

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143790/FH/2025
Date registered valid: 21 August 2025
Proposal: Erection of single storey side extension to increase living accommodation
Address: 15 Rainshaw Lane, Manchester, M18 7TE
Ward(s): Longsight Ward

Applicant: Mr Rana Sabih Ur Rehman Khan
Agent (if any): Mr D King, NK Architectural
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 9 October 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 30 September 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 2 September 2025

Expired: 23 September 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 relates to a two-storey semi-detached C3 dwellinghouse made of red brick with a grey concrete pitched roof. The property features black framed windows and to the front of the property is a hard standing driveway. To the rear of the property is a moderate size rear garden which is half paved and half grass. The dwelling is a newly built property (2017) where permitted development rights have been removed.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

Rainshaw Lane is a residential street within the Longsight ward of Manchester, the area is predominantly residential in character, consisting of nine other properties built in 2017. To the north of the site runs train tracks and behind is a football pitch.

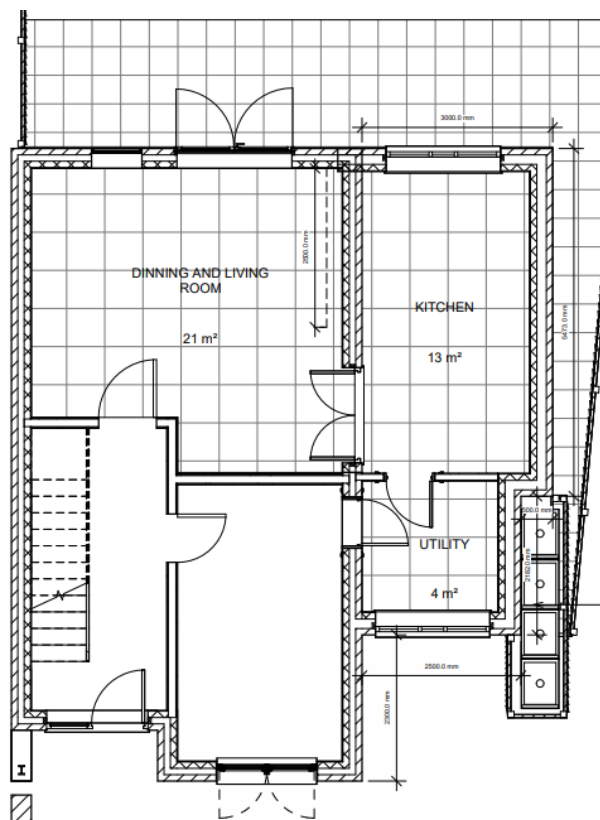
Site Photo

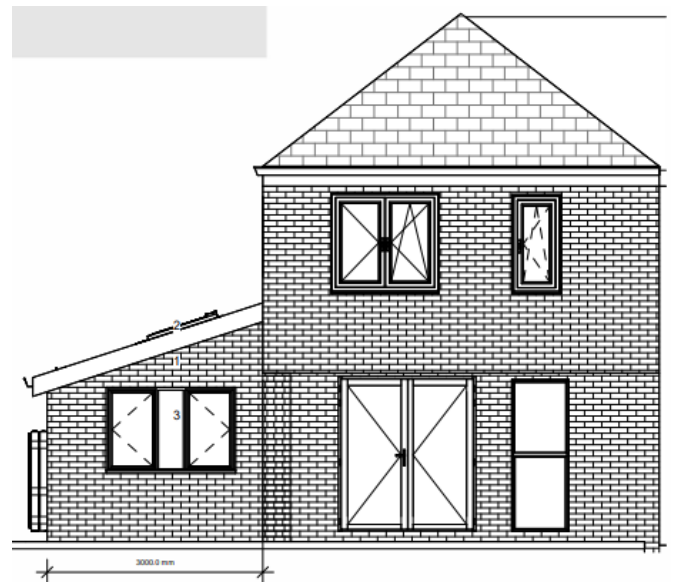
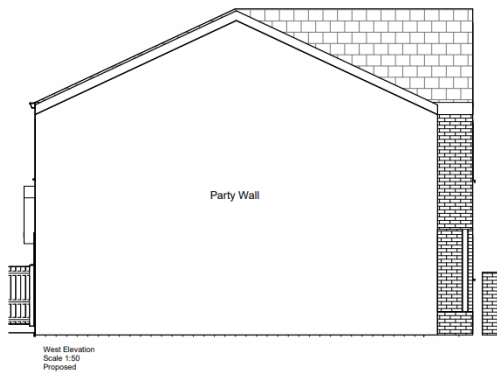
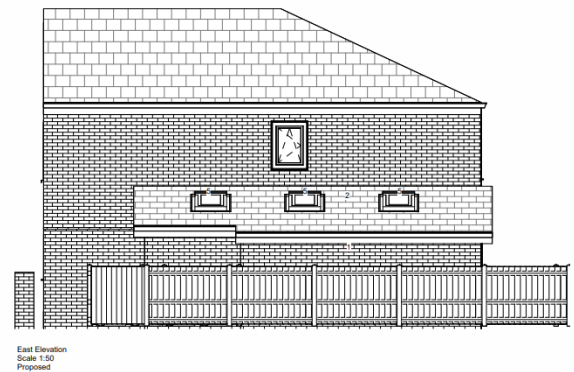


Description of development

The applicant is seeking planning permission for the erection of a side extension to increase living accommodation.

Proposed Plans and Drawings





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

Policy EN 14- Flood Risk

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 side 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. Residents' homes should enable growth by providing sufficient space to accommodate 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.

Waste Storage and Parking

The amended plans demonstrate a bin store west of the property, proposed down the side of the extension. The bin store would hold four bins and would leave a space of 6.4m on the driveway. This is considered sufficient to maintain the current car parking space. The extension itself is set back from the driveway and would therefore have not impact the current car parking arrangements.

Siting Scale and Massing- The side extension would be located west of the property; it is proposed to project sideways by 2500mm for a length of 2182mm to allow sufficient room for bin storage. The width would then increase to 3000mm for the remaining 5473mm along the side of the property. Altogether, the total extension length would be 7655mm. The side extension would be set back from the front building line by 2300mm and extend so that it meets the current rear building line.

The roof height would be 3337mm sloping down to meet the eaves at 2188mm, the mono-pitched roof design ensures that the mass and bulk of the proposal is not intruding onto the neighbouring property.

The extension proposes the addition of nine new windows, three are proposed on the front elevation (in the utility room) facing onto the street scene. Three windows are proposed as roof

lights and three more windows are proposed on the rear elevation facing directly into the applicant's rear garden.

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 remaining amenity space retained to the rear, is considered to be acceptable in this instance. This is not considered to cause undue harm to the residential amenity of the neighbouring occupiers in terms of introducing an overbearing feature into the area. The proposed site plan demonstrates how the private outdoor amenity space and car parking arrangement would be retained with the proposal.

Appearance and Visual Amenity- The submitted application form indicates that the extension would be built of brick to match the existing and concrete tiles to match the existing property. Matching black uPVC is also proposed for the windows.

Additionally, the set back of 2300mm from the primary building line would ensure that the development is not visually prominent within the street scene and the dimensions are not considered excessively large or bulky in pursuant with Policy DC1.2.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be overall considered a small addition to the street scene. A materials condition has been added 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 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 adjoining neighbour, no. 13 Rainshaw Lane sits east of the applicant property. Regarding sunlight, the extension is not considered to cause any additional overshadowing for no. 13 Rainshaw Lane. As the extension would not pass the current rear or front building lines, it is considered to be separated from this neighbour's property and garden. Therefore, is not considered to cause issues associated with overshadowing, introducing and overbearing feature into the area or causing issues associated with privacy.

The non-adjoining neighbour, no. 9 Greenlea Avenue sits west of the applicant property. There is currently a distance of approx. 9m between the neighbouring properties. The extension would propose a gap of 943mm between the development and the shared boundary with no. 9 Greenlea Avenue. The set back from the shared boundary and the one storey element of the proposed would reduce any feelings of overbearingness for the neighbouring property. (no. 9 Greenlea Avenue.) Regarding sunlight, the side extension would cause slight additional shadowing onto the neighbouring property's garden in the summer afternoon hours but is not considered to be significant. The additional shadowing would not be so significant to warrant a reason for refusal.

The rear neighbour is, no. 13 Greenlea Avenue. Although the rear facing windows will project towards this neighbouring property, the properties are separated by approx. 12m. This distance is considered to be adequate in terms of maintaining privacy and would not pose any further privacy concerns. Moreover, none of the proposed windows should give rise to issues of overlooking or loss of privacy. Three of the proposed windows face into the applicant's rear garden, and three more are proposed to be roof lights. The side elevation would be blank, and

the front elevation proposes three new windows to face towards the street scene, set back from the primary building line by 2300mm.

The proposed extension would be in-keeping with providing enough private external amenity space. 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 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 SP1 and EN3 of the Manchester Core Strategy and Chapter 12 and 16 of the National Planning Policy Framework and Policies JP-P1 and JP-P2 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 drawings, ref- A100

Drawing Location plan, ref- PP-14265366v1

Received on 21 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:

- Brick to match existing
- Concrete tiles to match existing
- Black double-glazed windows 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 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

13 Rainshaw Lane, Manchester, M18 7TE
17 Rainshaw Lane, Manchester, M18 7TE
17A Rainshaw Lane, Manchester, M18 7TE
11 Rainshaw Lane, Manchester, M18 7TE
16 Fylde Lane, Manchester, M18 7TL
13 Greenlea Avenue, Manchester, M18 7NT
11 Greenlea Avenue, Manchester, M18 7NT
9 Greenlea Avenue, Manchester, M18 7NT

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