MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142950/FH/2025
Date registered valid:	15 May 2025
Proposal:	Erection of single storey rear extension following demolition of existing outrigger.
Address:	51 Provis Road, Manchester, M21 9EN
Ward(s):	Chorlton Ward
Applicant:	Mr David Holden
Agent (if any):	Mrs Magdalena Haener, Pride Road Manchester South
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**08/07/2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18/06/2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 22 May 2025 Expired: 13 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 application relates to a two-storey mid terrace class C3 dwellinghouse on Provis Road. The property is built from red brick with buff brick detailing and slate roof tiles, to the front there is a canopy porch and bay window, small front yard and brick boundary treatment, to the rear there is a single-story outrigger and a modest rear garden.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
Provis Road is a residential street in Chorlton. It comprises of terraced family dwellings with semidetached houses on the adjoining Belwood Road. The site is in close proximity to Chorlton District Centre on Barlow Moor Road and Beech Road Park.

Description of development
The applicant is seeking permission for the erection of a single storey rear extension to provide additional living accommodation.

Consultations & Notification Responses
Neighbours, as per appendix 1 – 1no. objection received raising concerns about potential overshadowing and reduction of sunlight caused by the extension.

Policy
The Manchester Core Strategy Development Plan Document 2012-2027 –
The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 – Waste

Extant Unitary Development Plan (UDP)
The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

Places for Everyone
Places for Everyone (2022-2039) – 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.
The following policies are relevant:

- S1- Sustainable development

The National Planning Policy Framework (December 2024)
The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually

supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.

Chapter 12. Achieving well-designed and beautiful places

Principle

The submitted application is for the erection of single storey rear extension to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter or extend homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed alteration would give rise to any significant additional waste or car parking pressures.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application. The proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Sitting, Scale and Mass

The proposed rear extension would infill the gap between the existing single storey outrigger and the main house, projecting out from the main house by 3700mm, spanning the width of the property leaving a gap of 150mm to the boundary with no.53. The roof would be lean to towards the boundary wall with no.49, which has a two-storey rear extension of the same projection. The eaves height would be 2700mm.

The rear projection marginally exceeds the 3650mm limit set out in Policy DC1 of the UDP. However, as it aligns with both the existing single-storey outrigger and the neighbouring extension at no.53, therefore it is considered to be acceptable in this context. Additionally, the low eaves height along the boundary helps to ensure that the extension does not appear overly large or bulky. Overall, the scale of the proposal is deemed appropriate for a property of this size and accords with polices DM1 and SP1 of the Core Strategy.

Residential Amenity

The proposed extension would project out no further than the existing outrigger and would leave a gap of 150m to the adjoining neighbour on one side, whilst the other neighbour there would be no gap as there is an existing two storey rear extension on this boundary on the neighbour’s side.

The proposal makes use of a lean-to roof, sloping off to ensure it is lower toward the boundary with no. 53 to reduce levels of overshadowing and to ensure it is not overbearing in this boundary. As with most extensions on terraced properties, there is likely to be a degree of overshadowing at dusk and dawn when the sun is lower, however given the projection of the proposal is the same as the existing outrigger, the 150mm gap to the shared boundary and the use of a low-level eaves, the level of overshadowing should not result in a significant loss of daylight for neighbouring properties.

There is a precedent for extension occupying the full width of the terraced properties in this location, existing single store rear extension of similar scale to the proposal include: no. 13, 14, 15, 24, 33, 35, 61 Provis Road and 21, 23, 29, 45, 47 Higson Avenue.

The extension would feature a glazed door and 2no windows on the rear elevation, with the roof slope featuring two skylight windows. The side walls are to be blank and featureless. It is not anticipated the proposed glazing would result in overlooking or privacy concerns.

Visual Amenity
The proposal would be finished in brickwork and roof tile to match the host dwellinghouse, with a lean-to roof and large skylights on the roof slope. The rear elevation would feature a glazed door, and a large window and glazing above the door and window following the roof slope, all new glazing would be uPVC to match existing.

The addition would be in-keeping with the existing precedent of residential extensions in this locale. Set at the rear of the property, the proposal would not be visible within the street scene or public realm and, as such, should have a minimal impact upon the visual amenity of the area. Moreover, its use of matching materials should provide a blended appearance with the host dwellinghouse, thus ensuring that it does not form a prominent visual feature. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

Overall, the design and appearance of the proposed rear extension accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Conclusion
Given the above issues, it is considered that the proposed rear extension is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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.

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 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. 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 – 15 May 2025
b. Drawing – Section and Elevations – 15 May 2025 – Ref: 12A
c. Drawing – Floor Plans – 15 May 2025 – Ref: 11A

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Specified materials:
The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form.

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 structure. Pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

4. Additional glazing restriction:
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

34 Beaumont Road, Manchester, M21 8BR
32 Beaumont Road, Manchester, M21 8BR
30 Beaumont Road, Manchester, M21 8BR
55 Provis Road, Manchester, M21 9EN
49 Provis Road, Manchester, M21 9EN
53 Provis Road, Manchester, M21 9EN

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