

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142994/FH/2025
Date registered valid: 29 May 2025
Proposal: Erection of single storey rear extension
Address: 15 Lincombe Road, Manchester, M22 1GA
Ward(s): Woodhouse Park Ward

Applicant: Ms Lara Dore
Agent (if any): Mr Stephen Crossley, Manchester City Council
Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 22 July 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: July 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 4 June 2025 Expired: 25 June 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 application is identified as number 15 Lincombe Road in the Woodhouse Park ward of the City. It is an end of terrace dwellinghouse located at the junction of Lincombe Road and Woodhouse Lane. It has garden area to the front and rear, and a single storey attached garage that runs along the side elevation for the full depth of the property. The property has a high brick wall of approximately 1.8m in height. The side brick wall of the garage also forms part of the boundary. There is a low brick wall to the frontage with double gates that leads to an off- road parking space with the garage sitting directly behind. There is a small porch addition to the front of the property. There have been no other additions to the property.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature, with properties of a similar design and size to the proposal site, with areas of green space interspersed with the housing developments.

Description of development

The proposal is for a single storey brick extension, which is to facilitate additional living accommodation in the form of a downstairs bathroom for the disabled resident. Part of the downstairs area that leads off the lounge is already being used as a ground floor bedroom, and the extension will improve the facilities for the resident, enabling them to stay in their own home as a result of the adaptation. The proposal would be 3.34m long by 2.07m wide. The application has been submitted by the adaptations unit on behalf of the applicant.

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.

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:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 - Achieving Well-Designed Places

Places for Everyone - is 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 and took effect and became part of the statutory development plan on March 21, 2024. Policy JP-P1: Sustainable Places

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent 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 occupiers.

ISSUES

Principle - the principle of erecting a single storey rear extension to provide additional living accommodation for a disabled resident of a family dwellinghouse is acceptable, given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. 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.

Siting, scale, and massing - the single storey extension would be sited at the rear of the property, facing south. It would project outwards off the rear of the existing property, by 3.34m running widthways by 2.07m. It is set in marginally of the common boundary with number 13 Lincombe Road. It has been designed with a dual pitched roof which presents at its lowest point reducing any massing along that common boundary, however, in this instance, the adjoining property has had the benefit of a longer single storey extension, which also sits along the boundary and therefore the property is not impacted by the siting, scale or massing of the proposed extension.

The proposal complies with saved policy DC1 of the Manchester Core Strategy. It is within the limit for rearward extensions stipulated within that policy with that being 3.65m rearward projection, in any event given the neighbouring extension and the design of the proposed

extension, the mass and bulk is reduced at the most sensitive point where it hits the shared boundary.

With the above taken into consideration, the siting, scale, and massing of the proposal is considered acceptable, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Appearance and visual amenity - the submitted application form and plans indicate that the extension would be built of brickwork and roof tiles to match the existing in addition to uPVC windows and doors. Its side elevation along the common boundary would be blank with the absence of any fenestration, with windows overlooking the applicants own garden area only on the rear and other side elevation.

The main dwellinghouse has a rendered finish, however the boundary wall that runs the full length of the property and garden together with the garage are of a brick construction. The render on the main property is in a poor condition, and it is therefore considered acceptable that the extension match the brickwork that is obviously evident on the property. This would be considered acceptable.

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 residential extensions in this vicinity.

Sited at the rear of the property, the proposal would not be visible from within the street scene and public realm, only being readily viewed from the private spaces of the neighbouring properties. Moreover, its use of matching materials should provide a sympathetic appearance when viewed in the context of the host property, ensuring that the single storey addition does not form a prominent visual feature. It is therefore considered that the proposal would not result in a detrimental impact on the visual amenity of the property itself, or the area within which it is located.

The design and appearance of the extension therefore accords 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.

Residential amenity - given that the extension would be single storey, sited to the south of the host dwellinghouse, and with dimensions less than the extension on the rear of number 13 Lincombe Road, it is not considered that the proposal would have a detrimental impact upon the level of residential amenity currently enjoyed in terms of overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its blank side elevation should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works. There would still be sufficient external amenity space retained post development for the occupants of number 15 Lincombe Road.

The proposal would have a positive impact upon the residential amenity of the disabled occupant, by converting the ground floor through the addition of the bathroom to be fully accessible, it means that they will be able to remain in their family home for the foreseeable future.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Waste storage - the current waste storage arrangements would be unaffected by the proposal.

Parking - the current parking arrangements would be unaffected by the proposal.

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 application 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:

Location Plan - 20th May 2025

Proposed Floor Plans- 20th May 2025

Proposed Layout- 29th May 2025

Proposed Elevations- 29th May 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 materials to be used on the external surfaces of the extension hereby permitted shall match the brickwork used on the existing property in type, size, colour and texture including patching in and mortar.

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 extensions, 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 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

3 Bretton Walk, Manchester, M22 1QF
17 Lincombe Road, Manchester, M22 1PY
19 Woodhouse Road, Manchester, M22 1PZ
16 Lincombe Road, Manchester, M22 1GA
14 Lincombe Road, Manchester, M22 1GA
13 Lincombe Road, Manchester, M22 1GA
1 Bretton Walk, Manchester, M22 1QF

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Airport Noise Index Zone - Noise and Nuisance Index - 40-49
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA