

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143550/FH/2025

Date registered valid: 5 August 2025

Proposal: Erection of single storey rear extension and rear dormer extension with application of render to rear

Address: 4 Orchard Road East, Manchester, M22 4ER

Ward(s): Northenden Ward

Applicant: David and Sarah Eglese

Agent (if any): Mr Scott Wilkinson, SHWilkinson Architects Ltd

Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **29 September 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 23 September 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 12 August 2025 Expired: 3 September 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



The property that is subject of this householder application is a two-storey semi-detached dwelling house. The property features a gable roof and to the front of the property is a hardstanding driveway. To the rear of the property is a moderate sized garden, which borders onto the opposing neighbour's garden.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

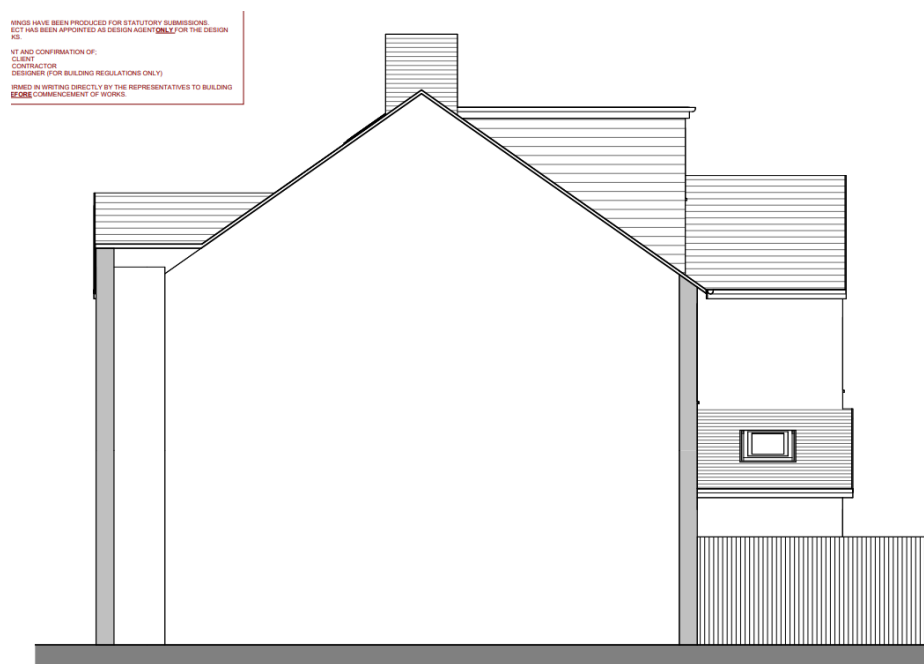
Description of area

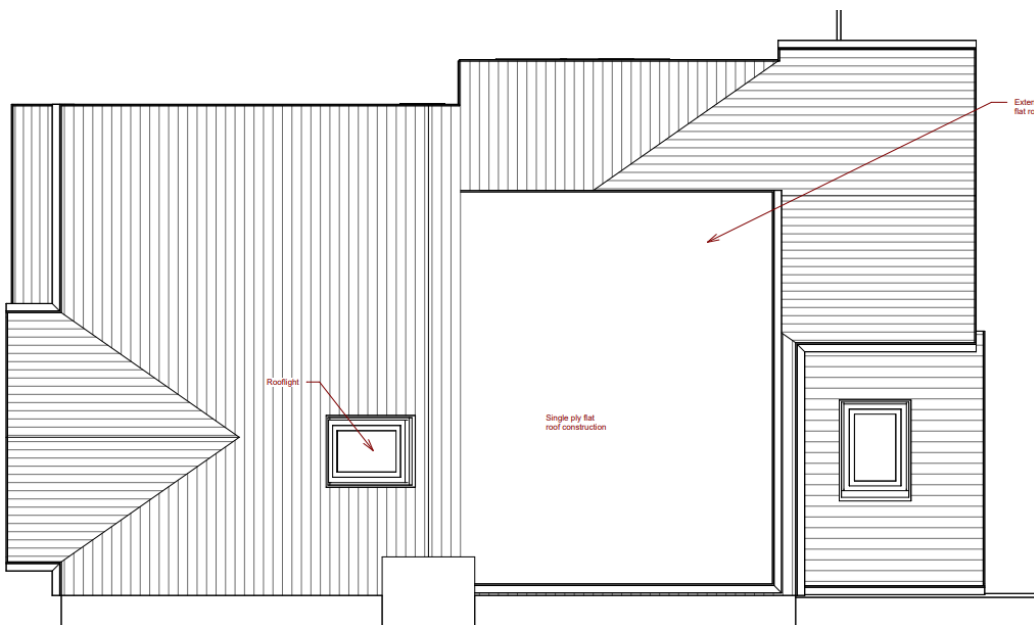
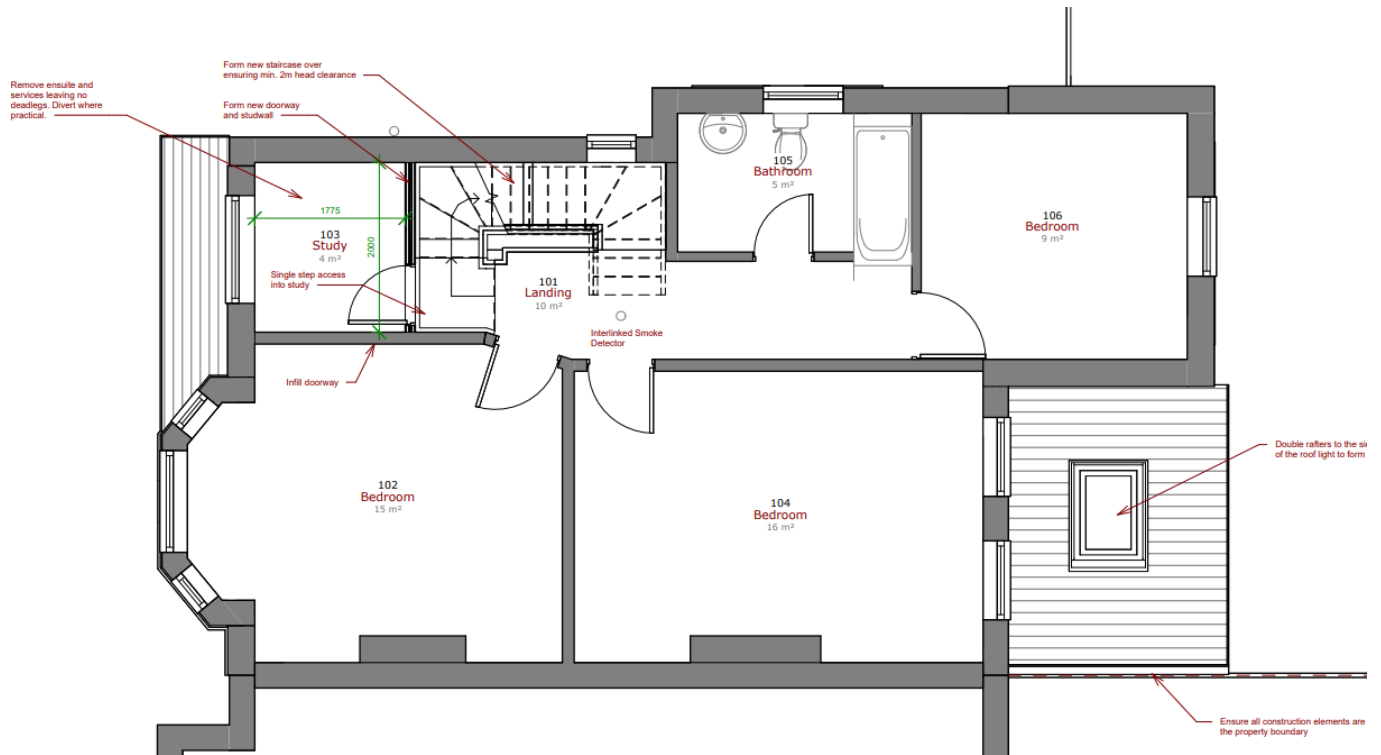
Orchard Road East is a residential street situated in the Northenden ward of Manchester. The property is surrounded by similar built family properties. Other dwellings in the area consist of semi-detached houses of a similar brick design and age.

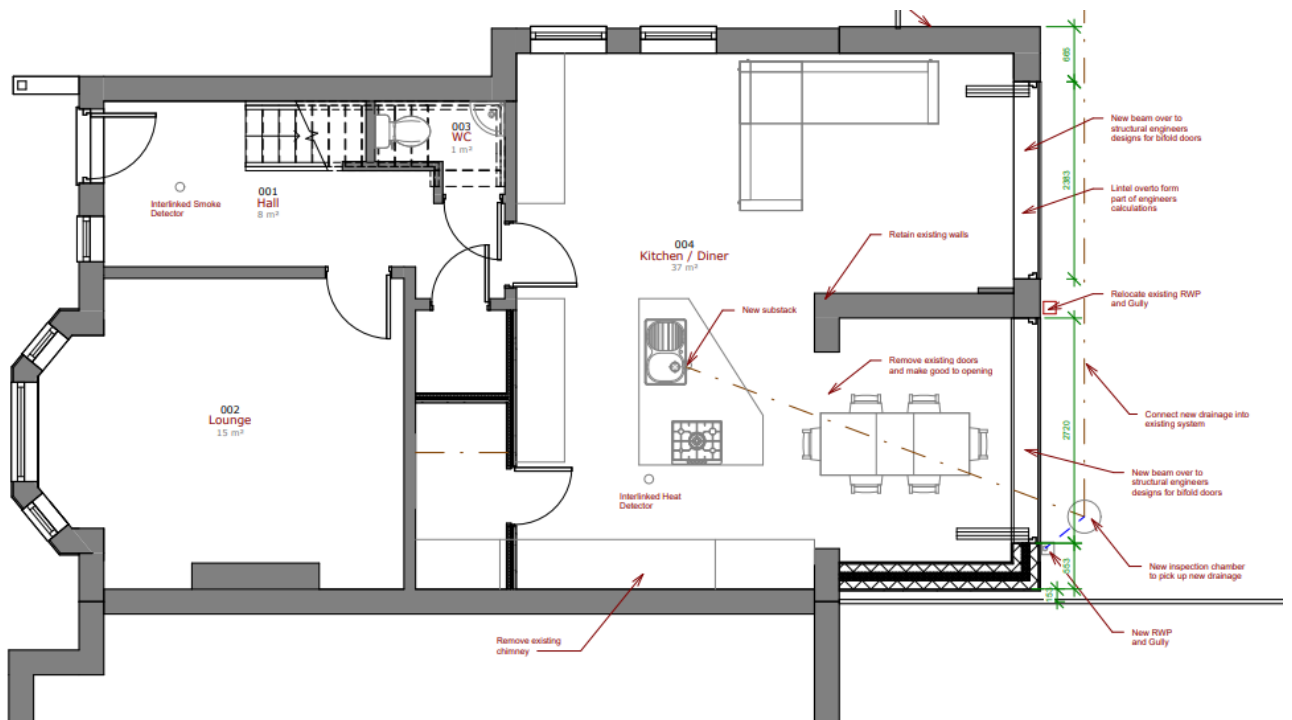
Description of development

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

Plans and Drawings









Consultations & Notification Responses

Neighbours, as per appendix 1, one objection received, raised concerns over potential loss of light from the erection of the rear extension.

Amendments to Drawings

The agent sent in an amended scheme with a sloping roof for the rear extension and removed the rainwater goods from the shared boundary.

Amendments were also made to create a 'box' dormer rather than the incline into roof of the existing outrigger.

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 its 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. Although the latter policies are of age, they are of long-established practice with the 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

No relevant planning history.

Principle

The principle of erecting a single storey rear extension and rear dormer for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing needs and circumstances. However, consideration must be given to the proposals siting scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Waste Storage & Parking

The proposal does not impact the current arrangements for waste storage or car parking.

Siting Scale and Massing

The rear extension element-

The rear extension would be situated north-east of the property and would extend up to the current rear building line. The extension acts as a single storey infill extension for the existing outrigger. The extension is proposed to project backwards from the host dwellinghouse by approx. 2.4m. It would expand along the rear of the property and measure approx. 3.4m in length. The roof height measures approx. 3.9m sloping down to meet the eaves at approx. 2.5m. The mono-pitched roof design ensures that the mass and bulk of the extension is not intruding onto the neighbouring property. The proposed extension would be in-keeping retaining enough private external amenity space to the rear.

The rear extension proposes a small gap of approx. 100mm to the shared south-eastern boundary with no. 2 Orchard Road East. The rear extension is proposing the introduction of seven new windows and a change in window design on the existing outrigger to patio doors. Six proposed windows will face into the rear, with three aluminium doors proposed on the existing

outrigger, one window is also proposed as a roof light. The extension would replace three rear windows.

The rear dormer element-

The proposed rear dormer is set back from the adjoining by approx. 208mm and set down from the ridge by approx. 484mm. The dormer is set back from the eaves by 1725mm and would sit behind the existing outrigger. The dormer would extend backwards from the host dwelling house by approx. 3.7m and would measure approx. 5m in length. The dormer proposes a flat roof.

The proposal introduces overall fourteen new windows to the property and replaces six existing. Nine windows are proposed to face into the rear garden, six are designed as full-length patio doors and three in a modern style of development that fit with the sloping roof of the extension. Two windows are proposed to be roof lights, one located in the roof of the rear extension, and another proposed in the roof of the second- storey bedroom. The dormer's rear facing windows are also proposed facing into the applicant's rear garden.

The overall siting scale and massing of the proposal is acceptable as the extension is understood as being subservient to the host dwellinghouse and given the remaining amenity space, is considered to be acceptable in this instance. The proposal is not considered to cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. The proposed site plan demonstrates the private outdoor amenity space that would be retained to the rear.

Appearance and Visual Amenity

The submitted application form indicates that the rear extension will be built of brickwork to match the existing and matching materials are proposed for the roof. Matching materials are proposed for the windows and doors. The matching materials and scale of the extension would result in a subservient appearance to the dwellinghouse. The location and scale of the extension would be in-keeping with providing enough private external amenity space and would not be out of character in the street scene.

The dormer would be finished in hung tiles to match the existing dwellinghouse. The windows would be made of matching materials of uPVC. The roof is proposed to be made of single play membrane/ GRP to blend with the existing roof. The materials and scale of the dormer would be in-keeping with the existing precedent of residential extensions on this locale.

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 on this locale. The proposal would be overall considered a small addition to the street scene. A materials condition has been attached to ensure that materials are adhered to pursuant with The Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved policies DC1 of the UDP.

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

The non-adjoining neighbour no. 6 Orchard Road East sits west to the applicant property. As the rear extension would not pass the rear building line the extension is not considered to effect and will be expected to maintain the current distance between the shared boundary and properties. The extension would be separated from this neighbour's property and garden and is not considered to cause issues associated with overshadowing, introducing an overbearing feature into the area or causing issues associated with privacy. Additionally, the rear dormer would be situated partially behind the existing outrigger and is off set from the eaves by over 2m. The distance from the shared boundary and the shielding from the existing outrigger would limit any impact of the development on no. 6 Orchard Road East.

The adjoining neighbour, no. 2 Orchard Road East sits east to the applicant property. Currently this property benefits from a conservatory which extends up the shared boundary. Regarding sunlight, the proposed extension is expected to cause a slight increase in overshadowing onto the neighbouring property, no. 2 Orchard Road East in the summer afternoon hours, however this would not be so significant to warrant a reason for refusal. The rear extension has a small set back against the eastern shared boundary of 117mm. Currently there is a sense of openness along the shared boundary which the extension would impact to some degree. However, the single storey height and roof design would lessen the impact which is not considered significant.

Moreover, none of the windows should give rise to issues of overlooking or loss of privacy. Twelve of the proposed windows, face into the applicant's rear garden and two windows are proposed to be used as roof lights. The neighbour opposite, no. 3, Chretien Road is over 24m away from the proposed development. Although the proposed windows face into the opposing neighbour's direction, the distance between the properties is considered to be an adequate distance in terms of privacy and onlooking.

The proposed extension would be in-keeping with providing enough private external amenity space. 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.

Conclusion

Given the above issues, it is considered that the revised scheme for 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 Floor Plans, ref- 22125
Location Plan, ref- 101- P2- Proposed Site Plan
Proposed Elevations, ref- 22125

Received on 29th of September 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 extensions hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture including:

- Brickwork render to match existing
- Tile hanging to match existing
- Roof tiles to match existing
- uPVC Double glazed doors
- uPVC Double glazed windows
- Single ply membrane/ GRP roof

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.

Appendix 1 – List of consultees & neighbours notified

3 Orchard Road East, Manchester, M22 4FQ
5 Chretien Road, Manchester, M22 4ES
1 Chretien Road, Manchester, M22 4ES
2 Orchard Road East, Manchester, M22 4ER
3 Chretien Road, Manchester, M22 4ES
7 Orchard Road East, Manchester, M22 4FQ
5 Orchard Road East, Manchester, M22 4FQ
6 Orchard Road East, Manchester, M22 4ER
20 St Hilda's Close, Manchester, M22 4EP

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