MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143828/FH/2025
Date registered valid:	27 August 2025
Proposal:	Erection of single storey rear extension and elevational alterations
Address:	22 Dunkeld Road, Manchester, M23 1HU
Ward(s):	Baguley Ward
Applicant:	Liz Chesters
Agent (if any):	Mr Adam Mokhtar, Diogel Architecture
Case officer:	Ciara Gettinby Tel: 0161 234 3048 Email: ciara.gettinby@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**16 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: 4 September 2025 Expired: 25 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

The application relates to a two-storey semi-detached C3 dwellinghouse made of off-white render with a red tiled roof. The property features white framed windows. To the front of the property is a small private garden and a larger communal garden. To the rear of the property is a moderately sized garden. The dwelling forms the end terrace of houses of a similar design.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area
Dunkeld Road is a residential street situated within the Baguley Ward of Manchester. The street and the surrounding area benefits from a large amount of green space, with plenty playing grounds including Baguley Park to the east of the property. The area is mainly residential in terms of its character, consisting of terraced and semi-detached housing of a similar age and design. To the west is a commercial and industrial area separated by tram tracks and a public highway.

Description of development
The applicant is seeking planning permission for the erection of a single storey rear extension and elevational alterations.

Proposed Plans

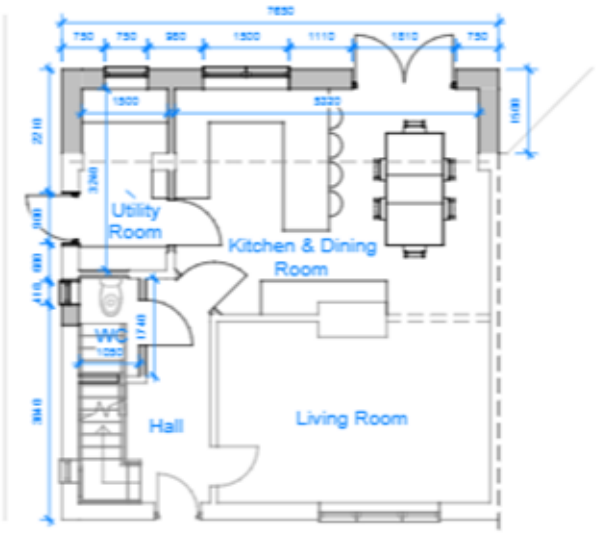


Figure 1, proposed ground floor plan



Figure 2, proposed elevations

Consultations & Notification Responses
Neighbours, as per appendix 1- no comments or objections.

POLICY

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP)- The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

-Policy DC1- Residential Extensions

The Manchester Core Strategy- Development Plan Document 2012-2027 (The Core Strategy) was adopted by the City Council on the 11th of July 2012, it is a key document for the local plan which provides a framework that planning applications are assessed against.

Policy DM1-Development Management
Policy SP1- Spatial Principles

Policy EN19- Waste

The National Planning Policy Framework (December 2024)- The governments own planning policies for England and how they are expected to be applied.

-Chapter 8- Promoting healthy and safe communities
-Chapter 12- Achieving well-designed and beautiful places

Places for Everyone- 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 (Bolton, Bury, Rochdale, Oldham, Tameside, Stockport, Manchester, Trafford, Salford, Wigan) and took into effect and become part of the statutory development plan on March 21, 2024.

-Policy JP-P1: Sustainable Places

Issues
Policies SP1 and DM1 of the Manchester Core Strategy seeks to ensure that any new built development enhances or creates character, meets local needs and enhances the built environment and its design, scale and appearance of the proposed development that is appropriate to its context. Policies DC.1, DC1.2 and DC1.3 of the UDP for the City of Manchester relate specifically to residential extensions and set out several criteria against which proposals for extensions will be assessed. Although the latter policies are of age, they are of long-established practice with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future residents.

Negotiations and Communication
The agent confirmed that the nearby trees would not be affected and would be maintained by the proposal.

Principle
The principle of erecting a rear extension for additional living accommodation is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. Resident's homes should enable growth by providing sufficient space to accommodate changing needs and circumstances. However, consideration must be given to the proposals siting scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Planning History
No relevant planning history.

Waste Storage and Parking
The proposal is not considered to impact the current waste storage or parking arrangements.

Siting Scale and Massing- The single storey rear extension would be situated west of the property. It is proposed to project approx. 7646mm along the rear of the property and project backwards from the dwellinghouse by 1574mm. The roof height would be 3373mm sloping down to meet the eaves at 2781mm. The extension would not pass the side building line and therefore would maintain the distance of 1034mm between the extension and the shared boundary (with neighbour no. 24 Dunkeld Road.) As the other shared boundary with neighbour no. 20 Dunkeld Road chamfers, the proposed rear building line would be set back by 1659mm from the shared boundary.

The length of the extension exceeds the limit stipulated within the saved policy DC1 of the Unitary Development Plan for the City of Manchester (3.65m.) It is within the limitations for the larger home's extension application, and no objections have been received from neighbours, in this instance it is considered that this variance could be accommodated in this location.

The extension proposes the addition of six windows and one door. Two of the proposed would be bi-fold doors, and three would be rear facing windows. Both side elevations would be blank, with an addition of a window and door on the existing side of the dwelling house which would replace an existing window and door.

The overall siting scale and massing of the proposal is acceptable as the extension is understood as being subservient to the host dwellinghouse and given the amenity space to the rear is considered acceptable in this instance. This is not considered to cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. Sufficient private outdoor amenity space would also be retained to the rear which is shown on the location plan.

Appearance and Visual Amenity- The submitted application form indicates that the extension would be built with off-white render to match the existing. Materials of uPVC would be used to match the existing windows; the proposed roof would be built of matching tiles to match the existing dwellinghouse. Additionally, the location of the extension at the rear would limit the impacts of the extension upon the street scene.

The use of matching materials would ensure that the overall character of the property and its surrounding area should not be significantly harmed by these works. The design and appearance of this extension therefore accord with saved Policy DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework.

A materials condition has been attached to ensure that materials are adhered to pursuant with The Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved policies DC1 of the UDP.

Residential Amenity- The non-adjoining neighbour, no. 24 Dunkeld Road sits west of the applicant site. Regarding sunlight the extension is not considered to cause any additional overshadowing on no. 24 Dunkeld Road. As existing, the shared boundary is considered to be open, however the proposal would maintain the distance of 1034mm between the shared boundary and the extension. This set back and the one storey element of the extension would lessen any feelings of overbearingness for this neighbour. The projection of the extension proposed, 1574mm, is not considered to create any overbearing feelings for the neighbouring property (no. 24.) An additional window and door are proposed to face towards the neighbouring property, which would be replacing an existing window and door on the side elevation. As the elevational alterations would not be introducing a new feature onto the side elevation, the proposed is not considered to impact the existing levels of privacy between the neighbouring units.

The adjoining neighbour, no. 20 Dunkeld Road sits north-west of the applicant site. Regarding sunlight, the rear extension would cause slight additional overshadowing on the early summer afternoon hours. However, this would not be considered significant and would not be so undue to warrant a reason for refusal. As existing, the shared boundary does not have a sense of openness due to the vegetation along the boundary. However, if the property owners were to alter this through removing the vegetation the rearward projection of 1574mm would not be considered to have a significant impact upon the openness of the shared boundary. Additionally, the single storey height of the extension would also lessen any feelings of overbearingness. As the shared boundary (with no. 20) chamfers this sets back the extension

and therefore limits any further feelings of overbearingness with the neighbouring property. Because of this, the rear building line of the extension would be set back by 1659mm from the shared boundary. No windows are proposed to face towards this neighbouring property and would therefore not impact the existing levels of privacy between the neighbouring units.

The proposed extension would be in-keeping with providing enough private external amenity space, shown on the site layout plan. Moreover, none of the windows should give rise to issues of overlooking or loss of privacy over and above existing. Therefore, privacy between neighbouring residential units will be unaffected. Overall, the proposal is not considered to give rise to any overlooking, significant loss of light nor privacy implications to the surrounding properties, pursuant to Policy DC1 of the UDP and the Core Strategy Policies SP1 and DM1.

Conclusion
Given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework and Policies JP-P1 of the Places for Everyone joint development plan document.

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 applicant 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) The development must have begun no later than the expiration of three years beginning with the date of permission. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act of 1990.

(2) The development hereby approved shall be carried out in accordance with the following documents:

Site layout plan, ref- 1499-02-02-01
Existing and proposed ground floor drawings, ref- 1499-02-03-01
Proposed elevations, ref- 1499-02-04-02

Received on 27 August 2025

Reason- to ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

(3) The materials to be used on the external surfaces of the extensions hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture including:

-Off white render to match existing
-uPVC to match existing
-Roof tiles to match existing

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 policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

20 Dunkeld Road, Manchester, M23 1HU
15 Bowland Road, Manchester, M23 1JP
24 Dunkeld Road, Manchester, M23 1HU
19 Bowland Road, Manchester, M23 1JP
17 Bowland Road, Manchester, M23 1JP
19A Bowland Road, Manchester, M23 1JP
17A Bowland Road, Manchester, M23 1JP

Appendix 2 – Planning constraints

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