MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143278/FH/2025
Date registered valid:	23 June 2025
Proposal:	Erection of single-storey rear and side extension and roof lights including elevational alterations to front elevation
Address:	3 Topcroft Close, Manchester, M22 4YF
Ward(s):	Northenden Ward
Applicant:	Mrs Jody Baker
Agent (if any):	Mr Paul Reid Reid Design Limited
Case officer:	Janet Lawless Tel: 0161 234 4535 Email: janet.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	15 August 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14th August 2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 1 July 2025 Expired: 22 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 site/building
The property that is the subject of this householder application is a two-storey brick and render semi-detached dwellinghouse that is located close to the junction of Topcroft Close and Royle Green Road. It has garden to the side and rear, with the front garden previously having the front boundary removed and gravel chippings laid down to create off road parking provision. The property is in use as a single family dwelling, and currently has a lounge, kitchen diner, WC and hallway to the ground floor with 4 bedrooms and a bathroom to the first floor.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
The area is predominantly residential in nature comprising of semi- detached, terraced properties and cottage flats. It is located within the Northenden ward of the City. It is easily accessible by alternative modes of transport to the car, and is well served by local services including Northenden District centre and smaller shopping parades, together with schools.

Description of development
The proposal is for the erection of a single storey staggered rear extension with a flat roof and a roof light and a single storey mono-pitched side extension with Velux style windows set within the slope. The accommodation created is to provide adapted accommodation for a visually impaired member of the family currently living within the main house. It would enable secure semi- independent living whilst still relying on elements within the main property including family lounge and dining areas in addition to those created by the proposed extensions. The materials proposed would match those of the existing property. The accommodation created by the proposed extensions would comprise of 1 bedroom, bathroom and an open plan kitchenette / lounge area. The proposed extension to the rear would also provide for a reconfiguration of the

existing accommodation within the property allowing for an open plan kitchen dining area. The extension on the side would be set in from the property frontage, while the rear extension is set in marginally from the common boundary with numbers 1 Topcroft and 107 Royle Green Road. The proposed elevational changes to the front elevation comprise of a GRP flat roof to the Grey concrete panel front porch and grey composite timber effect panelling under the ground floor window.

Consultations & Notification Responses
Local Residents were informed- no representations have been received.

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

o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
o Policy DM 1 - Development Management
o Policy SP1 - Spatial Principles
o Policy EN1 - Design Principles
o Policy EN 19 - Waste Management
o The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)
The proposal has been assessed against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development
JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.
It is considered that the proposal is in accordance with the principle of the policy.

Issues
Principle
The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms to indicate otherwise..

On balance, the proposed changes are deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Site history relating to 3 Topcroft Close
There have been no previous planning application relating to this site.

Residential Amenity

The applicant is seeking planning permission for the erection of single storey side and rear extension. This would provide both a reconfigured layout for the existing property and a linked layout with a bedroom, bathroom, kitchen diner and lounge for the disabled occupant to enable semi-independent living whilst still having the physical connection and support from family members within the host property. There have been no representations received as a result of the notification process.

The extension will be set back significantly from the principal elevation, projecting a modest 1.57m from the side elevation of the original dwelling. It would run alongside the existing dwellinghouse by 4.26 m ending at the original rear building line. The single storey rear extension would project 3.48 m from the existing rear building line and would be set in marginally off the common boundary with the adjoining property at numbers 1 Topcroft and 107 Royle Green Road. The proposal runs along the rear of the property for some 8.42m overall, however is staggered towards the common boundary stepping in, and the area that would house the en-suite bathroom would only be 1.15m wide with a rearward projection of 2.02m. It is noted that 107 Royle Green Road has windows at ground and first floor that look towards the rear garden of the application property. It is acknowledged that the introduction of a blank gable wall at the application property would affect this outlook but given the relationships between the application property and those at 1 Topcroft and 107 Royle Green Road it is not considered that the proposals would give rise to unacceptable impacts to these two properties.

There is a boundary treatment between the host property and numbers 1 Topcroft and 107 Royle Green Road. There are no windows proposed in any of the new side elevations, with these being in the rear overlooking the applicants own garden. The neighbouring property at number 5 Topcroft Close has a blank gable elevation adjacent to the side extension proposed for number 3. There is an acceptable gap retained to both common boundaries with the neighbouring properties.

The roof designs are flat on the rear extension and mono-pitch on the side. The style of roof keeps the height lower when viewed from the neighbouring properties.
There will be no overlooking or loss of privacy for either the neighbours or the occupants of number 1 Topcroft Close and 107 Royle Green Road. Furthermore, there is only a side door with the remainder of the side being a blank gable wall on the adjacent property at number 5 Topcroft Close which alleviates any potential overlooking. On the rear elevation, the doors proposed which will provide external access to the rear garden for both the existing and proposed accommodation. There are two windows, one door and a set of patio doors all within the rear elevations to provide as much natural lighting for the visually impaired resident.

It is not considered that the introduction of the modest extensions to the side and rear would have any detrimental impacts upon the residential amenity currently enjoyed by the neighbouring residents. It would however have a positive impact upon the residential amenity of the future occupant of the accommodation created by the extension. There would be sufficient external amenity space retained post development.

Visual Amenity
The extension would be visible from the public highway and therefore would be a feature within the street scene. However, given the setback from the property frontage, and the modest size it would not be obtrusive. The character of the area has been retained with the design and materials to be used therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

In terms of residential and visual amenity, it is not considered that there will be any significant impact and the proposed development therefore the proposal complies with The National

Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan.

Scale and Massing
The size and footprint of the proposal is not believed to provide an overbearing impact upon the residential amenities of surrounding properties being modest in size and roof heights considered.
It is therefore considered that the scale and massing of the proposed extensions are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design and appearance
The design of the proposed development is in keeping with the character of the existing dwelling and the surrounding properties. The use of matching bricks and tiles, as specified in the application form, ensures visual continuity and will assimilate well with the host property.

The designs of the proposed extensions are similar in appearance to other extensions on properties within the immediate and wider areas, and are considered acceptable and in accordance with Core Strategy Policies DM1 and EN1.

The elevational alterations to the front of the property comprise an addition area of render to the first floor and introduction of composite timber effect grey panels to the porch and ground floor. These alterations would provide some modernisation and uplift to the front elevation and are considered to be acceptable.

Bins
The storage of bins could currently be store at the rear or side and brought kerbside on collection day. There would still be space retained to the side of the property, and as the site would still operate as one household, there would be no increase in the number of bins proposed, this situation is considered acceptable. Therefore, the proposal complies with Policy EN19 of the Core Strategy.

Vehicular access and car parking
The proposal has no impact on the existing vehicle access and car parking at the property.

Conclusion
On balance, it is considered that the proposed development would not adversely affect the character of the area. Furthermore, in terms of residential or visual amenity, no significant impacts are anticipated. The proposal is therefore considered to be in accordance with Core Strategy Policy DM1 and saved Policy DC1 of the Unitary Development Plan (UDP).

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 it has been determined in accordance with both local and national policies and in a timely manner.

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:
PL)1 Proposed Floor Plans, layout plans and location plan received 23rd June 2025
Planning Statement received 24th June 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The bricks to be used on the external surfaces of the extension hereby permitted, including patching in and mortar, shall match those of the existing building in type, size, colour and texture. Other materials to be used in the hereby permitted development shall be as indicated on the submitted application forms.

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, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) The extensions hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling identified as 3 Topcroft Close, M22 4YF, at no point shall it be allocated or identified as a separate address.

Reason - To ensure the proposed use remains ancillary to the principle use on the site. In the interest of residential amenity, in accordance with the policies DM1 and SP1 of the Manchester Core Strategy.

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 windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved drawings.

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

117 Royle Green Road, Manchester, M22 4LE
18 Lovett Walk, Manchester, M22 4LJ
16 Lovett Walk, Manchester, M22 4LJ
12 Lovett Walk, Manchester, M22 4LJ
1 Topcroft Close, Manchester, M22 4YF
111 Royle Green Road, Manchester, M22 4LE
119 Royle Green Road, Manchester, M22 4LE
121 Royle Green Road, Manchester, M22 4LE
109 Royle Green Road, Manchester, M22 4LE
5 Topcroft Close, Manchester, M22 4YF
14 Lovett Walk, Manchester, M22 4LJ
10 Lovett Walk, Manchester, M22 4LJ
107 Royle Green Road, Manchester, M22 4LF
105 Royle Green Road, Manchester, M22 4LF
103 Royle Green Road, Manchester, M22 4LF

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) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA