MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143330/FH/2025
Date registered valid:	18 July 2025
Proposal:	Erection of single storey rear extension, re-render, installation of rear dormer, rooflight to front of main house roof and addition of solar panels to dormer and front of main house roof following removal of existing garage
Address:	243 Ryebank Road, Manchester, M21 9LX
Ward(s):	Chorlton Ward
Applicant:	Mrs A Kingsley
Agent (if any):	Kimberley Smith, Urban Road Architects
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**02/09/2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20/08/2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 24 July 2025 Expired: 14 August 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 relates to two-storey semidetached class C3 dwellinghouse on Ryebank Road. The property is finished in white render and slate roof tiles with a two-storey bay window to the front. There is a detached single storey outbuilding in the rear garden used as a garage.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
Ryebank Road is a predominantly residential street in Chorlton. The immediate area comprises of a range of house types including semidetached, detached and terraced with Longford Park and athletics track in close proximity.

Description of development
The applicant is seeking permission for the erection of a single storey rear extension, rear dormer, re-rendering, solar panels and roof lights as well as the demolition of the existing garage.

Consultations & Notification Responses
Neighbours, as per appendix 1 – No comments or objections received.

Policy
The Manchester Core Strategy Development Plan Document 2012-2027 –
The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 - Heritage

Extant Unitary Development Plan (UDP)
The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

Places for Everyone
Places for Everyone (2022-2039) – 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.
The following policies are relevant:

- JP-S1- Sustainable development

The National Planning Policy Framework (December 2024)
The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually

supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

Principle

The submitted application is for the erection for a rear extension and rear dormer to provide additional living accommodation and solar panels to generate electricity. This is considered acceptable in principle as many people prefer to alter or extend homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed alteration would give rise to any significant additional waste or car parking pressures.

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. The proposed dormer is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Sitting, Scale and Mass

The proposed rear extension would be single storey, with a staggered projection back from the main house by between 4260mm and 4815mm. The roof would be flat with a maximum height of 3690mm, sloping down to 2570mm at the boundary to meet the eaves of the adjoining single storey rear extension. The addition would be in line with the main house, maintaining a gap to the boundary with no.245 of 1300mm, maintaining access down the side of the property.

The proposed rear dormer would span a width of 5990mm, leaving gaps of 520mm to the adjoining property, 500mm to the side of the roof, and would be set in from the eaves by 120mm and set below the roof ridge by 100mm. The dormer is not considered to be excessive in relation to the property.

Given the scale of the host dwellinghouse and the extensions at the neighbouring properties, the proposed rear projection extending no further than the adjoining extension roof height of 3690mm is not considered to be to be unacceptable for this property. The proposal is considered to be subservient to the host dwellinghouse in terms of its dimensions and would not result in 'excessively large or bulky' addition to the property.

Residential Amenity

As the proposed extension is single storey, with a maximum roof height of 3690mm sloping down to 2570mm at the shared boundary and only projecting as far back as the adjoining extension on the boundary, it is considered unlikely to result in significant issues related to overshadowing, loss of light, or loss of outlook on either neighbouring property.

The proposed extension would feature glazed doors and a large window on the rear elevation, with two windows on the side elevation. It is not anticipated any of these windows would give rise to overlooking as they are placed on elevations where there is already existing windows,

and they would sit below the existing fence line, however, an obscure glaze solution has been offered to the side facing windows (shown on plan), which has been conditioned.

The proposed dormer would be set in from the sides of the house by more than 500mm and set in from the eaves by 120mm. The adjoining property features a mansard roof up to the shared boundary, so the dormer would sit in further than the adjoining roof therefore causing no overshadowing or overbearing impact on the adjoining neighbour. It would feature two windows on the rear elevation though with the setbacks and modest size of the windows it is not anticipated these will overlook any more than the existing first floor rear windows.

The proposed re-render and solar panels would have no negative impact on the residential amenity of surrounding properties.

In addition, no objections have been received in response to the application.

The proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

Visual Amenity
The proposal includes the re-rendering of the property like-for-like over the existing rendering, it is to be painted white as per the existing and overall will refresh the look of the property by replacing damaged or weathered render. In addition to this, solar panels and a skylight window will be installed on the front roof slope, these will be visible from the highway and will therefore feature in the street scene, however it is noted that these alterations can be carried out under permitted development and alone do not require planning consent.

The rear dormer would be finished in black metal cladding to colour match the slate roof tile, with dark grey framed windows. The rear extension would be finished in brickwork with a flat roof and block framed windows. The proposal be in-keeping with the existing precedent of residential extensions in this area. The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor

Waste Storage
Access to the side of the property is maintained, and bins will be stored at the side of the property as they do currently.

Parking
The proposal will involve the demolition of the existing detached garage to the rear, however there is still hardstanding to the front for 1-2 vehicles which is considered acceptable for a single-family dwelling of this size.

Conclusion
Given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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 this permission.

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

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

a. Drawing - Location Plan – 30 June 2025.
b. Drawing – Floor Plans – 30 June 2025 – Drawing no. 2062_105
c. Drawing – Elevations – 30 June 2025 – Drawing no. 2062_106
d. Drawing – Site Plan – 30 June 2025 – Drawing no. 2062_104

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Specified materials:
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, with the external brick on the GF rear extension to match the neighbouring property.

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 policies DM1, SP1 and EN1 of the Core Strategy.

4. Additional glazing restriction:
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

5. Obscure Glazing:
Before first occupation the new windows in the side elevation on drawing no.2062_106 shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy**.**

Appendix 1 – List of consultees & neighbours notified

145 Nicolas Road, Manchester, M21 9LS
248 Ryebank Road, Manchester, M21 9LU
244 Ryebank Road, Manchester, M21 9LU
147 Nicolas Road, Manchester, M21 9LS
247 Ryebank Road, Manchester, M21 9LX
245 Ryebank Road, Manchester, M21 9LX
241 Ryebank Road, Manchester, M21 9LX
254 Ryebank Road, Manchester, M21 9LU
252 Ryebank Road, Manchester, M21 9LU
250 Ryebank Road, Manchester, M21 9LU
246 Ryebank Road, Manchester, M21 9LU
32 Hampton Road, Manchester, M21 9LA

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