MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143127/FH/2025
Date registered valid:	5 June 2025
Proposal:	Erection of single storey rear extension
Address:	4 Greylands Road, Manchester, M20 5PJ
Ward(s):	Didsbury East Ward
Applicant:	Rhys Tudge + Nozomi Imai
Agent (if any):	Mr Kieran Hibbs, kieranhibbsarchitecture
Case officer:	Ellie Knowles Tel: 0161 219 6633 Email: ellie.knowles@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**1 August 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18 June 2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 10 June 2025 Expired: 1 July 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/area

The application relates to a two-storey semi-detached C3 dwellinghouse of brown brick construction and with grey pantile hipped roof. The property features white UPVC windows and previous extensions to the front (porch) and rear (part single glazed conservatory, part two storey brickwork extension). To the front is a gravelled area beside a driveway to the side which leads to a detached garage and a rear garden bordered by a low-high timber fencing to the sides and hedging along the rear boundary.

The surrounding area is predominantly residential in character, featuring semi-detached properties of a similar character, scale and form.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

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

Consultations & Notification Responses

Local responses
None

Consultee responses
None

Relevant Planning History

At the application site –

F01590 – 2-storey kitchen and bedroom extension at rear of house and a porch at front. Approved 21.02.1975.

History of negotiations

No negotiations were entered into with the agent, given that the scheme was considered policy compliant.

Local Planning Policies

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 PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-S1 – Sustainable Development
JP-P1 – Sustainable Places

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
EN 1 – Design Principles and Strategic Character Areas
EN 19 – Waste

The relevant saved **UDP** policies for this application are:

DC1– Residential Extensions

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester's Emerging Space Standards)

National Planning Policy Framework

The NPPF (December 2024) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places

Paragraph 135 (f) states that developments "*create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for*

existing and future user and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

Issues

Principle of development:

The principle of erecting a single storey 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.

Impact on visual amenity and the streetscene:

The proposed extension would replace the existing conservatory extension, sited at the rear of the property, facing south, acting as a small-scale infill to the existing two storey rear extension. It would project 2.73m rearwards from the host dwellinghouse, with an overall width of 2.67m, a Lean to roof height of 3.34m, and an eaves height of 2.51m. It would be sited along the plot's shared boundary with no.6 Greylands Road.

The proposed rear extension would be built of brickwork and roof tiles to match the existing dwellinghouse with uPVC-framed French doors. The submitted plans indicate that its eastern facing side elevation would be blank, its rear elevation would feature a set of French doors, and its rear-facing roof slope would feature 1no. skylight.

The 2.73m rearward projection of the rear extension complies with the limit stipulated within saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m). As such, the overall siting, scale, and massing of the proposal is considered to be acceptable as the developments are understood as being subservient to the host dwellinghouse in terms of their dimensions, would avoid resulting in 'excessively large or bulky' additions to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing overbearing features into the area. Sufficient private outdoor amenity space would also be retained to the rear.

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 rear of the property, the proposal would not be highly visible within the street scene or public realm. Moreover, its use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that the extensions do not form prominent visual features. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these 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.

Impact on residential amenity:

On the basis, that the proposed rear extension would be single storey with a maximum roof height of 3.34m and a rearward projection that would be in line with the length of the existing two storey rear extension and neighbouring rear extension on the adjoining semi-detached neighbouring property (no.6), 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, French doors are proposed to the rear elevation and single rooflight in

the roofscape only, which would not give rise to any indue overlooking and loss of privacy of neighbouring occupiers.

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.

Impact on Highway Safety:

The proposed development would not interfere with the existing parking provision on street, as such is considered acceptable in this regard.

Waste:

The current waste storage arrangements would be unaffected by the proposal.

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

1) 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) The development hereby approved shall be carried out in accordance with the documents labelled:

- 'Proposed plans', numbered 'KH1107-101 REV A', stamped as received by the City Council as Local Planning Authority on the 31/07/2025.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the 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 policies DC1.1, DC1.2, and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

2 Greylands Road, Manchester, M20 5PJ
1 Greylands Road, Manchester, M20 5PJ
13 Winwood Road, Manchester, M20 5PE
9 Laneside Road, Manchester, M20 5PD
7 Laneside Road, Manchester, M20 5PD
5 Laneside Road, Manchester, M20 5PD
3 Laneside Road, Manchester, M20 5PD
6 Greylands Road, Manchester, M20 5PJ
3 Greylands Road, Manchester, M20 5PJ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Area Team Boundary - Name: SOUTH AREA