

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143744/FH/2025

Date registered valid: 29 August 2025

Proposal: Erection of single storey side and rear extension and extension to front porch, and elevational alterations to host property

Address: 24 Ashstead Road, Manchester, M33 3PX

Ward(s): Brooklands Ward

Applicant: Mr Mark Chambers

Agent (if any): Mr Stephen Graham Cross Street Architects

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 21 October 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 9 October 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 5 September 2025

Expired: 26 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/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site relates to 24 Ashstead Road within the south Manchester ward of Brooklands. The application site relates to a semi-detached, two storey, light brown coloured brick dwellinghouse characterised with internal garage, and white UPVC fenestration and fascia boards. The property benefits from a single storey side and rear extension, where the side extension is significantly set back from the primary elevation of the host property. Amenity space to the front of the property takes the form of an off street driveway open to the neighbouring properties and a secure rear garden with an outbuilding sited close to the rear boundary of the site.

Description of area

The property looks onto open space connected with Baguley Brook. The area is predominantly residential in nature.

Description of development

The submitted application seeks planning permission for erection of single storey side and rear extension and extension to front porch, and elevational alterations to host property.

The extension works to the rear would follow a similar foot print to that of the existing extension, although additional built form would be sited close to the boundary with the non-adjoining neighbour.

The side extension would be set back by 6 metres from the primary elevation of the host property and have approximate dimensions of Height: 3.7 x Length: 1.3 x Width: 2.8 metres. The rear extension would have a staggered projection. The projection against the adjoining neighbour would measure approximately 2.8 metres, at the largest point this would extend to approximately 4 metres. The rear extension against the adjoining boundary would have a lean to roof (with a height of approximately 3.7 metres) and at the point of the larger projection would have a flat roof with parapet (with a height of approximately 3.7 metres). The lean to section would be made of red brick and the flat roof components would be made of brick and larch cladding.

The extension to the front porch would involve extending the existing ground floor development to the full width of the property. The extension would have the same dimensions of the existing ground floor development. The existing internal garage would be amended to a home office and an elevational alteration would take the form of the garage door changing to a window.

The proposal would involve the insertion of two windows and a door within the front elevation, two skylights within the ground floor roof plane, two high level obscure glazed windows within the side elevation, and two windows, a set of doors, a high level window and a roof light within the lean-to roof.

Materials to be used have been listed as:

- 1 - Roof - (Rear) VM Zinc ANTHRA (Black)
- 2 - Roof - (Flat)- Single ply membrane - Grey
- 3 - Roof - (Front) - Tiles to match existing
- 4 - Guttering/Rainwater goods Grey
- 5 - 100mm Larch Cladding - 900mm above FFL
- 6 - Brick to match existing
- 7 - Windows/doors/Roof lights aluminum - RAL 6017
- 8 - Decking - to match cladding (such decking would have a height of 0.15 metres and so would not require consent).

Negotiations during the course of the Application

Discussions took place with the agent regarding the design of the proposed extension, specifically the proposed flat roof of the rear extension.

First floor plans were provided for review for the avoidance of doubt.

Further information was provided of the internal floor height of the two obscure glazed high level windows.

Further discussion took place in respect of the proposed material and colour pallet of the scheme.

Planning History

No planning history exists for this site. A wrap round single storey side and rear extension can be seen at the site. Such wrap round element would have required the benefit of consent, but there are no records of planning permission for this site.

Consultations & Notification Responses

Local Residents

No responses were received.

Issues

POLICY

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):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities.
- ii. Chapter 12. Achieving well-designed places.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following adoption of Places for Everyone.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management),
Policy SP1 (Spatial Principles) and
Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;

- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Places for Everyone

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 Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policies are relevant:
i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for the erection of single storey side and rear extension and extension to front porch, and elevational alterations to host property. The works proposed are considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet the changing residential needs of families. During the course of the application, concern was raised in respect to the height and massing of the flat roof rear extension. On further review of the design of the extension, the scheme would not be so harmful to warrant a refusal. 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 extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

No.22 Ashstead Road:

No.22 Ashstead Road is the adjoining neighbour and benefits from a rear extension which extends up to the common boundary. As existing, a brick garden wall separates the two properties. As the proposed rear extension up to the common boundary would not come forwards of such garden wall and due to the neighbour's existing development, such neighbour would not feel the proposed extension. The extension would extend in projection to 4 metres but this would be sited approximately 3.8 metres from the boundary with the adjoining neighbour. As such, it is not considered the extension would give rise to an overbearing impact to no.22. A corner window would be sited in the 4 metre projection element and face in the direction of the adjoining neighbour. Given the lack of boundary treatment separating the gardens at this point, a condition would be attached to any approval granted for sight of boundary treatment details to ensure the proposed corner window would not give rise to overlooking. With the inclusion of such condition, the scheme can be considered acceptable in respect of privacy for the neighbour.

No.26 Ashstead Road:

No.26 Ashstead Road benefits from a rear extension against the boundary with the applicant site. As a result of the proposal, the roof form would be amended to a flat roof structure and built form would come closer to the shared boundary, than currently the case. Concern was raised during the course of the application that the proposed flat roof would result in an overbearing feature to the non-adjoining neighbour. However, given the height of the extension would be lower than the existing extension (existing height - 3900mm, proposed height - 3725mm) and as most of the harm would be blocked by the neighbour's existing extension, in this instance the harm would not be so severe to warrant a refusal on the scheme.

Due to the orientation of the properties in the streetscene, it is not considered the extension would give rise to any adverse loss of light implications as a result of the proposal.

Two high level obscure glazed windows are proposed to be sited in the side elevation facing in the direction of no.26. During the application, it was confirmed that the window would sit 2.1 metres above ground floor level. Given there would be a gap of approximately 1 metre between the proposal and the neighbour's boundary at the point of the inserted windows, given the position of the neighbour's extension and given the windows would be marked as being obscure glazed and top opening, such windows can be supported.

Neighbours to the rear:

Neighbours to the rear along Cranleigh Drive would not be adversely impacted by the proposal as it is single storey level only.

A condition would be attached to any approval granted to ensure the first floor flat roof structure is not used as a terrace. This is to protect the privacy of the surrounding neighbours.

Streetscene:

The side extension would be significantly set back from the primary elevation of the host property (as per the existing side extension) and would sit behind an existing boundary wall. Such element of works is not considered to give rise to any adverse amenity implications.

The extension to front porch and elevational alterations to the existing garage would involve the insertion of two windows. Given the position of the windows and the existing open nature between the neighbouring properties, such element of works would not give rise to any adverse amenity implications.

Overall, any impact in terms of overbearing to the non-adjoining neighbour by result of the bulk of the flat roof rear extension would not be so harmful to warrant a refusal on the scheme. On balance and in this instance, the scheme is considered to be pursuant to Policy DC1 of the UDP, policies SP1 and DM1 of the Core Strategy and JP-S1 of Places for Everyone.

Design, Scale and Appearance

The single storey rear extension would have a staggered projection. The projection against the adjoining neighbour would measure approximately 2.8 metres, at the largest point this would extend to approximately 4 metres. Whilst the 4 metre projection would exceed beyond the stipulation within policy DC1.3 of the UDP (max 3.65 metre rearward projection), given at this point the development is set off the boundary, such projection is considered to be accommodated within the rear amenity space.

Concern was raised in respect of the bulk and massing associated with the flat roof structure of the side and rear extension. However, on further consideration, the LPA can support the flat roof structure given the height is lower than the existing extension and is a design preference of the applicant.

The side extension would replace the existing side extension at the site. As such element is significantly set back from the streetscene, it would read as a small feature within the streetscene and so be accepted in design and scale.

The extension to the front porch would continue the existing development to the front elevation. Such extension/ form of development across the front elevation of properties are common place along Ashstead Road and would be considered sympathetic to the existing form of development in the immediate context. The garage conversion is common place within residential settings and the window to be inserted would match the window to be inserted in the front extension. It is noted a garage conversion can be undertaken through the route of permitted development.

Materials to be used have been listed throughout the proposal as:

- 1 - Roof - (Rear) VM Zinc ANTHRA (Black)
- 2 - Roof - (Flat)- Single ply membrane - Grey
- 3 - Roof - (Front) - Tiles to match existing
- 4 - Guttering/Rainwater goods Grey
- 5 - 100mm Larch Cladding - 900mm above FFL

6 - Brick to match existing

7 - Windows/doors/Roof lights aluminum - RAL 6017

Further information is required in respect of the larch cladding and a materials condition requesting further information prior to above groundworks would be attached to any approval granted.

Concern was raised with the applicant's intention to have the front windows in a green colouration (RAL 6017). However, as permitted development rights allow windows within a home to have the colour changed, it would be unreasonable to not grant consent for this reason.

On balance and in this instance, it is considered that the design and appearance of the proposed development can be supported, in accordance with Core Strategy Policies DM1 and EN1.

Car Parking

As a result of the proposal, the existing garage would be converted to a home office. This would result in the loss of one off street parking space. However, as the property would still benefit from a driveway which could accommodate 2 cars, it is not considered the proposal would give rise to adverse highway and parking implications to Ashstead Road.

Bin Storage

No change to bin store provision would occur as a result of the proposal.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner and appropriate conditions have been attached to the approval granted.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) 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) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- Application Form, received by the City Council as Local Planning Authority on 29 August 2025.
- Drawing- Proposed- Site Plan, numbered 171-08-207 (Site Plan and Existing Location Plan), received by the City Council as Local Planning Authority on 15 August 2025.
- Drawing- Proposed- Floor Plan, numbered 171_08_00_205, received by the City Council as Local Planning Authority on 15 August 2025.
- Drawing- Proposed- First Floor Plan, numbered 171_08_00_208, received by the City Council as Local Planning Authority on 15 October 2025.
- Drawing- Proposed- Roof Plan, numbered 171_08_00_206, received by the City Council as Local Planning Authority on 15 August 2025.
- Drawing- Proposed- Elevations, numbered 171_08_ELE_204 REV A, received by the City Council as Local Planning Authority on 15 October 2025.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) Before first occupation, the two high level windows within the side elevation of the rear extension as shown on the approved 'Drawing- Proposed- Floor Plan, numbered 171_08_00_205', received by the City Council as Local Planning Authority on 15 August 2025, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) Notwithstanding the details as approved within condition 2, prior to above ground works, samples and specifications of all materials to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

6) The flat roof of the rear extension hereby approved shall not be used for any purpose other than as a means of escape in an emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

7) Prior to above ground works details of the type, siting, design and materials to be used in the construction of boundaries or screens to the western boundary of the site shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved structures erected shall be in accordance with the approved details and be in place prior to occupation. The structure thereafter shall be retained.

Reason - In order to secure the site boundaries, achieve appropriate noise attenuation and in the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

43 Cranleigh Drive, Manchester, M33 3PN
22 Ashstead Road, Manchester, M33 3PX
26 Ashstead Road, Manchester, M33 3PX
41 Cranleigh Drive, Manchester, M33 3PN
39 Cranleigh Drive, Manchester, M33 3PN

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 3 (high risk) -
Area Team Boundary - Name: SOUTH AREA