

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143170/FH/2025
Date registered valid: 11 June 2025
Proposal: Erection of single storey rear extension
Address: 1 Nan Nook Road, Manchester, M23 9BZ
Ward(s): Brooklands Ward

Applicant: Mr Sunil Thomas
Agent (if any):
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 28th July 2025



Application details**Type of application:** Full Householder Application**Development type:** Householder**Date of site visit:** 1 July 2025**Standard consultations:**

No consultations have been printed and sent.

Neighbour notifications

Printed: 19 June 2025 Expired: 10 July 2025

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**

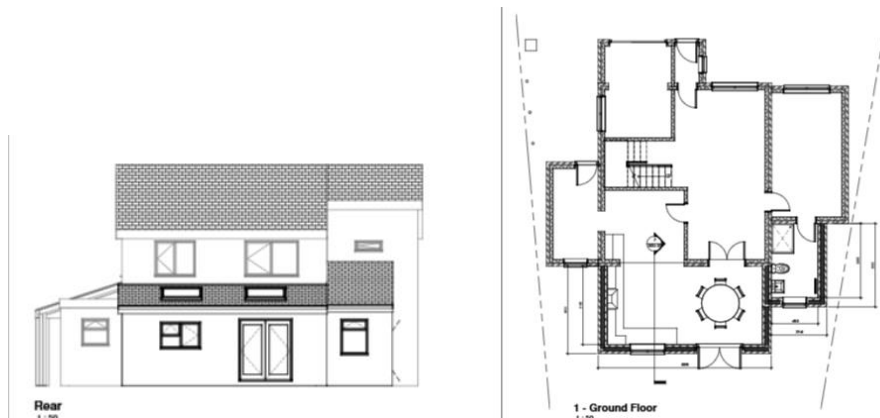
The application site comprises a two-storey detached dwelling located within the Brooklands ward of Manchester. The property is situated on a triangular plot, bounded by similar residential dwellings, and is positioned on the north side of Nan Nook Road. The site benefits from side access, a car port, and a garage that projects forward of the main elevation. It also features front and rear gardens, a driveway to the front, and a two-storey side extension.

**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 is seeking planning permission for the erection of a single storey rear extension. This would provide additional living space for the occupants of the property.



Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments received as a result of this proposal

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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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, in particular policy 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.
- 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 EN 19 - 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.

We consider this proposal to accord with the principles of this policy.

Principle

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 1 Nan Nook Road

Planning application number F10609- Extension at 1st floor level side of dwellinghouse to form dressing room and bathroom. - This application was approved on 02.05.1979

Residential Amenity

The applicant is seeking planning permission for the erection of a single storey rear extension. This would provide additional living space for the occupants of the property.

The proposed development would see an extension projecting 3.5m from the existing rear wall, extending 6.920m in width across the back wall of the property. Additionally, a further extension is set to project from the rear wall of the side extension projecting 3.330m with a width of 2.218m which will adjoin the main rear extension. The roof design will feature a combination of flat and mono-pitched elements, incorporating two roof lights. The rear elevation of the main extension will include a window and a set of double doors, while the rear elevation of the side extension will feature a sloping roof with an additional rear window.

Given the relationship to the adjacent properties, it is not anticipated that the introduction of a single-storey extension in this location would result in any undue harm to the occupiers of neighbouring dwellings on either side of the application site by virtue of loss of light, overbearing impact or loss of privacy. The proposal is compliant with Policy DC1 of the Unitary Development Plan (UDP), and, taking into account the orientation of the property and the single-storey nature of the extension, it is considered that there would be no significant overshadowing or loss of light arising from the development.

The extension would not be visible from the public highway and therefore would not feature within the street scene, however, the character of the area has been retained, the appearance is considered to be acceptable and its impact upon visual amenity is considered negligible.

In this instance the proposal is considered acceptable and therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan.

Siting, scale and massing

The proposal has been sited and designed to ensure that it is subservient to the original dwelling house, is not excessively large or bulky and are therefore considered to accord with the principles set out in saved UDP policies DC1 and accords with Core Strategy policies DM1 of the Core Strategy.

Design

The proposal is considered acceptable and meets the standard expected for a structure of this nature. The design is in keeping with the character of the existing property and the surrounding area. The proposed materials, as specified in the application form, are to match those of the existing building, ensuring visual continuity.

It is considered that the proposed works would not detract from the character or appearance of the property. The design complements the host dwelling and integrates well with the local context.

On balance, the design and appearance of the proposed development are considered to accord with Core Strategy Policies DM1 and EN1. Overall, the proposal is deemed to be acceptable in design terms.

Waste management

The storage of bins are not affected by this proposal as adequate space to the rear is retained. Therefore, the bins would accord with policy EN19 of the Core Strategy.

Parking

Current parking arrangements are unaffected by this proposal.

Conclusion

The proposal complies with the above policies; it received no objections, and the City Council recognises the importance of adapting homes to suit changing household needs.

For the above reasons, the proposal is unlikely to have any detrimental impact and therefore accords with saved UDP policy DC1 and policies SP1 and DM1 of the Core Strategy.

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.

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:

Received on 11th June 2025 numbered 0031-02 Proposed Floor Plans and Elevations

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 to be used on the external surfaces hereby permitted shall match those as specified on the application form in type, size, colour and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure, pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

3 Nan Nook Road, Manchester, M23 9BZ
11 Cherry Tree Road, Manchester, M23 9BY
185 Wythenshawe Road, Manchester, M23 0AD
187 Wythenshawe Road, Manchester, M23 0AD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA