

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143225/FH/2025
Date registered valid: 16 June 2025
Proposal: Erection of single storey rear infill extension
Address: 32 Penarth Road, Manchester, M22 4AR
Ward(s): Northenden Ward

Applicant: Alison and John Cooke
Agent (if any): Mr Andy Flanagan, A-Tech Architectural Design Ltd
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 29th July 2025



Figure 1, Front elevation of 32 Penarth Road.

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16th of July 2025.

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 25 June 2025 Expired: 16 July 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 building

The property that is subject of this householder application is a two-storey semi-detached brick built C3 dwellinghouse. It features a hipped roof and to the front of the property is a hardstanding driveway bordered by a mid-rise brick wall. The property features a moderate rear garden and as existing has no planning history.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

Penarth Road is a residential street situated within the Northenden Ward of Manchester. The property is surrounded by similar built family properties. Other dwellings in the area consist of semi-detached houses of a similar brick design and age. The property is situated west to Wythenshawe cricket and football grounds.

Description of development

The applicant is seeking planning permission for the erection of a single storey infill extension.

Proposed Plans and Drawings

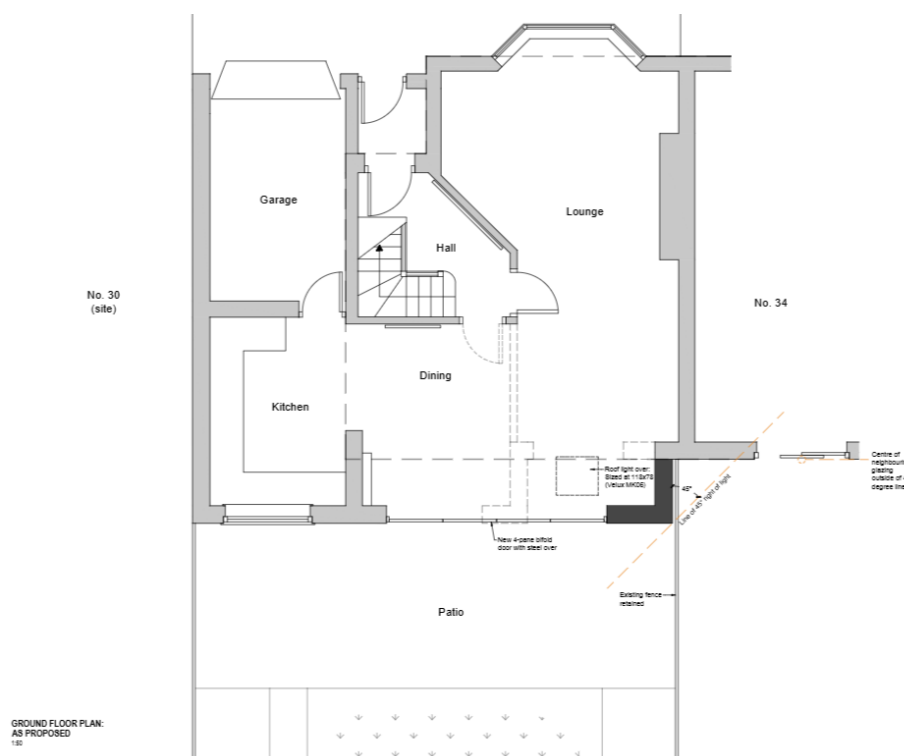


Figure 2, ground floor plan

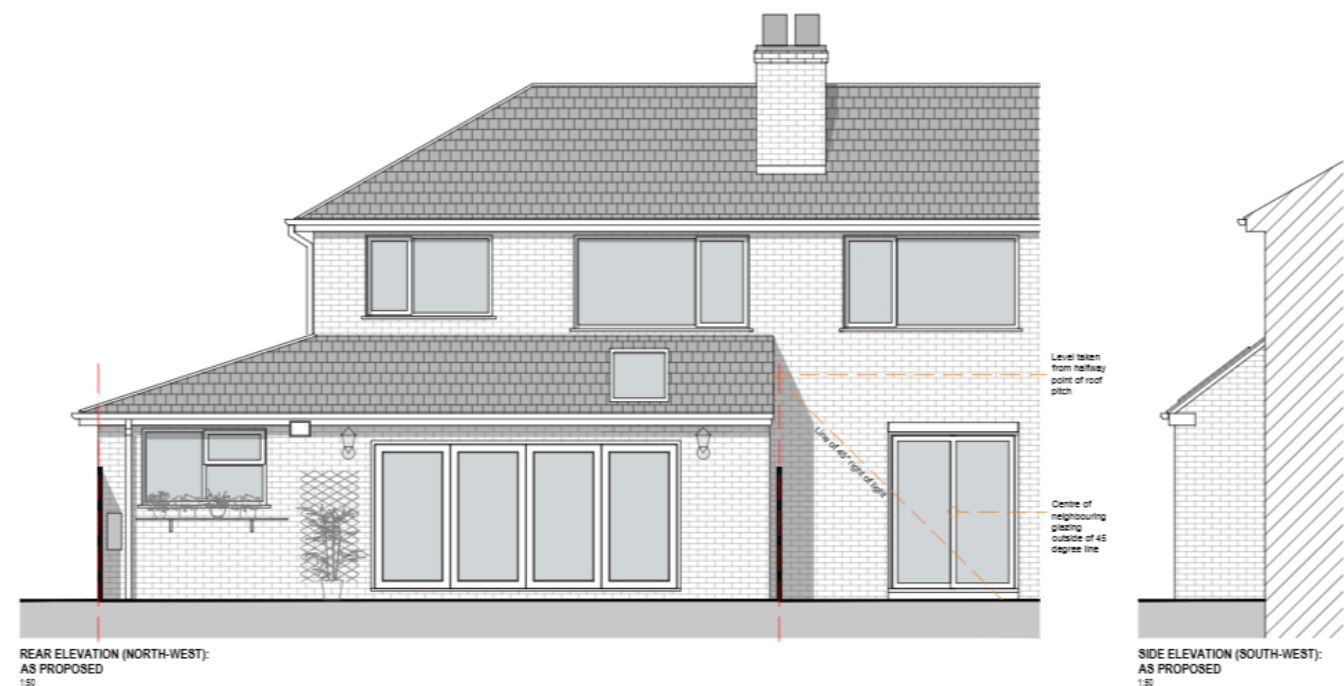


Figure 3, proposed rear and side elevations

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.

Planning History

No relevant planning history.

Principle

The principle of erecting a single storey rear infill extension for a family dwellinghouse is acceptable given that many individuals prefer to extend their homes and alter their homes to meet changing needs and circumstances. 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.

Negotiations

There has been no amendments or negotiations to this proposal.

Siting scale and massing

The single storey rear infill extension would be situated west of the property. It is proposed to project backwards approx. 1.1m from the host dwellinghouse to meet the existing building line. As an addition to the existing extension at current, the proposed would add 5.3m in length to form a total extension length of 8.8m along the rear of the property. The roof height is approx. 2.7m which would slope down to meet the eaves at approx. 1.8m.

The extension proposes the addition of one new roof light and two patio doors to replace those existing. The roof light is positioned above 1.7m from ground level in line with permitted development rights and the proposed patio doors will face directly into the applicant's rear garden.

The gap between the proposed extension and the shared south-western boundary is approx. 13cm. The north-eastern boundary will be unaffected. At current there is a distance of 2.7m between the non-adjointing neighbour (no. 30 Penarth Rd) and the existing extension. To the rear of the property, there is an approximate distance of 25m between the extension and the rear neighbour, no. 38 Roundwood Rd.

The overall siting scale and massing of the proposal is acceptable as the extension is understood as being subservient to the host dwellinghouse even considering the larger dimensions. 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.

Appearance and Visual amenity

The submitted application form provides information on the materials to be used and states that the extension would be built of brickwork cavity wall to match existing. The roof tiles would be profiled tiling to match the existing tiles, and the proposed doors will be made with PPC aluminium and painted to match the existing doors.

The proposed infill extension will look subservient to the host dwellinghouse due to the matching materials. The infill extension can be considered a small addition to the visual amenity of the property and street scene. Additionally, it is not an unusual addition to the street scene as there are many other family residences that benefit from extensions in this area.

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. The proposal blends in with the existing extension and would not be an unusual addition to the property. The rear extension will not be visible from the street scene so is thought to have a limited impact on the appearance. The overall character of this property and its surrounding area should not be significantly harmed by these works. The design and appearance of this extension therefore accords with saved policy DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework.

Residential Amenity, Sunlight Overbearing, Privacy & Relationship to Neighbours.

The non-adjointing neighbour, no. 30 Penarth Road sits north-east to the applicant site. Regarding sunlight, due to the suns orientation the proposed extension will not contribute to any loss of sunlight or overshadowing on no. 26 Penarth Road. The extension would not affect the current distance between the two properties and is not considered to create any feelings of

overbearingness for this property. The proposed infill will be substantially hidden from this neighbour's view when in the garden on their own property so is considered to make little impact.

The adjoining property, no. 34 Penarth Road sits south-west of the application property. There would be a slight gap between the extension and the shared boundary of approx. 13cm. This slight gap helps to set back the extension along the shared boundary and create a less imposing feel. At current, the existing extension will lessen the openness of the boundary making the 1m extension feel less imposing. The one storey element of the extension will lessen any feelings of overbearingness for no. 34 Penarth Road. Regarding sunlight, the proposed extension is not predicted to cause any additional overshadowing on the neighbouring property. Due to the nature of an infill extension, it should only be small contribution to the existing extension and should not create any new significant factors.

The rear neighbour who sits west to the applicant property is no. 38 Roundwood Rd. Presently, there is a distance of 23m between the properties and the infill extension is not considered to reduce this distance as it does not pass the current building line. The distance between the two properties is considered to be adequate in terms of privacy and onlooking.

The proposed infill extension will be a small addition to the residential amenity of the street and would be in keeping with providing enough private external amenity space. None of the windows proposed should give rise to issues of overlooking or loss of privacy. 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.

Parking

The current parking arrangements would be unaffected by the proposal as there will be no creation or destruction of parking spaces for the property.

Waste

No changes to waste storage.

Accessibility

The proposal does not affect the entrance or threshold of the building.

Use

No change of use.

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.

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

Officers have worked with the applicant in a 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.

Reason- 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 plans:

Location plan ref: 25005 -XX-XX-XX-XX-X- 01001

Proposed floor plan ref: 25005 -XX-XX-XX-XX-X- 41001

Proposed elevations ref: 25005-XX-XX-XX-XX-X 51001

Received 16th of June 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 extension hereby permitted shall match those specified on the submitted application form, email correspondence and approved plans, including:

- Facing brickwork cavity wall to match existing
- Profiled tiling to match existing
- PPC aluminium painted 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

35 Penarth Road, Manchester, M22 4AG
30 Penarth Road, Manchester, M22 4AR
31 Roundwood Road, Manchester, M22 4AU
39 Penarth Road, Manchester, M22 4AG
37 Penarth Road, Manchester, M22 4AG
34 Penarth Road, Manchester, M22 4AR
33 Roundwood Road, Manchester, M22 4AU

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA