

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 143433/FH/2025

Date registered valid: 14 July 2025

Proposal: Erection of single storey rear extension following demolition of outbuilding

Address: 43 Parkville Road, Manchester, M20 4TX

Ward(s): Didsbury East Ward

Applicant: Mrs Renee Lavorini

Agent (if any): Miss Helen Ainsworth H Ainsworth Design

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

Recommendation: Approve

Date of recommendation: 27 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: 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
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 Parkville Road. The property features an existing two storey rear extension, detached outbuilding, gardens to the rear and hardstanding to the front and side for off street vehicle parking.

Description of area

The property is in a mostly residential part of the Didsbury East ward of Manchester. The Christie Surface Car Park D sits to the rear boundary. The site is within a high-risk surface water area (More than 3.3% chance of a flood each year) and sits within the HS2 Phase 2B safeguarding zone.

Description of development

Erection of single storey rear extension following demolition of outbuilding.

The proposed single storey rear extension projects 4029mm from the original rear elevation to meet the rear elevation of the existing two storey rear extension. The proposed extension spans 4284mm from the existing rear elevation to meet the existing two storey rear extension. The proposal is finished in matching brick with a sloping tile roof to match. New bifold doors are added to the rear and 2no roof lights to the roof.

The existing outbuilding occupying the footprint is to be demolished.

PLANNING HISTORY

052932/FH/SOUTH1/97

Description: Formation of porch and WC extension to front of dwelling

Decision: Approved 02/12/1997

NB: This was never implemented

033839

Description: 2nd storey extension to form bedroom

Decision: Approved 16/05/1989

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester City Council Flood Risk Management

Manchester City Council Flood Risk Management were consulted on this application and recommended a condition be attached for a Flood Risk Assessment.

High Speed 2 (HS2 Ltd)

HS2 Ltd were consulted on this application but no comments were received. A standard informative has been added.

Notifications

Local Residents

No representations received.

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
 - EN 14 – Flood Risk (partially replaced by PfE Policy JP-S 4)
- [Extant 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
 - JP-S4: Flood Risk and the Water Environment
 - 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
 - Section 14 - Meeting the challenge of climate change, flooding and coastal change

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 tile to the existing dwellinghouse and matching window fenestrations.

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

The proposed extension projects no further than the existing two storey extension and therefore has minimal impact to no 41.

The proposed extension does not extend beyond the existing side elevation and being at ground floor level has minimal impact to No.45. No45 have a similar ground floor rear extension further minimising the harm.

Due to its, size, position and location in relation to neighbours, 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 to match the existing dwellinghouse, the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby, notably the existing extension approved at the dwelling and the extension at No.45 and would not therefore disrupt the area's existing features.

Effects on amenity

Privacy

The proposal includes adding bifold 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. The proposed rooflights would have minimal impact to privacy given their location.

Light

Given the proposal is entirely at ground floor level and within the rear elevation of the dwelling adjacent to an existing two storey rear extension the impact to light from the added massing would be negligible.

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 development is within Flood Zone 1; however, the site is shown to be at higher risk of surface water flooding, with a vulnerability classification of 'More Vulnerable' and is a Minor Extension.

The LLFA have recommended a Flood Risk Assessment be conditioned however given the nature of the development as a rear extension to an existing dwellinghouse with a matching internal floor height which replaces an existing garage on the location, it is considered onerous to attach a condition indicated in the response of the LLFA in this instance.

An informative has been added for the applicant to take note of extra flood resistance and resilience measures guidance.

Existing or proposed hazardous installations.

The site is within the safeguarding zone for Phase 2B of HS2. HS2 Ltd were consulted on this application but no comments were received. A standard informative has been added.

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 single storey rear extension at 43 Parkville Road is considered acceptable in terms of design, scale, and impact on neighbouring properties and the surrounding area. It respects the character of the existing dwelling and maintains adequate levels of residential amenity, access, and green space. Subject to the recommended conditions and informatives, the development complies with relevant local and national planning policies and is therefore 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. The proposal is considered to be acceptable and therefore determined within a timely manner.

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 | 14 Jul 2025 | APPLICATION FORM |
| b. | Drawing - Location Plan | 14 Jul 2025 | THE LOCATION PLAN |
| c. | Drawing - Existing & Proposed | 14 Jul 2025 | PACK X4 SITE, FLOOR AND ROOF PLANS WITH ELEVATIONS |

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 of the hereby permitted extension shall match those of the original existing dwellinghouse as specified on the approved drawings 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 DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

INFORMATIVE(S)

1. High Speed 2

The applicant is advised that part of the application site falls within land that is covered by HS2 Safeguarding Directions, which remain in place on the former Phase 2b route. As such, the applicant is advised to monitor future Government announcements on this subject.

2. Flood resilience

The applicant should take note of the Extra flood resistance and resilience measures guidance here <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#standing-advice-for-vulnerable-developments>

3. Culvert

MCC records highlight that the underground Red Lion Brook is located within close proximity to the site (on Parkville Road, approximately 7 m from the north-eastern boundary of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will

require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link:
<https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=drainage> .

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Flood Risk

HS2 Ltd

1 Ferndene Gardens, Manchester, M20 4TQ

The Golden Lion, 579 Wilmslow Road, Manchester, M20 3QH

146 Parkville Road, Manchester, M20 4TY

2 Ferndene Gardens, Manchester, M20 4TQ

156 Parkville Road, Manchester, M20 4TY

154 Parkville Road, Manchester, M20 4TY

152 Parkville Road, Manchester, M20 4TY

150 Parkville Road, Manchester, M20 4TY

47 Parkville Road, Manchester, M20 4TX

45 Parkville Road, Manchester, M20 4TX

41 Parkville Road, Manchester, M20 4TX

39 Parkville Road, Manchester, M20 4TX

148 Parkville Road, Manchester, M20 4TY

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)

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) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: SOUTH AREA