

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143100/FH/2025
Date registered valid: 3 June 2025
Proposal: Erection of single storey rear extension
Address: 35 Nicolas Road, Manchester, M21 9LG
Ward(s): Chorlton Ward

Applicant: Mrs Sarah Phillips
Agent (if any): Mr Ryan Gee
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: **Approve**
Date of recommendation: **1st of July 2025.**



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10th June 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 9 June 2025 Expired: 30 June 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 property that is subject of this householder application is a brick built semi-detached C3 dwellinghouse. It features a cross-gable roof and to the front of the property is a hard standing driveway bordered by a mid-level wall. The rear of the property features a rear garden which shares boundaries to neighbours no.33 Nicolas Road and no.35. Nicolas Road.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No



Description of area

Nicolas Road is a residential street situated within the Chorlton ward of Manchester. The property is surrounded by similar built family properties. Other dwellings in the area consist of semi-detached houses of a similar design and age. Many of the surrounding properties benefit from similar extensions to the one proposed for 35 Nicolas Road.

Description of development

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

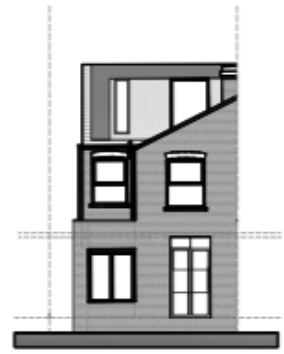
Submitted Plans & Elevations



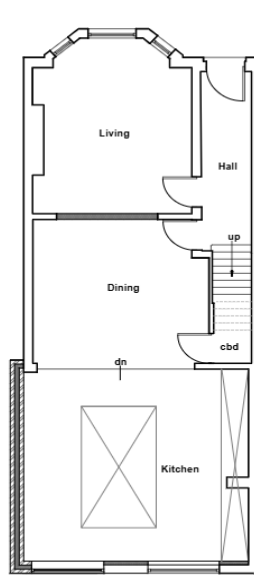
PROPOSED FRONT ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100



PROPOSED GROUND FLOOR 1:100

Consultations & Notification Responses

Neighbours- as per appendix 1. No comments or objections received.

POLICY

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, it is a key document for the local plan which provides a framework that planning applications are assessed against.

Policy DM1- Development Management

Policy SP1- Spatial Principles

Policy EN19- Waste

The National Planning Policy Framework (December 2024)- The Governments own planning policies for England and how they are expected to be applied.

-Chapter 8- Promoting healthy and safe communities

-Chapter 12- Achieving well-designed and beautiful places

Places for Everyone- 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 (Bolton, Bury, Rochdale, Oldham, Tameside, Stockport, Manchester, Trafford, Salford, Wigan) and took into effect and become part of the statutory development plan on March 21, 2024.

-Policy JP-P1: Sustainable Places.

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seeks to ensure that any new built development enhances or creates character, meets local needs, and enhances the built environment and the design, scale and appearance of the proposed development that is appropriate to its context. Policies DC.1, DC1.2 and DC1.3 of the UDP for the City of Manchester relate specifically to residential extensions and set out several criteria against which proposals for extensions will be assessed. Guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future residents.

Planning History

127054/FH/2025 – Erection of a single storey rear extension and installation of rear dormer together with associated elevational alterations to form additional living accommodation- Approved 27/07/2020.

Principle

The principle of erecting a single storey rear extension for additional living accommodation is acceptable given that many individuals prefer to extend and alter their homes to meet changing

household needs rather than move. Residents' homes should enable growth by providing sufficient space to accommodate changing needs and circumstances. However, consideration must be given to the proposal's siting scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Siting Scale and Massing

The single storey rear extension would be situated at the south of the property. It would project approx. 5m backwards from the host dwellinghouse, with a width of approx. 2.1m which meets an already existing forward projection to form a total width of 5.6m across the rear of the property. The extension will feature a flat roof which projects upwards of 4m. The extension does not affect the current gap maintained between the shared boundaries with neighbouring properties.

The overall siting, scale and massing of the proposal is acceptable as the extension is understood as being subservient to the host dwellinghouse even considering the larger dimensions. This would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area.

The projection of the extension does exceed the limit stipulated within saved policy DC1 of the UDP for the City of Manchester (3.65.) which the council would not normally approve. However, it is considered that as the extension provides a logical infill between the outrigger and the staggered rear wall of the dwelling that in this instance the extent of the extension is acceptable.

Appearance and Visual Amenity

The submitted application form indicates that the extension would be built of red brick to match the existing dwellinghouse with roof tiles and black aluminium to match existing windows. The flat roof will include GDR to blend in with the existing roof tiles.

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. Sited at the rear of the property, majority of the proposal wouldn't be visible from the street scene, only readily viewed from the private spaces of the neighbouring properties. The overall character of this property and its surrounding area should not be significantly harmed by these works. The design and appearance of the extension therefore accords with saved policy DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework.

Residential Amenity- Sunlight, Overbearing, Privacy & Relationship to Neighbours.

The non-adjoining neighbour is no. 37 Nicolas Road which sits west of the application site. Regarding sunlight, the proposed extension is not expected to cause additional shadowing or reduction in sun light hours to this property. The proposed extension will not extend over the current building line, instead it will meet the current outrigger. The main dwellinghouse of the two properties are currently separated by an approx. gap of 3m which will remain unaffected by the proposal. There would be a small distance of approximately 70cm between the proposed extension and the shared boundary. This slight gap will help in creating a less imposing feel for the neighbouring property. Additionally, the one storey element of the proposal will help in limiting the feeling of overbearingness for the neighbouring property.

The adjoining neighbour, no. 33 Nicolas Road sits east of the applicant property. The proposed extension is not predicted to impact the shared boundary with no. 33 Nicolas Road due to the positioning of the extension. The proposed extension will not affect any overshadowing or loss of light and the distance between the two properties and the shared boundary would be unaffected by the proposal.

The proposed extension ensures that sufficient provision has been retained to the rear. To the rear of the property is a block of flats on Shanklin Close over 25m away. These properties are expected to be unaffected by the proposal and is not considered to have any impact on the rear neighbours in terms of privacy. Moreover, none of its windows should give rise to any issues of overlooking or loss of privacy. The proposed doors and front facing windows will face directly into the garden, and the remaining window is to be used as a sky light. Therefore, privacy between neighbouring residential units will be unaffected. Overall, the proposal is not considered to give rise to any overlooking, significant loss of light nor privacy implications to the surrounding properties, pursuant to Policy DC1 of the UDP and the Core Strategy policies SP1 and DM1.

Waste Storage & Parking

There are no new arrangements that will impact upon waste storage or parking.

Accessibility

The proposal does not affect the entrance or threshold of the building.

Use

No change of use.

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 and Chapter 12 of the National Planning Policy Framework.

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

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 applicant 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)** The development must have begun no later than the expiration of three years beginning with the date of permission. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act of 1990.
- (2)** The development hereby approved shall be carried out in accordance with the following documents:

'Proposed Plans/ Elevations' stamped as received by the City Council as Local Planning authority on the 03.06.2025.

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)** The materials to be used on the external surfaces of the extension hereby permitted shall match those specified on the submitted application form in type, size, colour and texture including:

- Red facing brick to match existing
- Flat GRP to blend with the roof tiles.
- Black aluminium to match existing windows.

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 extension, 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.

- (4)** The flat roof of the extension hereby approved shall not be used for any purpose other than as a means of escape in an emergency or for maintenance of the building.

Reasons- to safeguard the amenities of the adjoining premises from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Flat 7, Shanklin House, Shanklin Close, Manchester, M21 9NH
Flat 3, Shanklin House, Shanklin Close, Manchester, M21 9NH
Flat 17, Shanklin House, Shanklin Close, Manchester, M21 9NH
Flat 15, Shanklin House, Shanklin Close, Manchester, M21 9NH
Flat 13, Shanklin House, Shanklin Close, Manchester, M21 9NH
39 Nicolas Road, Manchester, M21 9LG
33 Nicolas Road, Manchester, M21 9LG
Flat 2, Shanklin House, Shanklin Close, Manchester, M21 9NH
Flat 12, Shanklin House, Shanklin Close, Manchester, M21 9NH
Flat 10, Shanklin House, Shanklin Close, Manchester, M21 9NH
Flat 8, Shanklin House, Shanklin Close, Manchester, M21 9NH
Flat 6, Shanklin House, Shanklin Close, Manchester, M21 9NH
Flat 4, Shanklin House, Shanklin Close, Manchester, M21 9NH
40 Nicolas Road, Manchester, M21 9LR
38 Nicolas Road, Manchester, M21 9LR
36 Nicolas Road, Manchester, M21 9LR
37 Nicolas Road, Manchester, M21 9LG
31 Nicolas Road, Manchester, M21 9LG
Flat 11, Shanklin House, Shanklin Close, Manchester, M21 9NH
Flat 9, Shanklin House, Shanklin Close, Manchester, M21 9NH
Flat 5, Shanklin House, Shanklin Close, Manchester, M21 9NH
Flat 1, Shanklin House, Shanklin Close, Manchester, M21 9NH
Flat 18, Shanklin House, Shanklin Close, Manchester, M21 9NH
Flat 16, Shanklin House, Shanklin Close, Manchester, M21 9NH
Flat 14, Shanklin House, Shanklin Close, Manchester, M21 9NH
42 Nicolas Road, Manchester, M21 9LR

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH AREA