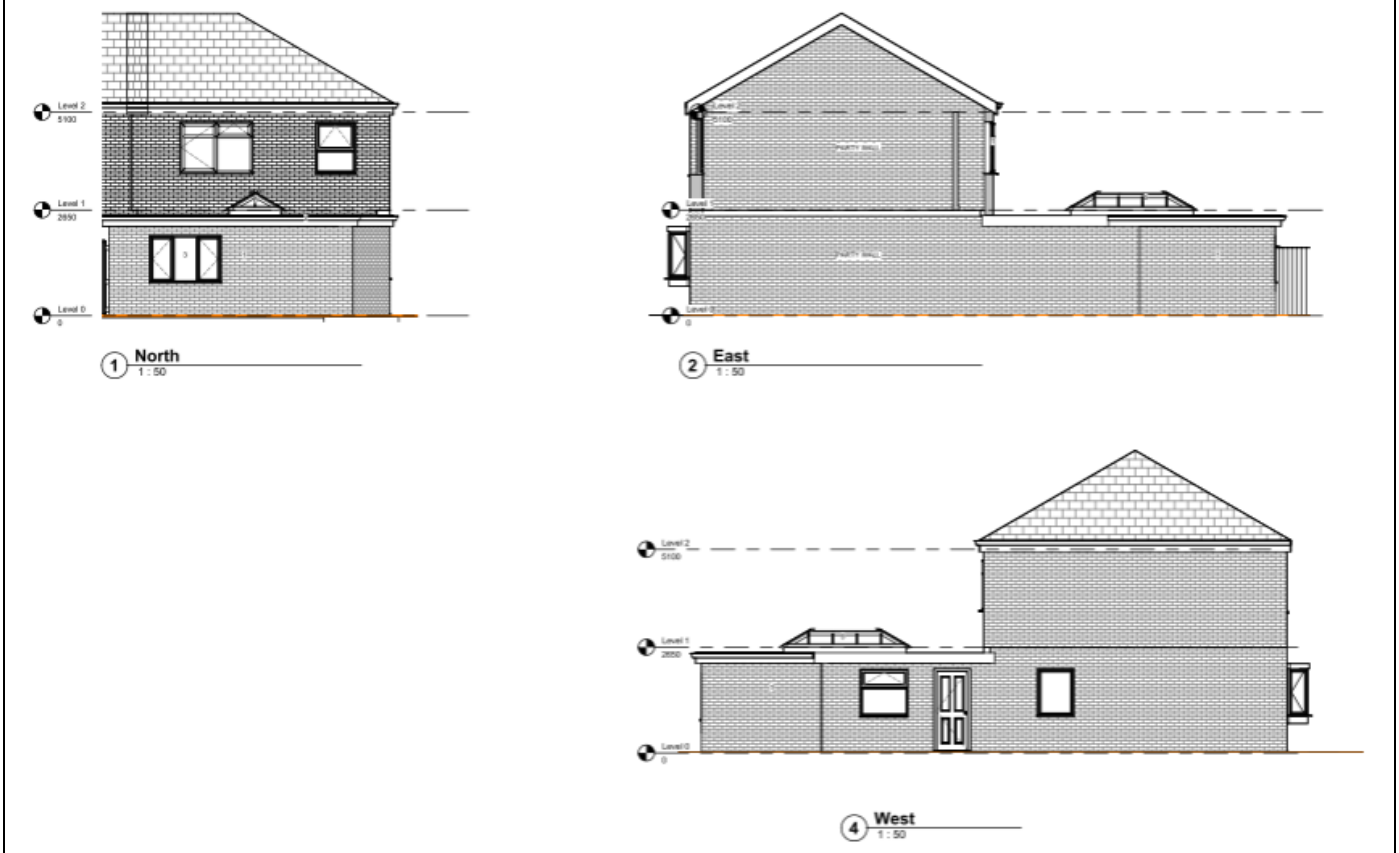
The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

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

National Planning Policy Framework (NPPF, 2026)
- Chapter 14 – Achieving Well-Designed Places
- Policy DP3: Key principles for well-designed places



Submitted proposed plans



Submitted proposed elevations

Assessment

Principle - Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 3 of chapter 1 (introduction) of the National Planning Policy Framework (2026) require that decisions must be made in accordance with the development plan, unless material considerations indicate otherwise.

In the case of this application, the principle of the proposal is considered unacceptable and cannot be supported as it conflicts with the development plan policies and associated guidance listed in the preceding section.

It is considered that the proposal would have an unduly harmful impact upon the amenity of neighbouring occupiers, in terms of introducing an overbearing feature, generating feelings of enclosure and causing issues associated with overshadowing, loss of light, and loss of outlook. The proposal would also fail to read as a subservient addition to the host dwellinghouse, thus causing undue harm to its character and appearance.

On this basis, the proposal is considered to conflict with saved policy DC1 of the Unitary Development Plan, policies DM1 and SP1 of the Manchester Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan Document, and the requirements of the National Planning Policy Framework (2026).

Siting, scale, and massing – the extension would be sited at the back of the property, adjoining the existing rear addition present on site. The submitted proposed drawings indicate that the extension would project a further 3m rearwards from the existing rear extension, resulting in a total rearward projection of approximately 7.07m when measured from the host dwellinghouse. The proposed drawings also indicate that the extension would have a width of approximately 6.5m (when measured adjacent to the host dwellinghouse) narrowing to 6.1m at

its rearmost point, with a flat roof height of approximately 2.5m. The proposed extension would be sited adjacent to the boundary shared with No.3 Milford Drive with a gap of approximately 1m maintained to the plot's southern boundary, shared with No.55 Cringle Road.

Overall, the siting, scale, and massing of the proposal is considered unacceptable. The 7.07m rearward projection of the extension together with the previous additions on site would significantly exceed the limit stipulated within saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m) and is considered to have an overbearing effect upon neighbouring occupiers, particularly those residing at No.3 Milford Drive and No.55 Cringle Road, as a result of the excessive massing and bulk of the extension combined with its siting in proximity to the shared boundary.

Additionally, it should also be noted that, by virtue of the substantial rearward projection of the combined additions and their cumulative scale and massing, the proposal fails to appear visually subservient to the host dwellinghouse. As such, it is considered to result in undue harm to the character and appearance of the application property.

The proposal therefore conflicts with saved policy DC1 of the Unitary Development Plan, policies DM1 and SP1 of the Manchester Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan Document, chapter 12 of the National Planning Policy Framework (2024), and the requirements of the National Planning Policy Framework (2026).

Appearance and visual amenity – the proposed extension would be constructed of facing brickwork to match the existing dwellinghouse, with an anthracite EPDM/GRP flat roof, white PVCu windows and composite doors. Whilst the use of matching materials is noted and would assist in integrating the extension with the existing dwellinghouse, material choice alone is insufficient to overcome the harm arising from the scale and form of the proposal.

The extension would be positioned to the rear of the dwellinghouse and would therefore have limited visibility from the public realm. However, even where a proposal is not readily visible from public viewpoints, it must still be of an appropriate scale, design and proportion in relation to the host dwellinghouse.

In this case, the proposal, when considered alongside the existing additions to the property, would result in a substantial cumulative rearward projection and a built form that occupies an excessive proportion of the original dwelling's curtilage. The combined depth, scale and massing of the extensions would create a dominant and overdeveloped form addition that would not appear visually subservient to the host dwellinghouse. Instead, the extension would read as a significant addition that competes with, rather than complements, the scale and proportions of the original dwellinghouse.

Further to this, the proposed roof lantern would add to the perceived bulk of the extension and contribute to its visual prominence. Whilst modest in isolation, it would form part of an already extensive addition and would reinforce the overall perception of excessive scale.

For these reasons, notwithstanding the use of matching materials and the limited visibility of the proposal from public vantage points, the proposal would result in unacceptable harm to the character and appearance of the application property by virtue of its cumulative scale, massing and lack of visual subservience. The proposal therefore conflicts with saved policy DC1 of the Unitary Development Plan, policies DM1 and SP1 of the Manchester Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan Document, chapter 12 of the National Planning Policy Framework (2024), and the requirements of the National Planning Policy Framework (2026).

Residential amenity – the proposal is considered to have an unacceptably harmful impact upon the occupiers of No.3 Milford Drive, located to the north of the application property. This is due to the substantial 7.07m rearward projection, together with the excessive cumulative scale and massing of the extension and existing additions, which would result in an overbearing effect, generate a sense of enclosure and cause issues associated with overshadowing, loss of light, and loss of outlook, particularly given the orientation and relationship of the respective properties.

Whilst Nos.53-57 Cringle Road would be less affected owing to their position to the south, the proposal would nevertheless have an unduly harmful impact upon the occupiers of these properties. The significant rearward projection and cumulative scale of the additions would similarly result in an overbearing effect and generate an unacceptable sense of enclosure.

As no windows are proposed in proximity to the plot's shared boundaries, significant issues associated with overlooking and loss of privacy are not anticipated.

Notwithstanding the absence of privacy concerns, the proposal would result in unacceptable harm to the residential amenity of neighbouring occupiers by reason of its excessive scale, bulk, and massing. The proposal therefore conflicts with saved policy DC1 of the Unitary Development Plan, policies DM1 and SP1 of the Manchester Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan Document, chapter 12 of the National Planning Policy Framework (2024), and the requirements of the National Planning Policy Framework (2026).

Waste storage – the current waste storage arrangements would be unaffected by the proposal.

Parking – the current parking arrangements would be unaffected by the proposal.

Accuracy of the submission – the submitted drawings do not accurately represent the existing site and dwellinghouse. In particular:

- The existing single storey side extension/canopy has not been shown on the submitted plans. It is unclear whether this structure benefits from planning permission as no relevant planning records have been identified.
- Existing outbuildings within the site have not been shown on the submitted site plan.
- Existing first-floor windows have been omitted from the submitted side elevation drawings.
- An existing rooflight within the host dwellinghouse roof slope has not been shown on the submitted rear elevation.

Conclusion - it is considered that the proposal would have an unduly harmful impact upon the amenity of neighbouring occupiers, in terms of introducing an overbearing feature, generating feelings of enclosure and causing issues associated with overshadowing, loss of light, and loss of outlook. The proposal would also fail to read as a subservient addition to the host dwellinghouse, thus causing undue harm to its character and appearance.

On this basis, the proposal is considered to conflict with saved policy DC1 of the Unitary Development Plan, policies DM1 and SP1 of the Manchester Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan Document, and the requirements of the National Planning Policy Framework (2026).

The agent of the application was informed of the above issues and notified of the LPA's intent to refuse the proposal.

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: Refuse

Article 35 Statement:

The proposal would not improve the social and environmental conditions of the area, nor does it comply with the development plan and therefore does not comprise sustainable development. There are no conditions which could reasonably have been imposed, which would have made the development acceptable, and it is therefore not possible to approve the application.

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

1) The proposal, by virtue of its substantial combined rearward projection, excessive scale and massing, and its cumulative impact alongside existing extensions, would fail to read as a visually subservient addition to the host dwellinghouse, resulting in an overly dominant and incongruous development that would cause unacceptable harm to the character and appearance of the application property. The proposal is therefore contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan Document, and the requirements of the National Planning Policy Framework (2026).

2) The proposal, by virtue of its excessive rearward projection, cumulative scale and massing when taken in conjunction with existing additions, and its proximity to the plot's shared boundaries would have an unduly harmful impact upon the amenity of neighbouring occupiers, in terms of introducing an overbearing feature, generating feelings of enclosure and causing issues associated with overshadowing, loss of light, and loss of outlook. The proposal is

therefore contrary to saved policy DC1 of the Unitary Development Plan, policies DM1 and SP1 of the Manchester Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan Document, and the requirements of the National Planning Policy Framework (2026).