

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143393/FH/2025
Date registered valid: 8 July 2025
Proposal: Erection of single storey side and rear extension
Address: 36 Old Oak Street, Manchester, M20 6RH
Ward(s): Didsbury East Ward

Applicant: Mr Jenny Wong
Agent (if any): Mr Reuben Ramelize, Arch Designs
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 22 August 2025



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 24 July 2025

Standard consultations:

Printed: 21 July 2025 Expired: 11 August 2025

Neighbour notifications

Printed: 21 July 2025 Expired: 11 August 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

The property that is subject of this householder application is a three-storey brick-built end terraced dwellinghouse. It features a pitched roof and to the side of the property is a hardstanding driveway. The rear of the property is bordered a car parking area access by Olive Shapley Avenue with the metro-link tram lines for the East Didsbury tram service beyond. To the east there is a car parking area.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: No

Description of area

Old Oak Street is a residential street situated in the Didsbury East Ward of Manchester. The property is surrounded by similar built family properties. Other dwellings in the area consist of terraced houses of a similar brick design and age. The street itself is situated just off Didsbury Village.

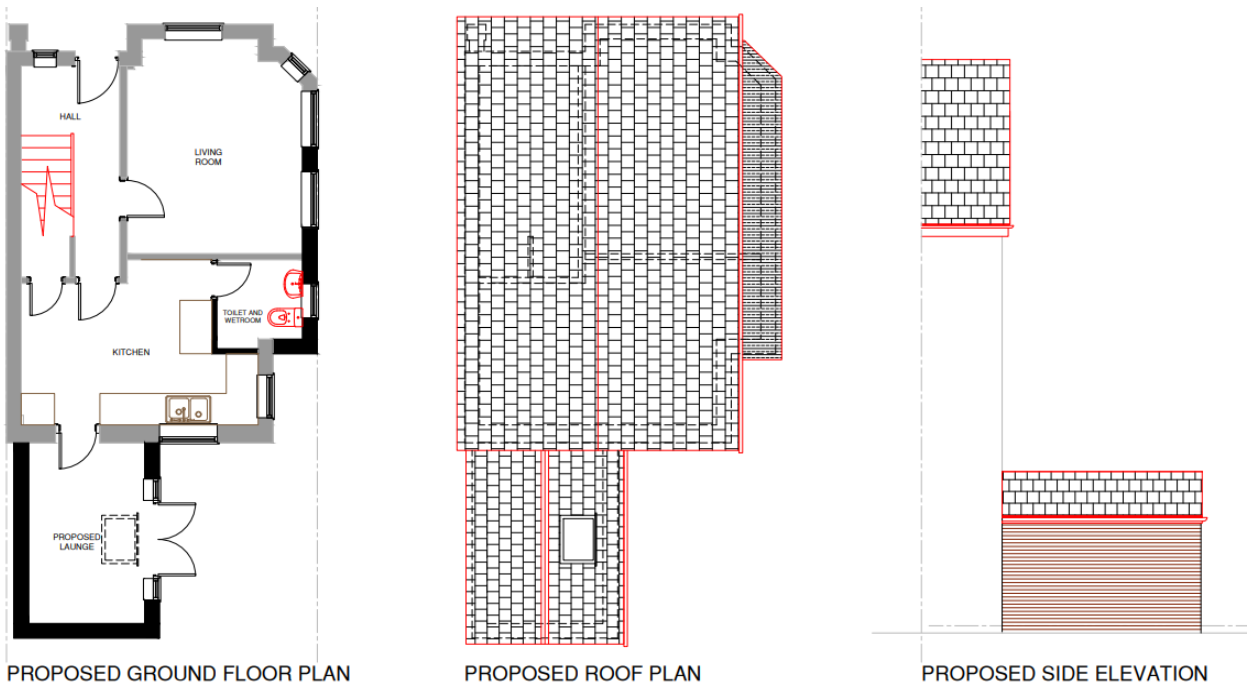
Description of development

The applicant is seeking planning permission for the erection of a single storey side and rear extension.

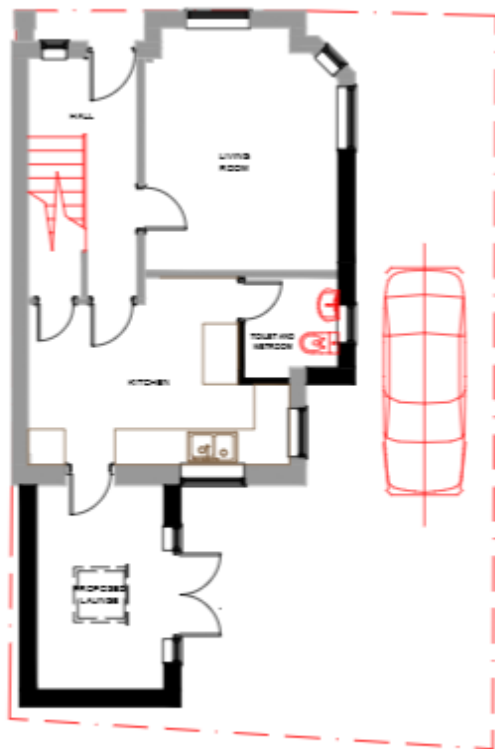
Proposed Plans and Drawings



Proposed front and rear elevations



Proposed floor plans and side elevations



PROPOSED SITE PLAN

Proposed site plan

Consultations & Notification Responses

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

Metrolink, commented that the proposed development is remote enough from the Metrolink and therefore they have no comments.

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 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 single storey side and 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.

Negotiations and Communication

The roof design was amended to a dual roof to limit the impact on the neighbouring property.

Parking

The proposal is expected to maintain the existing parking space to the side of the property.

Siting Scale and Massing

Rear extension element- The rear extension is situated east of the property. It is proposed to project backwards from the host dwellinghouse by approximately 4m and expand lengthways across the house by approx. 3.2m. The roof height is approximately 3.3m sloping down to meet the eaves at approx. 2.4m. The extension proposes an approximate gap of 0.167m between the shared boundary with no. 34 Old Oak Street, this small set back will help in limiting the impact of the extension on the neighbour, which is not considered significant.

The rear fence which borders an alleyway would conceal the proposed extension to some extent and the proposed dual pitched roof design means the mass and bulk is reduced in terms of intruding onto the neighbouring property.

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.) however, it is within the limitations for a 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 in this instance.

Side extension element- The side extension is situated north of the applicant property. The existing bay window extends sideways from the dwelling house by approx. 0.8m, the proposed extension extends from the bay window along the length of the house by 3.6m. The side extension meets the bay windows existing building line by projecting sideways to 0.8m from the dwellinghouse. Combined with the bay window and side extension, the total side extension measures to approx. 6.6m along the property. The existing bay window is set back from the primary building line by 0.4m, ensuring that the extension creates a subservient appearance to the host dwellinghouse. The extension proposes a flat roof, measuring at approx. 2.9m tall, matching the current height of the bay window. The side extension removes two existing windows, one bay window and one side window on the original house. The side extension proposes the addition of two new windows.

The side and rear extension proposed the total addition of eight new windows, one of which is proposed to be a sky light above the lounge. Two of the remaining four are proposed to be patio doors which project north into the rear garden. Two windows are also proposed either side of the patio doors and face into the rear garden. Two windows are proposed on the side extension that faces north towards the existing wall. Two of the three windows from the existing bay window will be maintained.

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 and car parking space to the side and 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. The proposed site plan demonstrates how the side and rear extension will not affect the current car parking space to the north of the property.

Appearance and Visual Amenity

The submitted application form indicates that the extension will be built of brick to match existing and matching materials for the roof. Materials of UPVC will be used on proposed windows and doors to match the existing dwellinghouse. The location of the extension at the rear, and the distance from the side boundary would limit the impacts of the extension upon the street scene. The side extensions distance from the front and side boundary is considered to not affect the street scene and therefore 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 precedent of residential extensions on this locale. The proposal would be overall considered a small addition to the street scene. 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 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. 34 Old Oak Street is situated south of the applicant property. The property is a middle terrace in the row of four. The extension proposes a small gap of approx. 0.167m between the shared boundary and the back wall of the extension. Regarding sunlight,

the proposed extension is not expected to cause any significant overshadowing or reduction in sunlight hours for this neighbour. Currently, the shared boundary is open, and the extension would alter this aspect for the adjoining property, however given the overall height of the extension such impacts are not considered to be so significant to warrant refusal of the proposals.

The side extension element is not situated directly next to any neighbours and is considered a small addition to the street scene so is not proposed to have any impacts on the neighbouring properties. The side extension removes two of the existing windows and proposes two additional facing towards the existing wall.

The neighbour opposite, no 32 Albert Hill Street is approximately over 14m away and is therefore an adequate distance in terms of privacy. 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. 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.

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 plans and elevations ref A1/02
- Proposed site plan ref A3/05

Received on the 3 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 extensions hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture including:

- Brick to match existing
- White UPVC for windows and doors to match existing
- Roof tiles 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.

Appendix 1 – List of consultees & neighbours notified

Metrolink

32 Albert Hill Street, Manchester, M20 6RF
34 Old Oak Street, Manchester, M20 6RH
28 Old Oak Street, Manchester, M20 6RH
34 Albert Hill Street, Manchester, M20 6RF

Appendix 2 – Planning constraints

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