

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142936/FH/2025
Date registered valid: 14 May 2025
Proposal: Erection of single storey rear extension and elevational alterations
Address: 130 Parkville Road, Manchester, M20 4TY
Ward(s): Withington Ward

Applicant: Mr Saleh & Mr Clayton
Agent (if any): Mr Steven Mellor, William McCall
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: 11/06/2025

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 semidetached class C3 dwelling house on Parkville Road. The house is finished in brick and render with a hipped roof and features a front garden with hardstanding for parking to the front, and a single storey outrigger and garden to the rear.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in terms of its character, consisting of semidetached family dwellings with Fog Lane Park in close proximity.

Description of development

The applicant is seeking permission for the erection of a single storey rear extension and insertion of a ground floor window to the side elevation.

Consultations & Notification Responses

Neighbours, as per appendix 1 – No comments or objections received.

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 project back by 4000mm, and span a width of 5850mm, leaving a gap of 230mm to the shared boundary with the adjoining property and 2180mm to the boundary with no.128. The roof would be pitched with a maximum height of 4300mm, sloping down to 2580mm at the eaves.

Although the roof ridge is taller than what is common for single storey rear extensions, its central positioning on the property, combined with its setback from both side boundaries, helps to minimise its visual impact. Additionally, the presence of rear extensions at both neighbouring properties further reduces any potential of being overbearing. The extension is considered proportionate to the host dwelling in terms of scale and massing and would not constitute an excessively large or bulky addition. As such, the proposal is deemed to comply with Policies SP1 and DM1 of the Core Strategy.

Visual Amenity

The proposed addition would be finished in brickwork and roof tile to match the host dwellinghouse, the roof would be pitched to a height of 4300mm with large skylights on the roof slopes to allow for extra light into the open plan area. The side elevations of the extension are to remain blank and featureless whilst the rear elevation would feature a tall window and a glazed bifold door.

The proposed elevation alterations involved partial infilling around the existing window to create a smaller opening for a new window. The alteration to the window itself does not require the benefit of consent.

The design and appearance of the proposed developments is considered to comply 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.

Residential Amenity

Whilst the proposed extension exceeds the UDP guidelines of a 3650mm rear projection, it is noted that both the adjoining and neighbouring properties already benefit from rear extensions. As such, the proposed 4000mm projection is not considered to result in an overbearing impact or cause excessive overshadowing to either neighbouring property.

The extension would feature blank side elevations, with glazing to the rear elevation and roof slopes. Given the orientation and positioning of the proposed glazing, it is not anticipated that the development would give rise to overlooking or privacy concerns for neighbouring properties.

The proposed elevation changes to the window at the side would involve reducing the scale of the already existing window and therefore would not give rise to privacy concerns.

In addition to the above, no objections to the proposal have been received, the proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

Conclusion

Given the above issues, it is considered that the proposed rear extension and elevation alteration 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 policies 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 – 14 May 2025
- b. Drawing – Proposed Elevations and floor plans – 14 May 2025 – Ref: 02/25/27 1 OF 2
- c. Drawing – Proposed site plan – 14 May 2025 – Ref: 02/25/17 2 OF 2

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 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. 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

Flat 2, 26 Rathen Road, Manchester, M20 4GH
126 Parkville Road, Manchester, M20 4TY
132 Parkville Road, Manchester, M20 4TY
128 Parkville Road, Manchester, M20 4TY
Flat 1, 26 Rathen Road, Manchester, M20 4GH
28 Rathen Road, Manchester, M20 4GH

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