MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143291/FH/2025
Date registered valid:	7 July 2025
Proposal:	Erection of single-storey rear extension and demolition of existing external garage.
Address:	128 Old Lansdowne Road, Manchester, M20 2NY
Ward(s):	Didsbury West Ward
Applicant:	Miss Rebecca Nichols
Agent (if any):	Mr Lee Whittingham, LJ Architects Ltd
Case officer:	Ciara Gettinby Tel: 0161 234 3048 Email: ciara.gettinby@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**08 September 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14 August 2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 23 July 2025 Expired: 13 August 2025

Site notice
Posted: 14 August 2025 Expired: 4 September 2025

Press advert
Published: 29 July 2025 Expired: 19 August 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site

The property that is subject of this householder application is a two-storey brick-built semi-detached dwelling house. It features a pitched roof and to the front of the property is a hardstanding driveway. To the rear is a moderate sized garden with an existing garage.

Listed building: Not applicable

Conservation area: Albert Park Conservation Area 1988

Tree Preservation Order: No

Description of area
Old Landsdowne Road is a residential street situated in the Didsbury West 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. Many other properties within this area benefit from a similar natured extension to the one proposed.

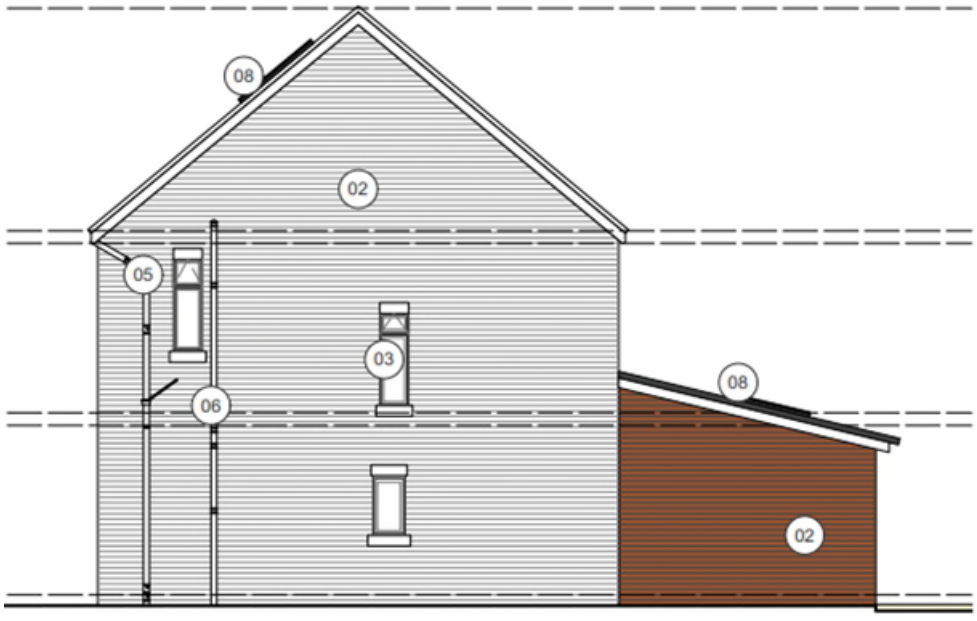
Description of development
The applicant is seeking planning permission for the erection of single-storey rear extension and demolition of existing external garage.

Proposed Plans and Drawings

Proposed Front Elevation
1:100 @ A4

Proposed Rear Elevation
1:100 @ A4

Proposed front and rear elevations



Proposed Side Elevation
1:100 @ A4

Proposed side elevation

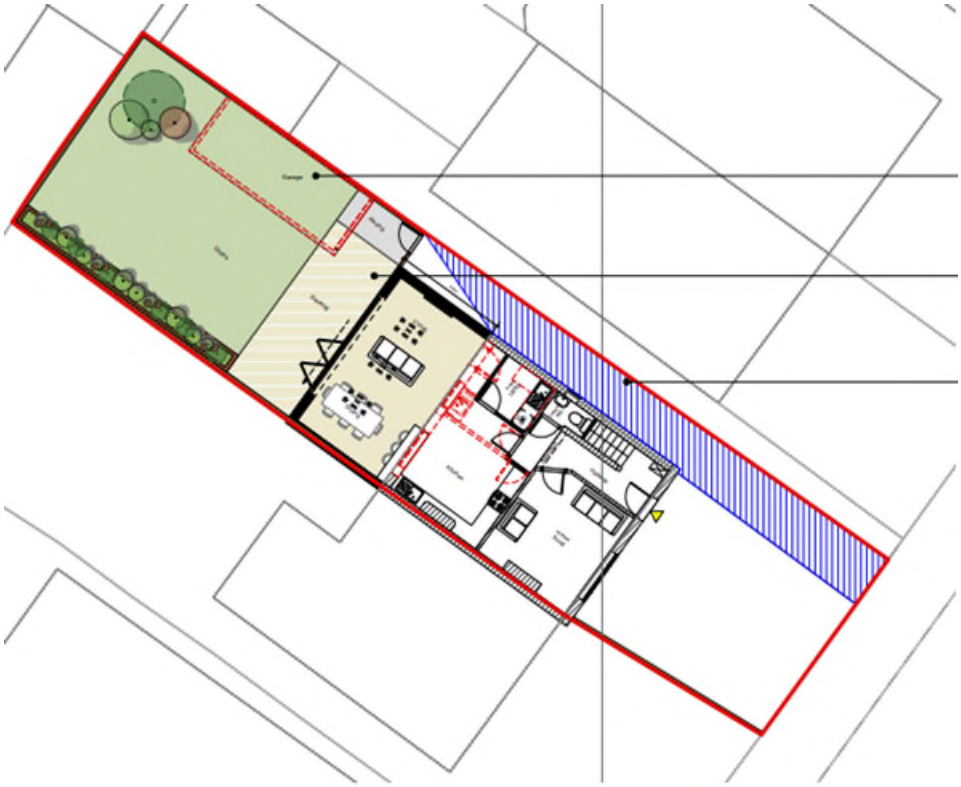
Proposed Attic Floor Plan

1:100 @ A4

Proposed Roof Plan

1:100 @ A4

Ground and first floor plans



Proposed site plan

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

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 an 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 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.

Car Parking
The proposed development is not considered to affect the current car parking of the property.

Waste Storage
The development does not interfere with the movement of bins from the rear garden to the front of the property.

Negotiations and Communication

1. Amendments were made to the application form to include a certificate B rather than certificate A.

2. A revised scheme was proposed to reduce the scale of the development to 4m so to reduce the impact on the neighbouring property.

Siting Scale and Massing
The single storey rear extension would be situated north-west of the property. It is proposed to project approx. 4m backwards from the dwellinghouse and expand lengthways along the property of 6.7m meeting the current northeastern side building line. The roof height is approximately 3.7m sloping down to meet the eaves at 2.3m. The mono-pitched roof design ensures that the mass and bulk is reduced in terms of intruding onto the neighbour, no. 130 Old Lansdowne Road. The dimensions would allow for sufficient private outdoor amenity space retained to the rear.

The rearward projection of the extension exceeds the limit stipulated within the saved policy DC1 of the Unitary Development Plan for the City of Manchester (3.65.) It is within the limitations for a larger home's extension application and therefore this variance could be accommodated in this location in this instance.

The extension is replacing two windows and a door at the rear of the property and introducing seven new windows, three of which are proposed to be sky lights in the dining/ living room which are positioned above 1.7m in line with permitted development rights. The remaining four are proposed to be patio doors which face directly into the resident's garden.

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. The revised dimensions proposed match the existing rear extension of no. 126 Old Lansdowne Road. 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.

Impact upon Albert Park Conservation Area

The Albert Park Conservation Area is principally an area of housing but also includes a district shopping centre on Burton Road, a smaller group of shops on Barlow Moor Road, schools, public houses and a number of churches.

Development control in Albert Park is aimed at encouraging development which enhances the prosperity of the area whilst paying attention to its special architectural and visual qualities.

Property owners in the area are encouraged to retain the original character and detail of their houses. This should include the details, colour and materials of window frames, doors and other elements of the buildings. Substantial development proposals will require planning permission, and some minor works may also require the prior approval from the City Council.

It is envisaged that small scale development and refurbishment will take place from time to time. The main aim of designation is to ensure that the character and quality of both the buildings and the spaces between them is retained. As with all conservation areas, attention must be paid to maintaining harmony regarding building heights, the type and colour of materials.
The owners of properties will be encouraged to replace like for like when considering repairs to walls, roofs, windows and mouldings

The proposal would be sited at the rear of the property and would utilise mostly matching and sympathetic materials to those already featured on the host dwellinghouse, which would provide a blended appearance with the existing property, minimising the degree of harm caused to the visual amenity of the area and the character of Albert Park Conservation Area. It is noted that the rear extension would not be readily visible from the street scene.

The extension would provide benefits in the form of improved an enlarged living accommodation for the residents, which in this instance is considered to outweigh any potential less than substantial harm caused to the Albert Park Conservation Area.

The proposal is therefore considered to accord with paragraph 215 of the National Planning Policy Framework, which stipulates ‘where development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use’ as well as policy DC18 of the UDP, policy EN3 of the Core Strategy and policy JP-P2 of Places for Everyone.

Appearance and Visual Amenity
The submitted application form indicates that the extension will be built with red brick and roof tiles to match the existing dwellinghouse. The proposed material for the windows is dark grey Upvc. 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 on this locale. The proposal would not be an unusual addition to the street scene as there are multiple extensions of a similar nature within the area. 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.

The location plan shows a sufficient amount of private external amenity space is retained to the rear. Sited at the rear of the property, most of the proposal wouldn’t be visible from the front of the street scene. Neighbouring properties would also be able to view the proposed extension from private spaces. The overall character of this property and its surrounding area should not be significantly harmed by these works. The design and appearance of the 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
The non-adjoining neighbour, no. 126 Old Lansdowne Road sits northwest to the applicant property. This property benefits from a single storey extension of similar dimensions to the one proposed,

-Ref- 105706/FH/2014/S2 Erection of single storey rear extension to form additional living accommodation. Approved- 2 July 2014.

Regarding sunlight, the proposed extension will cause slight addition in overshadowing in the afternoon hours to no. 126 Old Lansdowne Road. However, this would not be so undue as to warrant a reason for refusal. Currently, the two properties are separated by an approximate gap of 2.5m. This gap will be maintained with the proposed development as it does not pass the side building line. The gap between the two properties and the current extension will limit any feelings of overbearingness for this neighbour. Additionally, the applicants current garage limits the openness of the boundary and demolishing this will improve the openness of the shared boundary even with the erection of the extension.

The adjoining neighbour no. 130 Old Lansdowne Road sits southwest to the applicant site. This neighbour currently benefits from a first-floor rear extension. Regarding sunlight, the proposed extension is not considered to cause any additional overshadowing to 130 Old Lansdowne Road. The proposed extension is expected to slightly extend onto the shared boundary with this neighbour. The revised scheme from 4.6m to 4m will lessen any feelings of overbearingness for this neighbour and he single storey element will also help in reducing any impact from the development.

The rear neighbour, no. 103 Clyde Road is approximately over 30m away which is considered adequate distance in terms of privacy. The proposed windows which face into the garden are not considered to have any privacy implications. The proposed extension would be in-keeping with providing enough private external amenity space. Moreover, none of the windows should give rise to issues of overlooking or loss of privacy. The proposed doors will face directly into the rear garden and the remaining windows are to be used as a sky light above 1.7m from the floor in line with permitted development rights for householders. 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 revised scheme for 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 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:

Proposed ground floor plan ref- P404_109
Proposed attic and roof plan ref- P404_110
Proposed elevations ref- P404_111
Proposed elevations ref- P404_112
Proposed elevation ref- P404_113
Location plan ref- P404_100

Received on the 5 September 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 in type, size, colour and texture including:

Walls, red brick to match existing
Roof, roof tiles to match existing
Dark grey Upvc window frames

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

93B Old Lansdowne Road, Manchester, M20 2NZ
93A Old Lansdowne Road, Manchester, M20 2NZ
Flat 2, 124 Old Lansdowne Road, Manchester, M20 2NY
Flat 1, 124 Old Lansdowne Road, Manchester, M20 2NY
Flat 6 - 9, 105 Clyde Road, Manchester, M20 2WW
Flat 2, 93 Old Lansdowne Road, Manchester, M20 2NZ
Flat 1, 93 Old Lansdowne Road, Manchester, M20 2NZ
124 Old Lansdowne Road, Manchester, M20 2NY
Flat 4, 93 Old Lansdowne Road, Manchester, M20 2NZ
Flat 5, 91 Old Lansdowne Road, Manchester, M20 2NZ
Flat 2, 91 Old Lansdowne Road, Manchester, M20 2NZ
Flat 3, 93 Old Lansdowne Road, Manchester, M20 2NZ
Flat 6, 91 Old Lansdowne Road, Manchester, M20 2NZ
Flat 4, 91 Old Lansdowne Road, Manchester, M20 2NZ
Flat 3, 91 Old Lansdowne Road, Manchester, M20 2NZ
Flat 1, 91 Old Lansdowne Road, Manchester, M20 2NZ
99 Clyde Road, Manchester, M20 2WW
130 Old Lansdowne Road, Manchester, M20 2NY
126 Old Lansdowne Road, Manchester, M20 2NY
105 Clyde Road, Manchester, M20 2WW
103 Clyde Road, Manchester, M20 2WW
101 Clyde Road, Manchester, M20 2WW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Albert Park Conservation Area 1988
Area Team Boundary - Name: SOUTH AREA