

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143739/FH/2025
Date registered valid: 14 September 2025
Proposal: Erection of a single storey rear extension
Address: 85 Riverdale Road, Manchester, M9 8UJ
Ward(s): Higher Blackley Ward

Applicant: Mr. Harley Wilcox
Agent (if any): Miss Keeley Smith, Manchester City Council MEAP
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve
Date of recommendation: **15 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: 23 September 2025

Expired: 14 October 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 refers to a two-storey end-terraced C3 dwellinghouse made of red brick with a concrete tiled roof. The property features white framed windows. To the front of the property is a small private garden which is bordered by shrubbery and a low-rise wall. To the rear, is a large sized garden which is bordered by other residential gardens to all other aspects. The property, as well as others on the street uses on street parking.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

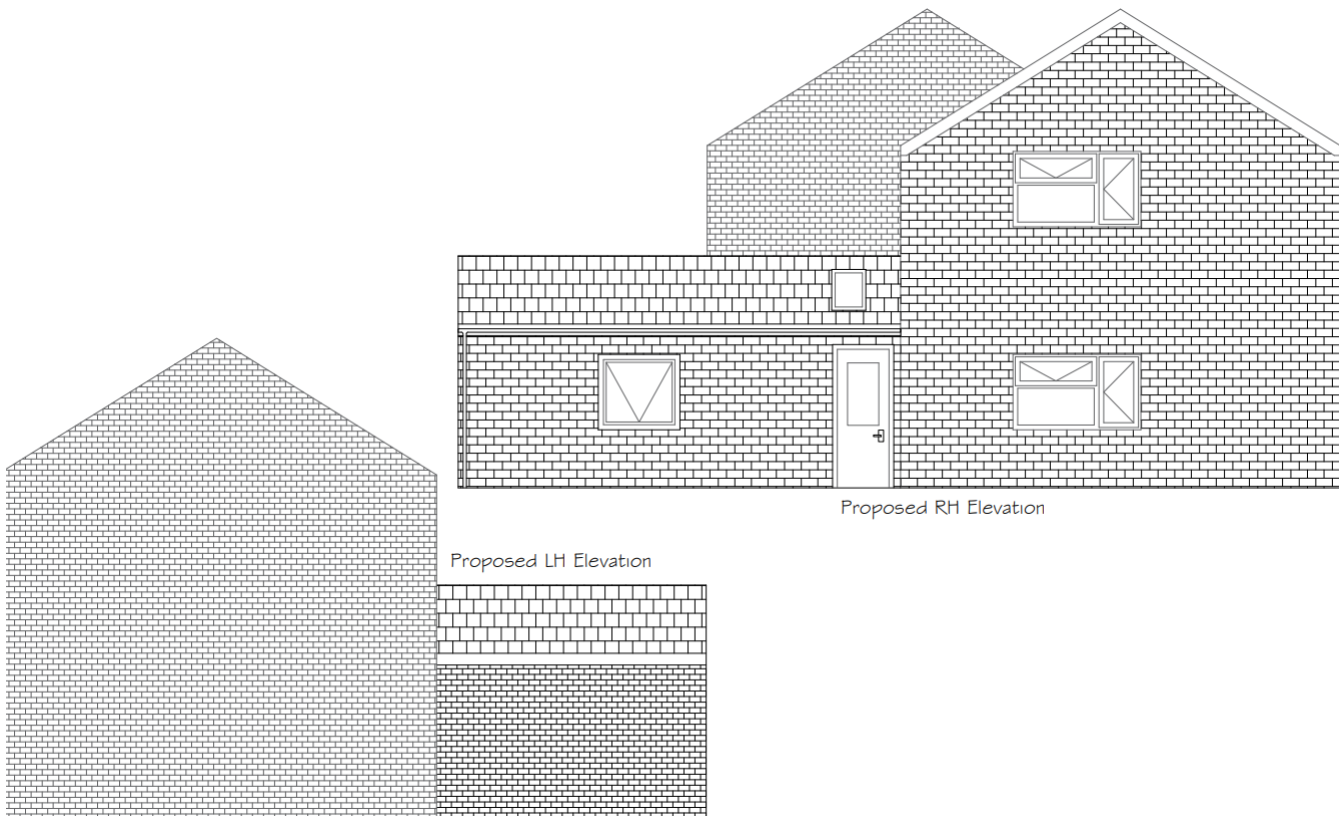
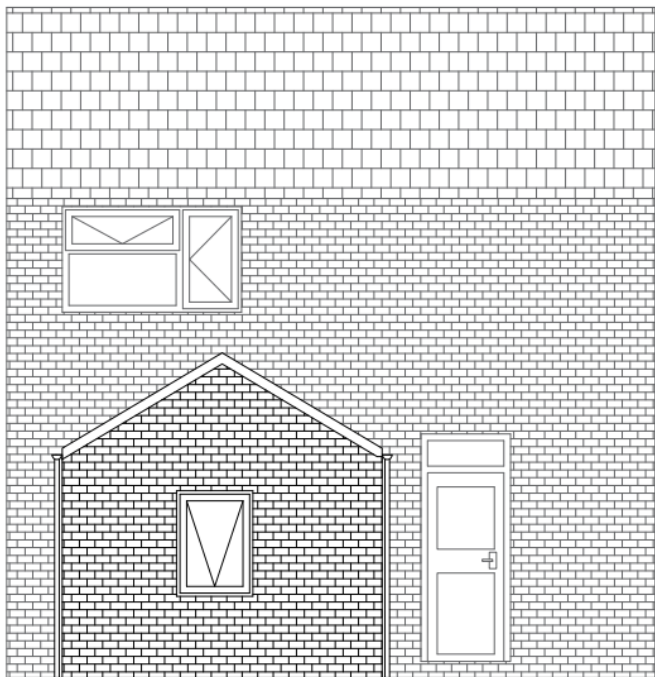
Riverdale Road is a residential street situated within the Higher Blackley Ward of Manchester. The street and the surrounding area benefits from areas of communal green space and parks within the area. The area is mainly residential in terms of its character, consisting of terraced and semi-detached housing of a similar design and age. Many properties in the area benefit from planning permission. The area also has accessible sustainable transport links as there are multiple bus routes within the area.

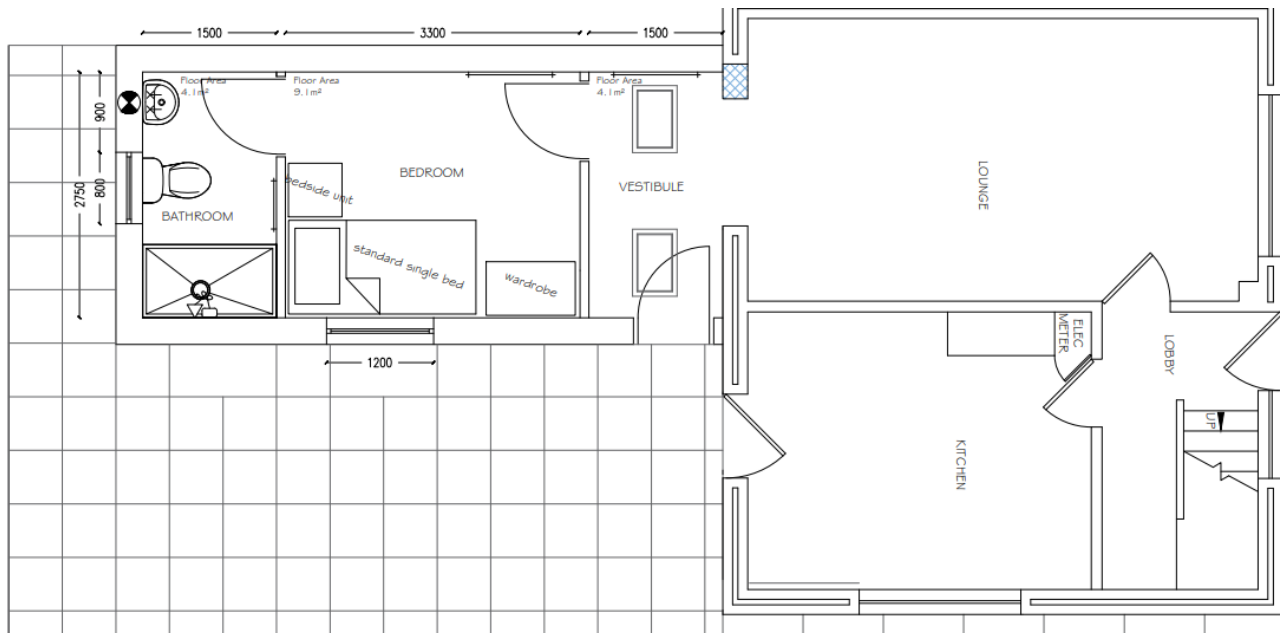


Description of development

The applicant is seeking planning permission for the erection of a single storey rear extension that would benefit a resident with access/ disability needs by creating a downstairs bedroom and bathroom.

Proposed Plans





Consultations & Notification Responses

Neighbours, as per appendix 1, no comments or objections.

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.

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. In this case, the extension would be accommodating for a family member's disability. 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

Erection of single storey rear extension, ref -140177/FH/2024, approved 25/07/2024.

Waste Storage and Parking

The proposal would not have any effect on the current parking or waste storage arrangements.

Siting Scale and Massing

The single storey rear extension would be situated south of the property. It is proposed to project approx. 6.5m backwards from the host dwellinghouse and total 3.3m in width across the rear of the property. The proposed would have a dual pitched roof which would measure to be 3.3m sloping down to meet the eaves at 2.3m. As the house is set slightly behind the neighbour, the extension would pass the neighbour's (no. 87 Riverdale Road) rear building line by 3.9m.

The extension would be set back from the shared boundary with no. 87 Riverdale Road by 0.5m.

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 (3.65m.) 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 three new windows and a door. One window on the rear elevation would face directly into the applicant's rear garden, another window proposed would be a roof light. One additional window and door would face east, towards the shared boundary with neighbour no. 83 Riverdale Road.

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 large amenity space to the rear is considered to be 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 of brickwork to match the existing dwellinghouse. Materials of uPVC would be used to match the existing windows; the proposed roof would be made of concrete tiles to match the existing dwellinghouse. As well as the matching materials, the location of the extension at the rear of the property would limit the impact of the extension upon the street scene.

The use of the 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 accords 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 adjoining neighbour, no. 87 Riverdale Road sits west to the applicant site, the applicant's property is set slightly behind the neighbour. Regarding sunlight, the extension is expected to cause additional overshadowing in the morning hours of summer months. However, this would not be considered significant and would not be so undue to warrant a reason for refusal. The extension is proposed to be set back from the shared boundary by 0.5m, this set back, and the single storey element will lessen any feelings of overbearingness for this neighbour. The extension would project past this neighbouring property by 3.9m. Currently, the shared boundary is not considered to be open due to the outbuildings along the boundary which would reduce the impact of the extension. 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 non-adjoining neighbour, no. 83 Riverdale Road sits north-east of the applicant site. Regarding sunlight, the extension is expected to cause additional shadowing onto the neighbouring property. However, the overshadowing would not be considered significant and would not be so undue to warrant a reason for refusal. The proposed would not pass the side building line and would therefore maintain the current distance between the properties. The

extension would be set back from the shared boundary by 4.1m. Although one window and a door are proposed to project towards this property, there would be limited onlooking at ground floor level due to the distance between the proposed and the fencing along the shared boundary.

Even with the proposed extension, there would be a large amount of amenity space retained to the rear. 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 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 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 floor plan
Proposed rear elevation
Proposed side elevation

Received on 14 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:
 - Brickwork to match the existing dwellinghouse
 - White uPVC windows to match existing
 - Concrete roof tiling 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.

- (4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason- in the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and Policy Dm1 of the Manchester Core strategy.

Appendix 1 – List of consultees & neighbours notified

4 Burnthorp Avenue, Manchester, M9 8JU
89 Riverdale Road, Manchester, M9 8UJ
87 Riverdale Road, Manchester, M9 8UJ
83 Riverdale Road, Manchester, M9 8UJ
6 Burnthorp Avenue, Manchester, M9 8JU

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA