MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143232/FH/2025
Date registered valid:	17 June 2025
Proposal:	Erection of single storey rear extension.
Address:	5 South Meade, Manchester, M21 8EB
Ward(s):	Chorlton Ward
Applicant:	Ms Katie Lowe
Agent (if any):	Mr Thomas Burney
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**30/07/2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10 July 2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 26 June 2025 Expired: 17 July 2025

Site notice
Posted: 10 July 2025 Expired: 01 August 2025

Press advert
Published: 1 July 2025 Expired: 22 July 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building
The application relates to a two-storey semidetached class C3 dwellinghouse within the Chorltonville estate. The property is finished in white render with redbrick at the base and some brick detailing on the gable end, it has a hipped roof with a gable at the front above a bay window.





Listed building: Not applicable

Conservation area: Chorltonville Conservation Area 1992

Tree Preservation Order: Not applicable

Description of area
South Meade is a residential street in Chorlton in the Chorltonville conservation area. The area comprises predominantly of large semidetached family dwellings in the arts and crafts architecture style. The area is in walking distance to the Chorlton District Centre on Barlow Moor Road.

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
Neighbours, as per appendix 1 – No comments or objections received.

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 EN3 – Heritage
- 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
- DC18 – Conservation Areas

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:

- JP-S1- Sustainable development
- JP-P2 – Heritage

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
- Chapter 16: Conserving and Enhancing the Historic Environment,

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; it would project back by 1450mm and span a width of 5765mm tying into the party wall with the adjoining property. The roof would be lean to with a maximum height of 3700mm, sloping down to 3100mm at the eaves.

The overall scale of the proposed extension is relatively minor and is within the recommended limit stipulated in the UDP (3.65m). Moreover, the extension does not extend the entire width of the property and does not project beyond the outrigger at the adjoining property. As such, the development is considered to be subservient to the host dwellinghouse in terms of its dimensions and would not result in an 'excessively large or bulky' addition to the property.

Residential Amenity
The proposal would be single storey with a maximum roof height of 3700 sloping down to 3100mm at the eaves, and would only have a rear projection of 1450mm, which is less than the outrigger at the adjoining property. Therefore, the proposal would not case issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, the blank side elevations ensure that the privacy of neighbouring occupiers is not infringed upon.

In addition, no objections have been received in response to the application.

The proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

Visual Amenity
The proposed addition would have render and brickwork walls and roof tiles to match the main dwellinghouse. Its side elevations would remain blank and featureless with the rear elevation featuring a bifold glazed door, whilst the roof would feature 3no. skylight windows.

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 or the setting of the conservation 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 developments therefore accords with Core Strategy policies DM1 and SP1, DC18 of the UDP as well as chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Impact on Conservation Area
While the proposal is located within the Chorltonville Conservation Area, it is considered that the development would result in less than substantial harm to the Conservation Area. The level of harm is reduced by the use of matching materials that blend the host dwelling and the minimal scale of the extension, which means it would remain largely hidden from the public highway. In accordance with Chapter 16 of the NPPF, this harm is outweighed by the public benefits of allowing residential improvements that support the continued use of the property.

Car parking
The current parking arrangements would be unaffected by this proposal.

Waste Storage
The storage of refuse bins would not be affected by the proposal.

Conclusion
Given the above issues, it is considered that the proposed 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 – 17 June 2025
b. Drawing – Proposed Plans and Elevations – 17 June 2025 – Ref: PL002

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.

Appendix 1 – List of consultees & neighbours notified

6 Southgate, Chorlton, Manchester, M21 8EA
8 Southgate, Chorlton, Manchester, M21 8EA
7 South Meade, Manchester, M21 8EB
3 South Meade, Manchester, M21 8EB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Chorltonville Conservation Area 1992
Area Team Boundary - Name: SOUTH AREA