MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144076/FH/2025
Date registered valid:	5 January 2026
Proposal:	Erection of single-storey rear extension.
Address:	64 Overlea Drive, Manchester, M19 1LS
Ward(s):	Burnage Ward
Applicant:	Mrs Christina Jackson
Agent (if any):	
Case officer:	Ciara Gettinby Tel: 0161 234 3048 Email: ciara.gettinby@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**9 March 2026**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 29 January 2026

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 12 January 2026 Expired: 2 February 2026

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 associated with this household application is a two-storey, semi-detached, C3 dwellinghouse. The property features red brickwork and white uPVC window frames. To the front of the property is a hardstanding driveway and a private walkway onto Overlea Drive. To the rear of the property is a large garden with soft landscaping and patio. As existing, to the rear of the property is a conservatory which measures approximately 3.4m in length and 3m in width.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

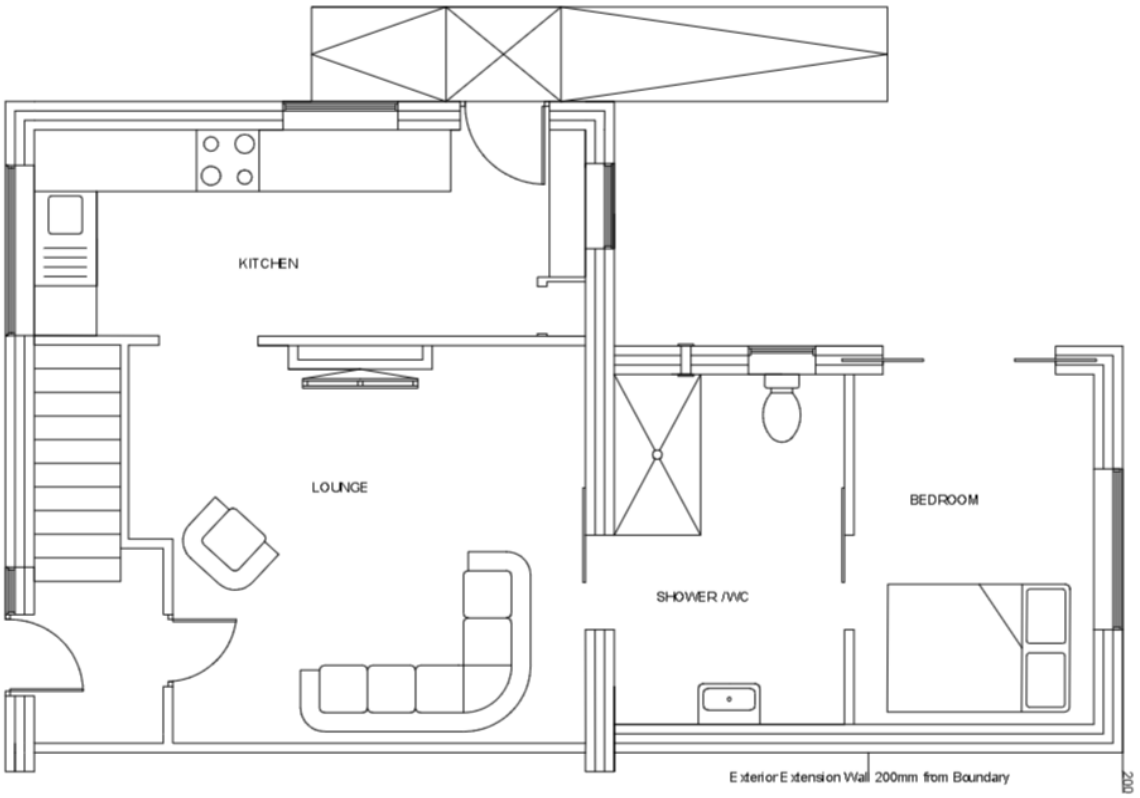
Description of area
Overlea Drive is a residential street situated in the Burnage ward of Manchester. The surrounding properties are family dwellings of a similar design and age. The area benefits from sustainable transport links with a variety of different bus routes nearby. The area also benefits from nearby green spaces like Fog Lane Park and Ladybarn Park.

Description of development
The applicant is seeking planning permission for the erection of a single storey rear extension. This would facilitate provisions for a disabled resident through a ground floor bedroom and bathroom.

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

Site Photos:

Proposed Plans:



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 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 2025)- The Government's 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

The DRAFT National Planning Policy Framework (December 2025)- The Government's new national planning policies and how they are to be implemented through local authorities. Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it.

Achieving sustainable development

Policy S3- Presumption in favour of sustainable development
Policy S4- Principle of development within settlements

Achieving well-designed places

Policy DP3- Key principles for well-designed places
Policy DP4- The design process

Places for Everyone- Along 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, Wigan) and took into effect and become part of the statutory development plan on March 21, 2024.

-Policy JP-P1: Sustainable Places

Issues
Policies SP1 and DM1 of the Manchester Core Strategy seeks to ensure that any new built 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, DC1.2 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. Although the latter policies are of age, they are of long-established practice 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 residents.

Principle
The principle of erecting a single storey rear extension is acceptable given it would provide facilities for a disabled resident. Many individuals prefer to extend their homes and later their homes to meet changing needs and circumstances. However, consideration must be given to the proposals siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Planning History
No relevant planning history.

Siting Scale and Massing
The extension would be located south-west of the applicant property. It would project backwards from the dwellinghouse by approx. 5.3m and measure a width of 4.2m. The roof height would measure to 4m sloping down to meet the eaves at 2.5m. As existing, the conservatory measures 3.4m in width and 3m in length. The conservatory's roof height measures to 2.9m sloping down to meet the eaves at 1.9m.

Although it is noted that the rearward projection of the extension exceeds the limit stipulated within the saved policy DC1 of the Unitary Development Plan for the City of Manchester (3.65m.) The benefits the larger extension would provide to a disabled resident would outweigh any non-significant impacts outlined below in the assessment of the application.

The proposed extension would include the addition of eight new windows. Three of which would face into the applicants rear garden. On the side elevation, there is proposed to be two patio doors and a bathroom window. The extension also includes two roof lights.

The overall siting scale and massing of the proposal is acceptable as the extension is understood as being subservient to the host dwellinghouse and given the remaining amenity space, is considered to be acceptable in this instance. The proposal is not considered to cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. The proposed dimensions would ensure that there is private outdoor amenity space retained to the rear.

Appearance and Visual Amenity
The submitted application form indicates that the extension would be built with brickwork to match the existing property. The roof tiles proposed would match the property and the window frames would be built of matching materials of white uPVC. The use of matching materials would ensure that the overall character of the property and its surrounding area should not be significantly harmed by these works. Other residents in the area have benefitted from the use of planning permission.

The proposed scheme would not be visible from the street scene and therefore passers-by and would result in a subservient appearance to the host dwellinghouse. The design and character of the extension therefore accord with saved Policy DM1 and SP1 and Chapter 12 of the National Planning Policy Framework. The extension is not considered excessively large or bulky in pursuant with Policy DC1.2. The proposed would result in sufficient private outdoor amenity space to be retained to the rear.

Residential Amenity
The adjoining neighbour, no. 62 Overlea Drive is situated southwest of the applicant property. The extension would be set back from the shared boundary by 200mm. At present, the boundary would not be considered open due to the presence of the conservatory, which would limit the impact of the proposed. The extension would pass the existing rear building line by approx. 2m. There are no windows proposed to face towards this neighbouring property and therefore would not affect the existing levels of privacy between the neighbouring residential units. Due to the orientation of the sun, the extension is not considered to cause any additional shadowing onto the neighbouring property. The one storey height and small set back would reduce the impact of the extension for the neighbouring property and considering there has been no objections, it not considered to cause any residential amenity implications.

The non-adjoining neighbour, no 66 Overlea Drive sits east of the applicant property. Due to the siting of the extension and the setback from the shared boundary of 3.5m, the extension is not considered to cause any additional shadowing onto the neighbouring property. The existing conservatory features multiple windows in the side elevation facing towards the neighbouring property; therefore, the insertion of three windows should not give rise to any additional overlooking than is already existing. The proposed extension is also not considered to impact the openness of the shared boundary with the neighbouring property as it would be set back by approx. 3.5m.

The property to the rear, no. 15 Carrgreen Close is not expected to have any residential amenity implications associated with the development as it is located approx. over 60m away.

Given the above reasons and considering there has been no objections received, 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. 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 and Parking
The proposal would retain the existing waste storage arrangements and parking provision.

Conclusion
Given the above issues, it is considered that the scheme for the proposal is acceptable in terms of its principle, siting scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking. The proposal would provide appropriate facilities to improve the quality of life of a disabled resident and therefore aligns with Policies DM1 and SP1 of the Manchester Core Strategy, saved Policy DC1 of the Unitary Development Plan for the City of Manchester, Chapter 8 and 12 of the National Planning Policy Framework, the draft NPPF policies S3, S4 and DP4 and policies JP-P1 of the Places for Everyone Joint Development Plan Document.

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 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:

Drawing Proposed side elevation, drawing 5
Drawing Proposed roof plan, drawing 9
Drawing Proposed side elevation

Received on 9 March 2026

Rear elevation, drawing 6
Proposed floor plan, drawing 2

Received on the 27 February 2026

Location Plan

Received on the 25 September 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 used in the external surfaces of the development hereby approved shall be as follows:

- *[Brickwork to match existing]*
- *[Roofing tiles to match existing]*
- *[Plastis /Glass window frames to match existing*]

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Offices Next To 15, Carrgreen Close, Manchester, M19 1LT
62 Overlea Drive, Manchester, M19 1LS
5 Lansdale Gardens, Manchester, M19 1QX
68 Overlea Drive, Manchester, M19 1LS
21 Carrgreen Close, Manchester, M19 1LT
13 Carrgreen Close, Manchester, M19 1LT
45 Overlea Drive, Manchester, M19 1QY
66 Overlea Drive, Manchester, M19 1LS
15 Carrgreen Close, Manchester, M19 1LT
23 Carrgreen Close, Manchester, M19 1LT
19 Carrgreen Close, Manchester, M19 1LT
17 Carrgreen Close, Manchester, M19 1LT
47 Overlea Drive, Manchester, M19 1QY

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