MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143072/FH/2025
Date registered valid:	30 May 2025
Proposal:	Erection of part single part two storey rear extension
Address:	141 Egerton Road South, Manchester, M21 0XD
Ward(s):	Chorlton Park Ward
Applicant:	Kathryn and Andrew Yates
Agent (if any):	Mrs Magdalena Haener, Pride Road Manchester South
Case officer:	Ciara Gettinby Tel: 0161 234 3048 Email: ciara.gettinby@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**26th of June 2025.**



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10th of June 2025.

Standard consultations:
Printed: 4 June 2025 Expired: 25 June 2025

Neighbour notifications
Printed: 4 June 2025 Expired: 25 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 property that is the subject of this householder application is a two-storey brick built semi-detached C3 dwellinghouse. It features a hipped roof and a rear garden. At the front of the property is a hard standing driveway which is bordered by a mid-level gate and hedging. The rear of the property features a spacious garden and garage.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area
Egerton Road South is a residential street situated within the Chorlton Park Ward of Manchester. The property is surrounded by similar built family properties, other dwellings in the area consist of semi-detached houses of a similar red-brick design and age. Many of the surrounding properties benefit from similar natured extensions to the one proposed for 141 Egerton Road South.

Description of development
The applicant is seeking planning permission for the erection of part single part two storey rear extension.

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Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance: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

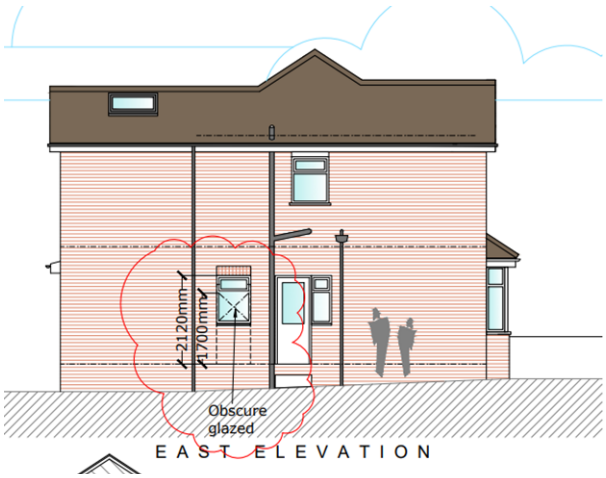
The National Planning Policy Framework (December 2024) - The Governments own planning policies for England and how they are expected to be applied.

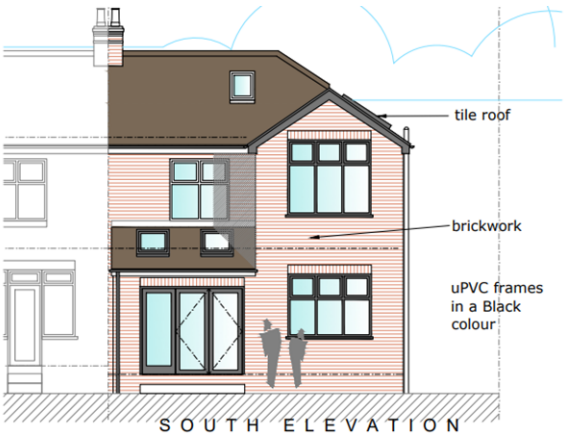
- Chapter 8- Promoting healthy and safe communities
- Chapter 12 – Achieving well-designed and beautiful places

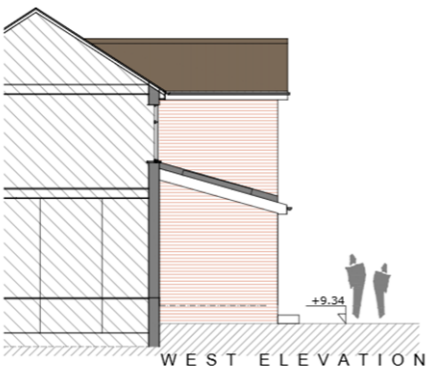
Places for Everyone- is a long-term plan of nine Greater Manchester districts for jobs, new homes and sustainable growth it has been published by the GMCA on behalf of the nine districts (Bolton, Bury, Rochdale, Oldham, Tameside, Stockport, Manchester, Trafford, Salford and Wigan) and took effect and became part of the statutory development plan on March 21, 2024.

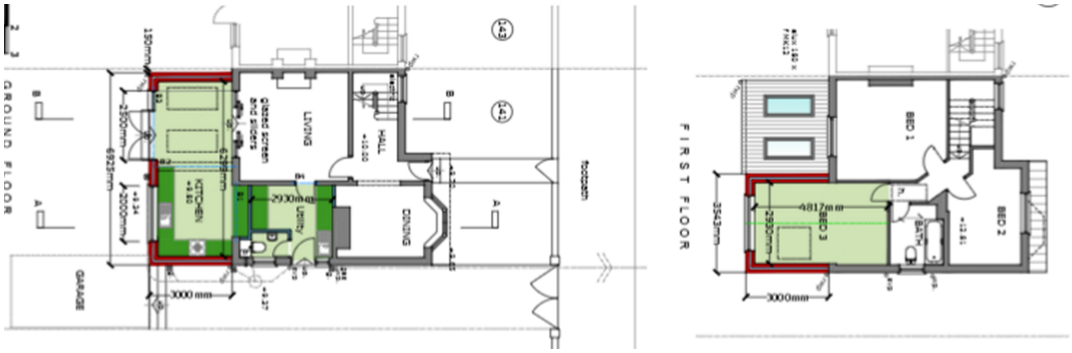
- Policy JP-P1: Sustainable Places.

Submitted Plans









Planning History
No relevant planning history.

Consultations & Notification Responses
Neighbours consulted, no response or objections- as per appendix 1.

Transport for Greater Manchester
Have responded by saying that the location of the proposed development is sufficiently remote from the Metrolink operational boundary.

Issues
Policies SP1 and DM1 of the Manchester Core Strategy seeks to ensure that any new 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, DC.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. Guidance in the National Planning Policy Framework also seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future residents.

Principle
The principle of erecting a part single part two storey rear extension is acceptable given that many individuals prefer to extend and alter their homes to meet changing households needs rather than move. However, consideration must be given to the proposals siting scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Siting Scale and Massing
Single storey element: The extension would be situated at the southwest side of the property, and it would project approx. 3m away from the dwellinghouse, with a width of approx. 3.4m. The rearward projection of both elements of the extension doesn't exceed the limit stipulated within the saved policy DC1 of the Unitary Development Plan for the City of Manchester (3.65m.) The single storey roof height would approx. be 4m sloping down to meet the eaves at 3.2m. The Mono-pitch roof design means the mass and bulk is reduced in terms of intruding onto the shared north-western boundary. A 150mm gap will be maintained between the one storey extension and the shared boundary with 143 Egerton Rd South.

Two-storey element: To match the one storey extension, the two-storey extension will also project 3m rearwards from the dwellinghouse. The width is approx. 3.5m which accumulates to a total width of approx. 7m across the dwellinghouse. The roof height reaches approx. 7m sloping down to meet the eaves at around 5.8m. The two-storey extension proposes a gable roof. The two-storey element will maintain a 2m gap between the extension and the shared boundary with 139 Egerton Road South. A ground level bathroom window will be obscured glazed to protect the amenity and living conditions of adjacent properties from overlooking of privacy and perceived overlooking.

The overall siting, scale and massing of the proposal is acceptable as the extension is understood as being subservient to the host dwellinghouse in terms of its dimensions, which 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 introducing an overbearing feature into the area. Sufficient private outdoor amenity space would also be retained to the rear. The proposal therefore accords with policies DM1 and SP1 of the Manchester Core Strategy.

Appearance and Visual amenity

The submitted application form indicates that the extension would be built of brick to match the existing dwellinghouse with grey-brown roof tiles. The materials for the windows and doors proposed are with black UPVC. 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 of this locale. 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.

Sited at the rear of the property, majority of the proposal wouldn’t be visible from the street scene. The overall character of this property and the 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- Sunlight, Overbearing, Privacy & Relationship to Neighbours.

The adjoining neighbour is no. 143 Egerton Road South, which sits west of the application site. This property will mostly feel the one storey element to the proposal. The single storey element of the extension helps in limiting the potential of overbearingness to the property. Additionally, the mono-pitch roof design means the mass and bulk is reduced in terms of intruding onto the shared southwestern boundary. Regarding sunlight, the proposed extension will cause a reduction on the morning sun light hours of this property, however this loss of light would not be so undue as to warrant a reason for refusal. The small gap of 150mm between the shared boundary and extension will help in creating a less imposing feel for the neighbouring property.

The non-adjoining neighbour, no. 139 Egerton Road South is sited southeast of the application site. Due to the orientation of the properties, no loss of light implications are considered to impact this neighbour. The gap of approx. 2m will be maintained between the two-storey element and the shared boundary which will lessen the feel of overbearingness for the property. The gap between properties is considered to be acceptable. To protect the privacy of no. 139 Egerton Road South the ground floor bathroom window will be obscure glazed and the top light window will be above 1.7m meters from the ground which is in line with permitted development rights.

It is considered that multiple houses in the area currently benefit from extensions of a similar nature and therefore the proposed development will not look out of place in the character of the area. The property to the rear will maintain adequate distance between the extension and of over 60m which would allow for adequate privacy between the two properties.

Given the above reasons, the proposed extension 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, none of its windows would give rise to issues of overlooking or loss of privacy as the windows face into the rear garden. 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 & Parking
There are no new arrangements that will impact upon bin storage or parking.

Accessibility
The proposal does not affect the entrance or threshold of the building.

Use
No change of use.

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. 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 of 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/ elevations' stamped as received by the City Council as Local Planning authority on the 30th of May 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 specified on the submitted application form in type, size, colour and texture including:

-Brick to match the existing
-Grey-brown tiles to match existing
-UPVC in black

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 ground floor side window as shown on the approved 'Ground Floor Plans and Elevations, stamped as received by the City Council as Local Planning Authority on 1st of July 2025, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so thereafter

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

Appendix 1 – List of consultees & neighbours notified

Transport For Greater Manchester

139 Egerton Road South, Manchester, M21 0XD
11 Sidbury Road, Manchester, M21 8XN
143 Egerton Road South, Manchester, M21 0XD
120 Egerton Road South, Manchester, M21 0XJ
16 Totnes Road, Manchester, M21 8XF

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) -
Area Team Boundary - Name: SOUTH AREA