MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142541/FH/2025
Date registered valid:	14 May 2025
Proposal:	Erection of a part single/part two storey side extension and erection of a single storey rear extension to form additional living accommodation
Address:	892 Burnage Lane, Manchester, M19 1RG
Ward(s):	Didsbury East Ward
Applicant:	Mr tU Dinh
Agent (if any):	Mrs Dawn Winterbottom, Plans Drawn
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**8th July 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 17 June 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 27 May 2025 Expired: 17 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 dual pitch roof. The property features white uPVC windows, including a two-storey rounded bay to the front and a first-floor rounded bay to the rear, a front porch extension, a driveway and modest front garden bordered by a mid-level redbrick wall, a single storey rear outrigger and extension and a detached outbuilding situated within the rear garden.















Description of area

Burnage Lane is a residential street situated within the Didsbury East ward of Manchester, close to Kingsway (A34), the Meadow, and Priestnall Sports Field. 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 part-single / par- two storey side extension and erection of a single storey rear extension to form additional living accommodation.

Planning history

142582/FH/2025 - Erection of an outbuilding to form home office following demolition of garage – Approved (22.05.2025).

Consultations & Notification Responses

No representations received from local residents.

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 amended 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 – the principle of erecting a part-single / part-two storey side and 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.

Siting, scale, and massing – the extension would be sited at the side and rear of the host dwellinghouse, replacing the existing single storey additions present on site. At ground floor level, it would project 3m rearwards from the host dwellinghouse, with a length/depth of 11.29m, a sideward projection of 2.336m, a width of 8.159m, a pitched roof height of 3.277m and an eaves height of 2.457m to the front, and a pitched roof height of 3.651m and eaves height of 2.457m to the rear. A gap of 0.15m would be maintained the boundary shared with No.890 to the north, and a gap of 0.15m would be maintained to the boundary shared with No.894 to the south. At first-floor level, the extension would be sited at the side of the host dwellinghouse only, measuring to 2.336m in width, with a length/depth of 6.273m (setback 2m from the front of the property), a dual pitch roof height of 7.374m (set 1.171m below the existing ridge), with eaves to match.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the extension is understood as being subservient to the host dwellinghouse in terms of its dimensions (on account of its adequate setback at first-floor level, reduced ridge height and 3m rearward projection – according with the limit stipulated within saved policy DC1 of the Unitary Development Plan for the City of Manchester of 3.65m), 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 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 extension would be built of brickwork and roof tiles to match the existing dwellinghouse with uPVC-framed windows and doors. At ground floor level, its side elevations would be blank, whilst its front elevation would feature an up-and-over garage door, and its rear elevation would feature a set of bi-folding doors and 1no. window. Its rear-facing roof slope would feature 3no. skylights. At first-floor level, its side elevation would be blank, whilst its front elevation would feature 1no. window and its rear elevation would feature 1no. window. Its roof slopes would be blank.

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 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.

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 sited to the south and west of the existing dwellinghouse, with its first-floor element at the side only, featuring subservient dimensions and a modest rearward projection at ground floor level (which would be located adjacent to an existing single storey addition present at the adjoining property), 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 blank side elevations should 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.

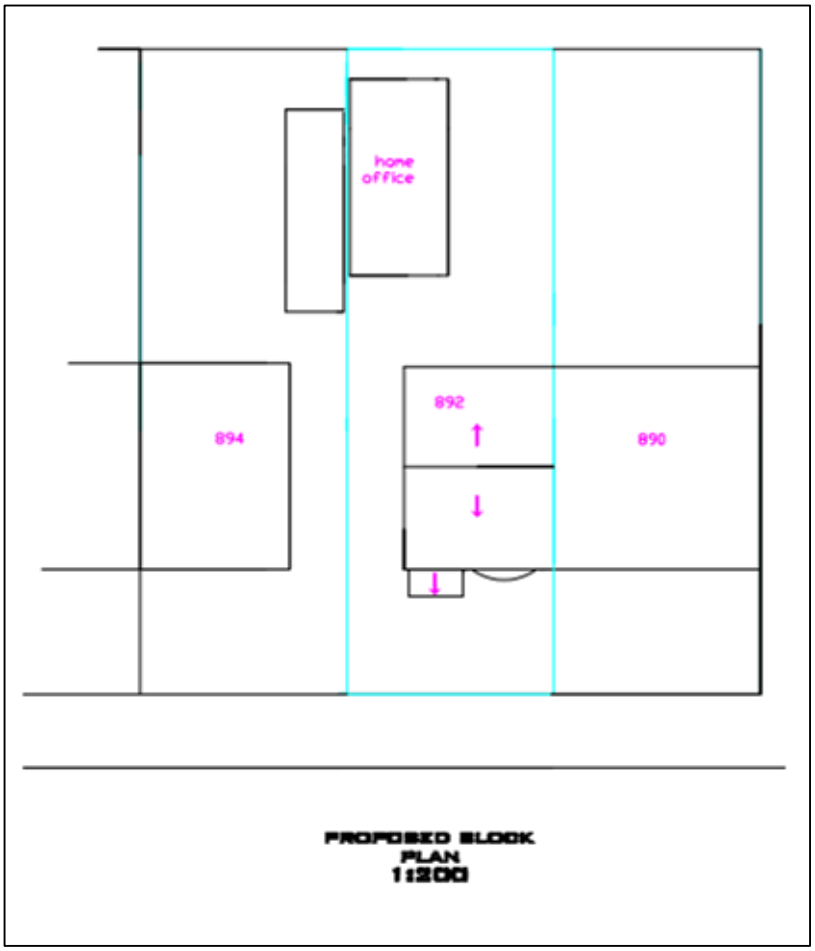
Waste storage – the proposal would result in external access to the rear of the property being lost, meaning bins would have to be stored to the front. As such, details of a secure and covered bin store have been provided. This would be located at the front of the property, adjacent to the boundary shared with No.890 (away from the public footpath and highway) and would accommodate 4no. 240L refuse bins. These arrangements are considered acceptable.

Parking – the proposal would reduce the dimensions of the existing driveway, however, space for at least one vehicle would be retained (measuring to at least 2.4m by 4.8m), as demonstrated on the proposed site plan. These arrangements are considered acceptable.

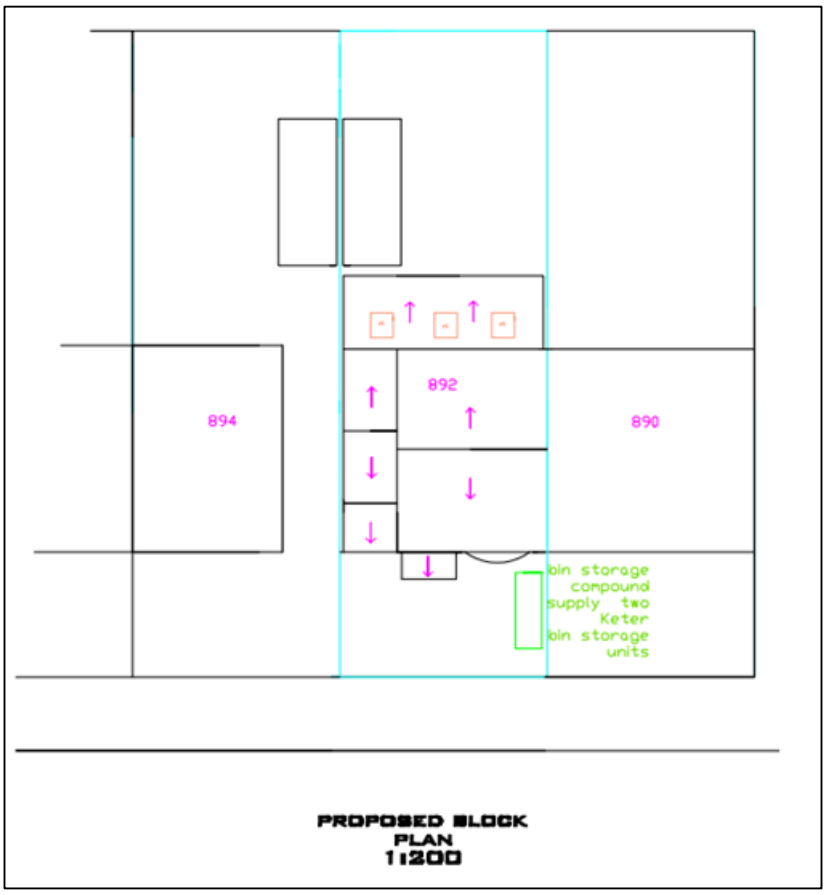
Amenity space – it should also be noted that if the extensions subject of this application and the outbuilding previously approved under 142582/FH/2025 were both implemented on site, sufficient private amenity space would still be retained for the property's occupiers to the rear of the dwellinghouse (see site plans on following page).

Other matters – no elevational alterations proposed.

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.



Proposed site plan approved under 142582/FH/2025



Proposed site plan submitted under the current application 142541/FH/2025

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. Minor 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 FRONT VIEW. PROPSED REAR VIEW. PROPOSED SIDE VIEW A. PROPOSED GROUND FLOOR. PROPOSED FIRST FLOOR', numbered '02B', stamped as received by the City Council as Local Planning Authority on the 4th July 2025.

‘PROPOSED SIDE VIEW B’, numbered ‘12A’, stamped as received by the City Council as Local Planning Authority on the 4th July 2025.
‘PROPOSED BLOCK PLAN’, numbered ‘04B’, stamped as received by the City Council as Local Planning Authority on the 8th July 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) The proposed bin store shown on the approved drawing labelled ‘PROPOSED BLOCK PLAN’, numbered ‘04B’, stamped as received by the City Council as Local Planning Authority on the 8th July 2025, and detailed in the ‘Keter bin store’ product photograph, stamped as received by the City Council as Local Planning Authority on the 4th July 2025, shall be implemented and be in place prior to the first use/occupation of the development and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1, SP1 and EN19 of the Manchester Core Strategy.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) Order 2015 (or any revoking and re-enacting that Order with or without modification), no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason- In the interests of residential amenity, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

894 Burnage Lane, Manchester, M19 1RG
888 Burnage Lane, Manchester, M19 1RG
890 Burnage Lane, Manchester, M19 1RG
896 Burnage Lane, Manchester, M19 1RG
886 Burnage Lane, Manchester, M19 1RG
6 Redstone Road, Manchester, M19 1RB
4 Shortland Crescent, Manchester, M19 1SZ
2 Shortland Crescent, Manchester, M19 1SZ
8 Redstone Road, Manchester, M19 1RB
685 Burnage Lane, Manchester, M19 1RG
683 Burnage Lane, Manchester, M19 1RG
681 Burnage Lane, Manchester, M19 1RG
679 Burnage Lane, Manchester, M19 1RG
1 Berwick Avenue, Manchester, M19

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