

PLANNING**GROWTH & DEVELOPMENT****DELEGATED OFFICER REPORT FOR PLANNING APPLICATION**

Application no. 143284/FH/2025

Date registered valid: 14 July 2025

Proposal: Erection of single storey rear extension, raised terraced with covered veranda roof and alterations to basement access

Address: 24 Moorfield Road, Manchester, M20 2UY

Ward(s): Didsbury West Ward

Applicant: Mr & Mrs Sherlock

Agent (if any): Mr Matthew Myers LHG Projects Ltd

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13 August 2025

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 05 August 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 22 July 2025 Expired: 12 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The proposal relates to a two-storey semi-detached dwellinghouse on Moorfield Road. The property features a prominent front bay feature and small gable front dormer. The property features a garden to front and rear with hardstanding to the front and side for off street vehicle parking shared with No. 26.

Description of area

The property is in a mostly residential part of the Didsbury West ward of Manchester.

Description of development

Erection of single storey rear extension, raised terraced with covered veranda roof and alterations to basement access

Single storey rear extension

The proposed single storey rear extension projects 2500mm and spans 2240mm across the rear from a small gap to the shared boundary. The rear extension is finished in matching brick with a sloping slate roof and window to the rear.

Raised terraced with covered veranda roof

The terrace sits at 1038mm above ground level to sit an internal floor level. It projects the same 2500mm as the proposed rear extension and spans 3790mm from the proposed rear extension to the existing side elevation. The veranda is finished in aluminium with a glass sloping roof at a pitch to match the proposed side extension with open sides. A new arched patio door replaces the existing window.

Alterations to basement access

A new basement access stair is to sit beyond the new extension.

PLANNING HISTORY

There is no planning history.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents

No representations received.

NEGOTIATIONS

Issues have arisen in the consultation phase which required negotiations in positive and proactive manner.

1. Confirmation is required on the material and colour of the veranda and deck.
2. Basement access – clarity is required on how the basement access would sit next to the veranda
3. Given the height of the veranda can you add a 2m privacy screen to the side elevation to avoid overlooking issues with No.26

Updated proposed development

The updated scheme introduces a 2m privacy screen to the side elevation. The applicant also confirmed the deck would be composite deck board eg Millboard and provided a new sectional drawing showing the basement access.

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

Relevant Policies

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
- [Exant Unitary Development Plan \(UDP\)](#) –
 - Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC26 - Development and Noise
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\)](#) –
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 12 – Achieving well-designed places

Principle

The City Council recognises many people want to extend and develop their existing homes to provide more space and/or better living accommodation. The principle of a residential extension is accepted.

ISSUES

Appropriate siting, layout, scale, form, massing, materials, and detail

The new addition is designed to match the style and features of the current building by using matching brick and slate to the existing dwellinghouse and new aluminium window fenestrations.

The proposal is designed to be subservient to the original dwelling house by being entirely at ground floor and to the rear

The proposed rear extension would project no more than the existing rear extension to the adjoining no.22 and therefore there would be minimal impact to massing.

The open veranda and glass roof would have minimal massing effects to No.26 given it projects no more than the existing side elevation and is open to this side.

Due to its, size, position and location in relation to neighbours, it is not considered that the proposal would not create and over-dominant or overbearing feature.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.

Only minimal views of the main proposed works are capable of being seen from the street. Given the position of the extension and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby, notably an extension at No16 and No26 and would not therefore disrupt the area's existing features.

Effects on amenity

Privacy

The proposal includes adding a windows and doors to the new rear elevation however given these are at ground floor and replace similar windows on this elevation the impact to privacy is minimal.

A 2000mm tall privacy screen is proposed to the side elevation to reduce the overlooking from the raised veranda to No.26.

Light

Given the proposal is at ground floor level (albeit slightly elevated given internal floor levels) the impact to light from the added massing is considered to be minimal especially given the existing extension to No22 and the distance to the boundary of No.26.

Noise

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

Accessibility

The proposal does not change how people can get in and out of the building.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property.

Green Infrastructure including open space, both public and private

The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment. The proposal has a negligible impact on drainage using the existing drainage on site.

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.

CONCLUSION

The proposed development at 24 Moorfield Road has been carefully assessed against relevant planning policies and material considerations. The design, scale, and siting of the extension are appropriate and sympathetic to the existing dwelling and surrounding area. The inclusion of a privacy screen and clarification of materials ensures the proposal will not adversely impact neighbouring amenity. As such, the application is considered acceptable and is recommended for approval.

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. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

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.	Application Form	23 Jun 2025		APPLICATION FORM
b.	Drawing - Location Plan	23 Jun 2025	1202.000	THE LOCATION PLAN
c.	Drawing - Proposed	23 Jun 2025	1203.003	FLOOR PLAN
d.	Drawing - Proposed	08 Aug 2025	1203.004 A	ELEVATIONS
e.	Drawing - Proposed	05 Aug 2025	1203.011	SECTIONS

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Specified materials

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

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 DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

4. Privacy Screen

Prior to first use of the raised terrace hereby approved, details and finish of the privacy screen is to be submitted and agreed in writing with the City Council as Local Planning authority and be retained in situ thereafter.

Reason - To ensure that the residential and visual amenity is maintained, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

Commented [RG1]: Hi Josh. Can you add a condition for the details and finish of the privacy screen to be submitted and agreed and be installed prior to the first use of the terrace and be retained in situ thereafter.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

- 31 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
- 27 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
- 25 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
- 22 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
- 20 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
- 21 Moorfield Road, Manchester, M20 2UZ
- 23 Moorfield Road, Manchester, M20 2UZ
- 36 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
- 35 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
- 34 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
- 33 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
- 32 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU

30 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
29 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
28 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
26 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
24 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
23 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
21 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
19 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
19 Moorfield Road, Manchester, M20 2UZ
26 Moorfield Road, Manchester, M20 2UY
22 Moorfield Road, Manchester, M20 2UY

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 (Less) -
- Susceptible to Surf Water Flood (Less) -
- Susceptible to Surf Water Flood (Less) -
- Susceptible to Surf Water Flood (Less) -
- Area Team Boundary - Name: SOUTH AREA