MANCHESTER CITY COUNCIL

# Planning

## Growth & Development

## Delegated officer report for planning application

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| **Application no.** | 142771/FH/2025 |
| **Date registered valid:** | 6 May 2025 |
| **Proposal:** | Erection of a single storey side and rear extension to form additional living accommodation |
| **Address:** | 125 Fog Lane, Manchester, M20 6ED |
| **Ward(s):** | Didsbury East Ward |
| **Applicant:** | Mr Tim Pickbourne, Tim Pickbourne Design |
| **Agent (if any):** | Mr Tim Pickbourne, Tim Pickbourne Design |
| **Case officer:** | Holly Wright<br>Tel: 0161 219 6381<br>Email: holly.wright@manchester.gov.uk |
| **Recommendation:** | Approve |
| **Date of recommendation:** | **25 June 2025** |

## Application details

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 20 May 2025

**Standard consultations:** No consultations have been printed and sent.

**Neighbour notifications:** Printed: 15 May 2025 Expired: 6 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

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

The application relates to a two-storey semi-detached C3 dwellinghouse of redbrick with a red concrete tile hipped roof. The property features white uPVC-framed windows, including two-storey rectangular bays to the front and to the rear, a front garden bordered by a mid-level redbrick wall and timber fencing, a timber outbuilding to the side, and a rear garden bordered by high-level timber fencing.

## Description of area

Fog Lane is a residential street situated within the Didsbury East ward of Manchester, close to Fog Lane Park, Kingsway (A34), and Burnage train station. The area is predominantly residential in terms of its character, consisting of terraced and semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

## Description of development

The applicant is seeking permission for the erection of a single storey side and rear extension to form additional living accommodation.

## Planning history

No previous history.

## Consultations & Notification Responses

No representations received from local residents.

**Environmental Health** made no comments or objections in response to the application.

## 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

**Submitted proposed plans and elevations**

## Issues

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

**Principle –** he principle of erecting a single storey side and rear extension to provide additional living accommodation for 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 side and rear of the property, along its northern and eastern elevations. It would project 3.61m rearwards from the host dwellinghouse, with a length/depth of 6.513m, a sideward projection of 1.248m, a width of 6.965m, a dual pitch roof height of 3.902m, and an eaves height of 2.567m. A gap of approximately 0.581m would be maintained to the boundary shared with No.123 Fog Lane and a gap of approximately 1m would be maintained to the boundary shared with No.127 Fog Lane.

The 3.61m rearward projection of the rear extension does not exceed the limit stipulated within saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m). Further to this, the proposal is considered to be acceptable in terms of its siting, scale, and massing as the extension is understood as being subservient to the host dwellinghouse in terms of its dimensions, would avoid resulting in an 'excessively large or bulky' addition to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of an introducing overbearing feature into the area. It would also be in line with the scale of existing extensions in the surrounding area (e.g., No.111, No.119, No.127 Fog Lane and No.7, No.8, No.10 Mereland Avenue). Sufficient private outdoor amenity space would also be retained to the rear.

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.

**Appearance and visual amenity –** the submitted application form and proposed drawings indicate that the extension would be built of brickwork and roof tiles to match the existing dwellinghouse with uPVC windows and doors. Its front elevation would be blank, whilst its eastern side elevation (facing No.127 Fog Lane) would feature 1no. window and 1no. inward-opening door. Its rear elevation would feature a set of patio doors framed by glazing and 1no. window, whilst its western side elevation would be blank. Its rear-facing roof slope would feature 4no. skylights.

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 in this locale. Sited at the side and rear of the property, elements of the proposal would be visible within the street scene, however, its use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that the extension 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.

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 with a maximum roof height of 3.902m, sited adjacent to a property which already features an extension of considerable scale, it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its side-facing windows and doors have been conditioned to be obscurely glazed so as to ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

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 as external access to the rear of the property would be retained. Bins could therefore continue to be stored away from the street scene.

**Parking –** the current parking arrangements would be unaffected by the proposal as the property does not feature any off-street parking provisions at present.

**Other matters –** the proposal also includes the replacement of a number of its ground floor and first floor windows with uPVC counterparts. These alterations are considered acceptable given their minimal impact upon the visual and residential amenity of the area.

**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 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

## 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. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

**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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents:

'Proposed plans and elevations', numbered 'AP02 REV C', stamped as received by the City Council as Local Planning Authority on the 24th June 2025.

Proposed side elevation titled ‘Proposed viewed from adjoining 123 Fog Lane’, numbered ‘AP03 REV B’, stamped as received by the City Council as Local Planning Authority on the 24th June 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 extension hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture.

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) Before first occupation, the proposed window and door in the eastern side elevation of the single storey side and rear extension hereby approved shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so 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 Manchester Core Strategy.

**Appendix 1 – List of consultees & neighbours notified**

160 Fog Lane, Manchester, M20 6FB
6 Mereland Avenue, Manchester, M20 6SF
127 Fog Lane, Manchester, M20 6ED
121 Fog Lane, Manchester, M20 6ED
Catterick Lodge, The Drive, Manchester, M20 6HA
10 Mereland Avenue, Manchester, M20 6SF
4 Mereland Avenue, Manchester, M20 6SF
129 Fog Lane, Manchester, M20 6ED
123 Fog Lane, Manchester, M20 6ED
2 Mereland Avenue, Manchester, M20 6SF
1 The Drive, Manchester, M20 6HZ
156 Fog Lane, Manchester, M20 6SW
8 Mereland Avenue, Manchester, M20 6SF
158 Fog Lane, Manchester, M20 6FB

**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) -
Area Team Boundary - Name: SOUTH AREA