MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143245/FH/2025
Date registered valid:	18 June 2025
Proposal:	Erection of single storey rear extension including flue to roof
Address:	59 Longley Lane, Manchester, M22 4JD
Ward(s):	Northenden Ward
Applicant:	Kimberley and Michael Liall
Agent (if any):	Anna Meredith, ALM Architect Ltd
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**12/08/2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10 July 2025

Standard consultations:
Printed: 30 June 2025 Expired: 21 July 2025

Neighbour notifications
Printed: 30 June 2025 Expired: 21 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 relates to a large semidetached 2/3 storey Edwardian dwellinghouse on Longley Lane. The property is finished in red brick with terracotta tile detailing and features a large bay window to the front, with a front garden and hardstanding for parking, as well as a wrap around garden.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
Longley Lane is a residential street in the Northenden ward. The area comprises of semidetached and single detached family dwellings.

Description of development
The applicant is seeking permission for the erection of a single storey rear extension to provide additional living accommodation.

Consultations & Notification Responses
Environmental Health – No objection, advise the following informative:

- Smoke Control Area
  The proposed development is within a Smoke Control Area where you cannot release smoke from a chimney and you can only burn authorised fuel, unless you use an appliance approved by Defra (also known as an 'exempt appliance' or 'Defra approved appliance').
  In England you may have to pay a penalty of up to £300 if your chimney releases smoke in a smoke control area.
  You can be fined up to £1,000 if you buy unauthorised fuel to use in an appliance that's not approved by Defra.
  Further information can be found at: Smoke control areas: the rules - GOV.UK

Neighbours, as per appendix 1 – 2no. comments received, 1 in support to the application and 1 objection. Comments can be summarised as follows:
Support

- Supportive of how the extension will look

Objection:

- Will be overbearing and too close to the boundary with the adjoining house
- Concern regarding the blocking morning sunlight to the ground floor rear windows of 57 Longley Lane
- The proposal would be more than one storey high*
- Would is disproportionate in size and not be in keeping with the style/symmetry of the 1900's houses
- Proposal will impact the visual amenity of 57 Longley Lane
- The 45-degree planning rule and the current building line to the outrigger at 61 Longley Lane have not been adhered to, with no consideration to mass, bulk or sizing
- 'The proposed extension roof would be 4 .5 metres at its highest point (this is supposed to be a single storey extension) and the projection from the wall would be 4.2 metres. Which breaches the 45-degree rule in both plan and elevation and will create loss of light to the rear living rooms and created a tunnel effect in the garden area' **

***** - The proposal would only be single storey, main dwellinghouse feature a partially subterranean basement with lightwells at the rear. The proposal would only add to the ground floor, not the basement level.
****** - The extension would have a maximum height of 4.2m

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 EN19 – Waste

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:

- 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 of single storey rear extension to form additional living accommodation. 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 extension 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 extension would be sited at the rear of the property, expanding across the rear measuring 5300mm in width, set in from the shared boundary by 400mm and projecting back form the main house by 4200mm, with the eaves coming back by an extra 300mm. The roof would be single pitched with a maximum height of 4200mm, sloping down to 3300mm at the eaves towards the shared boundary.

Given the large scale of the host dwellinghouse and the large wrap around garden, the proposed rear projection of 4200mm and maximum roof height of 4200mm is not considered to be to be unacceptable for this property. The 4200mm is only 1.2m beyond what can be built under permitted development and 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
The proposed extension would make use of a pitched roof has a maximum height of 4200mm, sloping down to 3300mm at the eaves to be as low as possible near the boundary. The floor level of the extension would be stepped down lower than the main house, in further effort to reduce the height of the addition. There would be gaps of 400mm to the boundary. There is 12.7m from the proposed extension to the end of the garden. The side elevations of the extension would remain blank and featureless, with the rear elevation featuring a glazed doors and windows in the gable.

As with most extensions on semidetached properties, there is likely to be a degree of overshadowing at dusk and dawn when the sun is lower. The applicant has provided sunlight/shading analysis of the extension at early morning hours to demonstrate how the extension would impact on the light on the neighbouring property. The proposal would only impact direct light into the neighbouring ground floor window at the very earliest/latest hours and is not considered to result in an undue loss of light or excessively overshadow the adjoining property.

The proposal would feature glazing on the rear wall and gable end, with a window on the side elevation facing into the side garden, with a gap of 8.5m to the boundary with no.61 Longley Lane. The roof would feature 3no. skylights on one side and a flue on the other. It is not anticipated that the proposed glazing would provide overlooking or negatively impact the privacy of any neighbouring resident given the gaps to the boundaries and the existing windows at the side and rear of the property.

The proposal features a flue towards the rear of the extension. It is noted that a flue of this scale and for domestic use does not require planning permission and therefore is deemed to be acceptable. Environmental Health were consulted on the plans and raised no objection, only an informative which is attached at the end of the report.

Visual Amenity
The rear extension would be built of brickwork and roof tiles to match the existing dwelling house and bifold doors at the rear and sliding doors at the side, it would have 3 roof lights on a pitched roof whilst its side elevation facing the adjoining property would remain blank and featureless.

The rear extension 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. Set at the rear of the property, the proposal would not be visible within the street scene or public realm and, as such, should have a minimal impact upon the visual amenity of the area. Moreover, its use of matching materials should provide a blended appearance with the host dwellinghouse, thus ensuring that it does not form a prominent visual feature. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the proposed rear extension accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Conclusion
Given the above issues, it is considered that the proposed rear extension 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 – 12 March 2025
b. Drawing – Proposed Floor Plans – 23 July 2025 - P25.02_1011
c. Drawing – Proposed Elevations – 23 July 2025 - P25.02_1012
d. Drawing – Sunlight Path – 23 July 2025
e. Drawing – Shadowing view from adjoining - 23 July 2025
f. Drawing – Site Plan - 23 July 2025 - P25.02_1010

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.

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.

Informative:
Smoke Control Area
The proposed development is within a Smoke Control Area where you cannot release smoke from a chimney and you can only burn authorised fuel, unless you use an appliance approved by Defra (also known as an ‘exempt appliance’ or ‘Defra approved appliance’).
In England you may have to pay a penalty of up to £300 if your chimney releases smoke in a smoke control area.

You can be fined up to £1,000 if you buy unauthorised fuel to use in an appliance that’s not approved by Defra.

Further information can be found at: Smoke control areas: the rules - GOV.UK

Appendix 1 – List of consultees & neighbours notified

Environmental Health

61 Longley Lane, Manchester, M22 4JD
80A Longley Lane, Manchester, M22 4JF
57 Longley Lane, Manchester, M22 4JD
2 Overwood Road, Manchester, M22 4JB
80 Longley Lane, Manchester, M22 4JF

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 (Middle) -
Area Team Boundary - Name: SOUTH AREA