

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143365/FH/2025
Date registered valid: 16 July 2025
Proposal: Erection of a single storey rear extension.
Address: 97 Troydale Drive, Manchester, M40 2ES
Ward(s): Miles Platting & Newton Heath Ward

Applicant: Ms Wai Wong
Agent (if any): Mr D King, NK Architectural
Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 1 October 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 5 August 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 5 September 2025

Expired: 19 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 97 Troydale Drive within the south Manchester ward of Miles Platting & Newton Heath. The application site relates to a red brick, two storey terraced property characterised by a sloping roof form where the apex of the roof pushes upwards to create the appearance of a third storey. The property faces onto the green space between Troydale Drive and Oldham Road and amenity space to the rear consists of a part decked, part pebbled rear amenity space.

Description of area

The immediate area to the south is residential in nature. To the north sits Oldham Road where further north a mix of uses can be seen.

Description of development

The submitted application seeks planning permission for the erection of a single storey rear extension.

The rear extension would extend up to the boundaries with the immediate neighbours and would have approximate dimensions of Height: 3 x Length: 3.65 x Width: 6.3 metres. The proposal would have a flat roof and would involve the insertion of a door and two windows

within the rear elevation, and three skylights within the flat roof. The extension would consist of a family room and study room with a large corridor separating the two.

Materials to be used throughout the proposal would involve:

- red facing brick to match existing
- proposed flat roof covering- EPDM/GRP
- proposed white PVCu doubled glazed windows
- proposed velux PVCu roof light
- composite double glazed door

Negotiations during the Course of the Application

The initial scheme proposed a 4 metre rear projection. Such projection gave rise to concern given the existing circumstances of neighbouring property no.99 Troydale Drive which experiences a blank elevation from the built form of no.101. Concern was raised the extension to no.97 would create a tunnelling feature. This would result in the loss of the spaciousness the neighbour could expect to enjoy. As such, a revised scheme was received with the projection reduced to 3.65 metres.

During the course of the application, a further revision was requested from the agent where the extension extends up to the common boundaries with both adjoining properties. Neighbours were renotified accordingly.

Concern was also raised as to the use of the extension, as a hallway is central to the extension. For an extension of a single storey, such hallway is relatively large and concern is raised as to whether this extension would be used independently of the host property given the access to the rear of the property.

Planning History

No planning history exists for this site.

Consultations & Notification Responses

Local Residents

Local residents were consulted and two responses were received. Concerns were raised in respect of unwanted noise from the construction and in the future from the resultant development.

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.

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.

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 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 a single storey rear extension. This is considered acceptable in principle as many people prefer to alter and adapt homes rather than move, to meet the changing residential needs of families. During the course of the application, a revised scheme was supplied which was considered to overcome concerns raised. A further revision was received increasing the extent of the development closer to the boundaries with the two adjoining properties. 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 dwelling house, it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

No.99 Troydale Drive:

No.99 Troydale Drive sits to the west of the applicant site. Given the existing circumstances of the neighbouring property which experiences the blank gable elevation of no.101, the neighbour

has a more enclosed rear garden than other properties within the terraces. From the initial scheme, concern was raised that the extension to no.97 would create a tunnelling feature due to the 4 metre projection and limited rear garden. This would have resulted in two blank elevations against the boundary and given the limited rear amenity space would have resulted in a loss of spaciousness to the detriment of no.99. The revised scheme with the projection reduce to 3.65 metres is considered acceptable to ensure such spaciousness is not adversely affected, especially as the proposal is single storey. This neighbour would not experience minimal adverse loss of light implications given the properties have south facing gardens and the extension is only single storey. The insertion of windows would not give rise to any adverse privacy implications.

No.95 Troydale Drive:

Given the projection would be restricted to 3.65 metres and as the proposal is single storey, no overbearing feature would be caused to this neighbour. Any loss of light in the afternoon is likely to be minimal given the proposal would be single level and given light would already be limited due to the gable elevation of no.101 Troydale Drive. The windows within the rear elevation would not give rise to adverse privacy implications to the neighbour's rear garden due to the oblique angle required to view such neighbour's garden.

Properties to the rear:

No.2 Harmer Close sits to the rear of the applicant site. The gable elevation of no.2 Harmer Close faces in the direction of the rear amenity space connected to no.97, separated by a communal alley. Given the proposal would be single storey and given the positioning gable elevation of no.2, this neighbour would not be adversely affected by the proposal, in respect of overbearing, loss of light or adverse privacy implications.

Use:

Concern was also raised as to the use of the extension, as a hallway is central to the extension. For an extension of a single storey, such hallway is relatively large and concern is raised as to whether this extension would be used independently of the host property given the access to the rear of the property. Whilst the reduced projection helps ensure the extension is used in the manner proposed, a condition restricting the use of the extension to C3a only would be attached to any approval granted for the avoidance of doubt. Two neighbour responses raised concern regarding unwanted noise from the proposal. It is hoped such restrictive use condition would ensure no adverse noise implications as the extension would be used for the enjoyment of the residents.

Overall, it is not considered that the proposal would have a significant adverse impact upon residential or visual amenity, and harm has been mitigated within the revised drawings received. A condition restricting the further insertion of windows or doors would ensure no adverse privacy implications could occur as a result of the proposal. In short, the proposal is therefore considered pursuant to Policy DC1 of the UDP and Core Strategy policies SP1 and DM1.

Design and Scale

The rear extension has been reduced in projection during the course of the application. Permitted Development rights would be restricted to a 3 metre projection in this location, and policy DC1.3 of the UDP states that rearward projections should not exceed 3.65 metres. The initial scheme proposed a 4 metre extension which is not considered to be successfully accommodated within the space without adversely impacting the sense of openness to the detriment of no.99 Troydale Drive. The reduced projection of 3.65 metres ensures the proposal is pursuant to policy DC1.3 of the UDP whilst addressing harm to no.99 Troydale Drive. As such, the proposal is not considered appropriate in design and scale.

Materials to be used throughout the proposal would involve:

- red facing brick to match existing
- proposed flat roof covering- EPDM/GRP
- proposed white PVCu doubled glazed windows
- proposed velux PVCu roof light
- Composite double glazed door

Such materials are considered acceptable and would mostly match those used within the host property. A materials condition to this effect would be attached to any approval granted.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Car Parking

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

Bin Storage

No change to bin storage 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 a revised scheme considered to overcome issues raised has been provided in a timely manner. Appropriate conditions have been attached to any 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:

- Location Plan, received by the City Council as Local Planning Authority on 3 July 2025.

- Application Form, received by the City Council as Local Planning Authority on 16 July 2025.

- Drawing- Proposed Elevations & 3D Visuals, numbered A103 REV C, received by the City Council as Local Planning Authority on 22 August 2025.

- Drawing- Proposed- Floor Plans, numbered A100 REV C, received by the City Council as Local Planning Authority on 22 August 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and 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) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the 'Drawing- Proposed Elevations & 3D Visuals, numbered A103 REV C', specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

5) 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 part of the residential units shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a) not precluding occupation by two unrelated people sharing a property.

Reason - In the exceptional circumstances of a proliferation of HMOs restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

95 Troydale Drive, Manchester, M40 2ES
2 Harmer Close, Manchester, M40 2FJ
99 Troydale Drive, Manchester, M40 2ES

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA