MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143557/FH/2025
Date registered valid:	25 July 2025
Proposal:	Erection of part single storey, part two-storey side extension following demolition of existing rear outrigger.
Address:	15 Button Lane, Manchester, M23 0ND
Ward(s):	Brooklands Ward
Applicant:	Mr Marcin Sadzik
Agent (if any):	Miss Paulina Skrzypaszek
Case officer:	Ellie Knowles Tel: 0161 219 6633 Email: ellie.knowles@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**19 September 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18 September 2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 5 August 2025 Expired: 27 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

Description of site/building/area

The application relates to a two-storey semi-detached dwellinghouse of mid-brown brick construction and with grey tiled gable roof. The property features dark grey UPVC windows and previous extensions to the front (porch) and rear (single storey extension to lounge and original outrigger).

The application property is situated within a generous plot with garden areas to the front, southern side and rear. There is a driveway to the side which leads to a detached rear double garage. Boundary treatment consists of concrete decorative walling to the front, timber fencing and metal fencing to the sides and rear boundaries.

The surrounding area is predominantly residential in character, featuring semi-detached, terraced properties and cottage flats of a similar character, scale and form.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The applicant is seeking permission for the erection of a part single storey, part two storey side extension, following the demolition of an existing rear outrigger, to provide additional living accommodation.

A replacement 0.6m boundary wall is also proposed along the front curtilage, this element would meet permitted development parameters, being under 1m in height adjacent to a highway.

The proposal has been revised to incorporate a set back from the principal elevation 0.5m at first floor level and set down from the main ridge.

Consultations & Notification Responses

Local responses
None

Consultee responses
None

Relevant Planning History
None

History of negotiations

The planning officer requested that the side extension was setback 0.5m from the principal elevation at first floor and set down from the main ridge line, to achieve a degree of subservience. The agent submitted revised plans by 17/09/2025 showing these amendments and the application was assessed accordingly.

Local Planning Policies

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

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-S1 – Sustainable Development

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
EN 19 – Waste

The relevant saved **UDP** policies for this application are:

DC1– Residential Extensions

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester's Emerging Space Standards)

National Planning Policy Framework

The NPPF (December 2024) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the

broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places

Paragraph 135 states – Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users51; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Issues

Principle of development:

The principle of erecting a part single storey, part two storey side extension to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Impact on visual amenity and the streetscene:

The proposed side extension would project approx. 4.06m from the southern elevation of the host dwellinghouse, designed flush with the depth of the host property at ground floor level and set back 0.5m at first floor to the front elevation. The extension would accommodate a gable roof set down from the main ridge of the dwellinghouse and matching eaves level.

The proposed extension would be built of brickwork and roof tiles to match the existing dwellinghouse. The submitted plans indicate that its southern facing side elevation would feature a 1.no ground floor window, its front elevation would feature 1.no window at ground and first floor levels and its rear elevation would feature 1.no window at first floor and a set of French doors at ground floor, and its roof slope would feature 1no. skylight to both the front and rear.

The scale, design and sideward projection of the side extension complies with the advice stipulated within saved policies DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester. As such, the overall siting, scale, and massing of the proposal is considered to be acceptable as the developments are understood as being subservient to the host

dwellinghouse in terms of their dimensions, would avoid resulting in 'excessively large or bulky' additions to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing overbearing features into the area. Given the 6.3m distance retained to the southern side boundary, there are no terracing impacts considered. Sufficient private outdoor amenity space would also be retained to the rear.

The proposal 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. Sited at the side of the property, the proposal would be highly visible within the street scene or public realm. The proposed use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that the extensions do not form prominent visual features. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The proposed replacement front boundary wall will consist of brickwork and railings, 0.6m in total height. This element constitutes permitted development and is not considered to give rise to any undue impacts upon visual or residential amenity.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Impact on residential amenity:

No.17 is the adjoining semi-detached property due north. The proposed side extension would read as a subservient addition to the host property and not extend beyond existing front and rear elevations, therefore the proposal would be entirely screened by the host property in relation to the adjoining property. As such the proposal raises no concerns with regards to impacts upon the amenity currently enjoyed by these neighbouring occupants.

On the basis, that the proposed side extension would retain approx.6.35m separation distance to the southern shared boundary, it is considered that the extension should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, proposed fenestration would afford outlook over the applicant's own garden areas, driveway and highway, therefore these are not considered to give rise to any indue overlooking and loss of privacy of neighbouring occupiers.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Impact on Highway Safety:

The proposed development would not interfere with the existing off-street parking provision within the site curtilage, as such is considered acceptable in this regard.

Waste:

The current waste storage arrangements would be unaffected by 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 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

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, Places for Everyone and other material considerations. In this instance negotiations took place with regards to the proposed design and scale of the extension, to achieve subservience. Amended plans were submitted showing a first floor setback and set down of the side extension, the application has been determined with the attachment of appropriate conditions.

Condition(s) to be attached to decision for approval

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 documents labelled:

- 'Proposed Site Plan', numbered 'GL2', stamped as received by the City Council as Local Planning Authority on the 05/09/2025.
- 'Existing & Proposed Ground Floor Plan', numbered 'GA1', stamped as received by the City Council as Local Planning Authority on the 17/09/2025.
- 'Existing & Proposed First Floor Plan', numbered 'GA2', stamped as received by the City Council as Local Planning Authority on the 17/09/2025.

- 'Existing & Proposed West & South Elevations', numbered 'EL1', stamped as received by the City Council as Local Planning Authority on the 17/09/2025.
- 'Existing & Proposed East Elevations', numbered 'EL2', stamped as received by the City Council as Local Planning Authority on the 17/09/2025.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing dwellinghouse 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 extension, pursuant to saved policies DC1.1 and DC1.2 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no windows or doors shall be inserted in the development hereby approved, other than those expressly authorised by the granting of this planning permission.

Reason - In the interests of residential and visual amenity since any additions to the approved dwelling may adversely impact upon the neighbouring occupiers, pursuant to saved policy DC1 of the Unitary Development for the City of Manchester Policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

5 Feldom Road, Manchester, M23 0HP
6 Lincoln Minshull Close, Button Lane, Manchester, M23 0NB
1 Feldom Road, Manchester, M23 0HP
17 Button Lane, Manchester, M23 0ND
8 Lincoln Minshull Close, Button Lane, Manchester, M23 0NB
7 Lincoln Minshull Close, Button Lane, Manchester, M23 0NB
5 Lincoln Minshull Close, Button Lane, Manchester, M23 0NB
19 Button Lane, Manchester, M23 0ND
7 Feldom Road, Manchester, M23 0HP
3 Feldom Road, Manchester, M23 0HP
30 Sealand Road, Manchester, M23 0JE
28 Sealand Road, Manchester, M23 0JE
26 Sealand Road, Manchester, M23 0JE
96 Button Lane, Manchester, M23 0NA
94 Button Lane, Manchester, M23 0NA

Appendix 2 – Planning constraints