MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no.	143677/FH/2025
Date registered valid:	26 August 2025
Proposal:	Erection of a single-storey rear extension with a small projection to the side and a raised patio to the rear.
Address:	8 Groby Road, Manchester, M21 8AF
Ward(s):	Chorlton Park Ward
Applicant:	Dr Jamie Phillips
Agent (if any):	Ms Stephanie Adamou, House Extension Studio
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **16 October 2025**

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The proposal related to a two-storey semi-detached dwelling house on Groby Road. The property features an existing two storey rear outrigger and front bay and gable feature. The property has a garden to the rear and hardstanding to the front and side for off street vehicle parking.

Description of area

The property is in a mixed-use part of the Chorlton Park ward of Manchester. To the east is the Chorlton District Centre with shops and restaurants close by.

Description of development

Erection of a single-storey rear extension with a small projection to the side and a raised patio to the rear.

Single-storey rear extension with a small projection to the side

The proposed rear extension projects 5420mm from the rear of the dwelling house and spans 2000mm from the existing rear outrigger to project 420mm beyond the existing side elevation. The rear extension is finished in matching brick with matching sloping tile roof. 2no rooflights feature with an up and over aluminium feature window to the rear.

Raised patio to the rear.

The raised patio area projects 1890mm and sits 630mm above ground level to meet the internal floor height. The patio is constructed of brick with steps to ground level. A new Crittall style rear doors feature to the rear.

PLANNING HISTORY

There is no planning history at the address.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents

No representations received.

NEGOTIATIONS

Issues have arisen in the consultation phase which required negotiations in positive and proactive manner.

The applicant was asked to include a privacy screen on the attached boundary to mitigate any privacy concerns given the raised patio.

Updated proposed development

The updated scheme adds a new privacy screen to the shared boundary.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Due to added massing impacts of the updated scheme (added privacy screen above 2m) a short 7-day re-consultation was sent to local neighbours.

Notifications

Local Residents

No representations received.

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

Relevant Policies

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- The Manchester Core Strategy Development Plan Document 2012-2027
  - Development Management and Planning Obligations
    - DM 1 - Development Management
  - Objective 1 - Spatial Principles
    - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
  - Objective 6 Environment
    - EN 1 - Design Principles and Strategic Character Areas
    - EN 19 – Waste
- Extant Unitary Development Plan (UDP) –
  - Citywide Development Control Policies
    - DC1 - Residential extensions
    - DC26 - Development and Noise
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
  - Strategy
    - JP-Strat9: Southern Areas
  - Sustainable and Resilient Places
    - JP-S1: Sustainable Development
  - Places for People
    - JP-P1 Sustainable Places
- The National Planning Policy Framework (The NPPF) –
  - Section 2 - Achieving sustainable development
  - Section 4 – Decision-making
  - Section 12 – Achieving well-designed places

Principle

The City Council recognises many people want to extend and develop their existing homes to provide more space and/or better living accommodation. The principle of a residential extension is accepted.

ISSUES

Appropriate siting, layout, scale, form, massing, materials, and detail

The new addition is designed to match the style and features of the current building by using matching brick and tile to the existing dwellinghouse.

Window fenestrations are black aluminium Crittall windows which, although not matching the existing, are an appropriate finish and would not be out of character.

The proposal is designed to be subservient to the original dwelling house by being entirely at single storey and to the rear.

The effect of the extension to No6 is minimal given that the extension projects no further than the existing outrigger.

The effect of the extension to No10 is minimal given the ground floor nature and a 1230mm retained gap to the shared boundary.

Due to its, size, position and location in relation to neighbours, the proposal would not create and over-dominant or overbearing feature.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.

Only minimal views of the main proposed works are capable of being seen from the street. Given the position of the extension and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby, notably an extension at No5 and would not therefore disrupt the area's existing features.

Effects on amenity

Privacy

The proposal includes new glazing on the rear of the property however given these are at ground floor and replace similar windows on this elevation the impact to privacy is minimal.

A privacy screen helps remove overlooking concerns from the raised rear terrace – a condition has been attached to ensure this remains in perpetuity.

Light

Given the proposal is entirely at ground floor level and the retained distance to the shared boundaries, the impact to light from the added massing is minimal.

Noise

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

Accessibility

The proposal does not change how people can get in and out of the building.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site and maintains external access to the rear of the property.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property.

Green Infrastructure including open space, both public and private

The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment. The proposal has a negligible impact on drainage using the existing drainage on site.

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.

PLANNING BALANCE & CONCLUSION

The proposed extension and raised patio are of an appropriate scale and design, with minimal impact on neighbouring amenity. The addition of a privacy screen addresses potential overlooking concerns. The development complies with relevant local and national planning policies and is considered acceptable. Approval is recommended

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. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. **3-year time limit**

   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. Specified plans

The development hereby approved shall be carried out in accordance with the following drawings and documents:

a. Drawing - Location Plan 08 Aug 2025 L(-1)000 EXISTING PLAN
b. Drawing - Site Plan 08 Aug 2025 L(-1)001 BLOCK PLAN PROPOSED
c. Drawing - Proposed 08 Aug 2025 L(-2)002 GROUND FLOOR PLAN
d. Drawing - Proposed 26 Aug 2025 L(-4)002 REV 02 ELEVATIONS

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Specified materials

The brick to be used must be of a similar appearance to those used in the construction of the exterior of the existing building with window fenestrations to be black aluminium Crittall style as shown on the approved plans.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

4. Privacy Screen

Before first occupation of the development hereby approved the proposed privacy screen, as noted on the approved plans, shall be installed and shall remain in place in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

3 Silverwood Avenue, Manchester, M21 8BN

Flat 3, 7 Silverwood Avenue, Manchester, M21 8BN

Flat 2, 7 Silverwood Avenue, Manchester, M21 8BN

Flat 1, 7 Silverwood Avenue, Manchester, M21 8BN

Flat 2, 5 Silverwood Avenue, Manchester, M21 8BN

6 Groby Road, Manchester, M21 8AF

1 Groby Road, Manchester, M21 8AF

3 Groby Road, Manchester, M21 8AF

10 Groby Road, Manchester, M21 8AF

Flat 3, 5 Silverwood Avenue, Manchester, M21 8BN

Flat 1, 5 Silverwood Avenue, Manchester, M21 8BN

5 Groby Road, Manchester, M21 8AF

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 (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: SOUTH AREA