

PLANNING**GROWTH & DEVELOPMENT****DELEGATED OFFICER REPORT FOR PLANNING APPLICATION**

Application no. 144872/FH/2026

Date registered valid: 6 January 2026

Proposal: Erection of single storey extension with elevation alterations.

Address: 33 Burlington Road, Manchester, M20 4QA

Ward(s): Withington Ward

Applicant: Mr A Carruthers

Agent (if any): Material Studio Architects

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 09 March 2026

APPLICATION DETAILS

Type of application:	Full Householder Application	
Development type:	Householder	
Date of site visit:	15 January 2026	
Standard consultations:	Printed: 12 January 2026	Expired: 2 February 2026
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	
Listed building:	Not applicable	
Conservation area:	Not applicable	
Tree Preservation Order:	Not applicable	

Description of site/building

The proposal relates to a two-storey semidetached dwellinghouse on Burlington Road. The property features an existing single storey rear outrigger, garden to the rear and hardstanding to the front for off street vehicle parking.

Description of area

The property is in a residential part of the Withington ward of Manchester. The site is within Flood Zone 2 and 3 and is susceptible to surface water flooding.

Description of development

Erection of single storey extension with elevation alterations.

The proposal would demolish the existing single storey outrigger and replace with a 3000mm protecting rear extension that spans 4000mm from the existing side elevation. The proposed rear extension is finished in matching brick with a gable end roof in matching tile with 2no. roof lights. New glazing is proposed to the rear with a new patio door on the side wall of the proposed facing into the property.

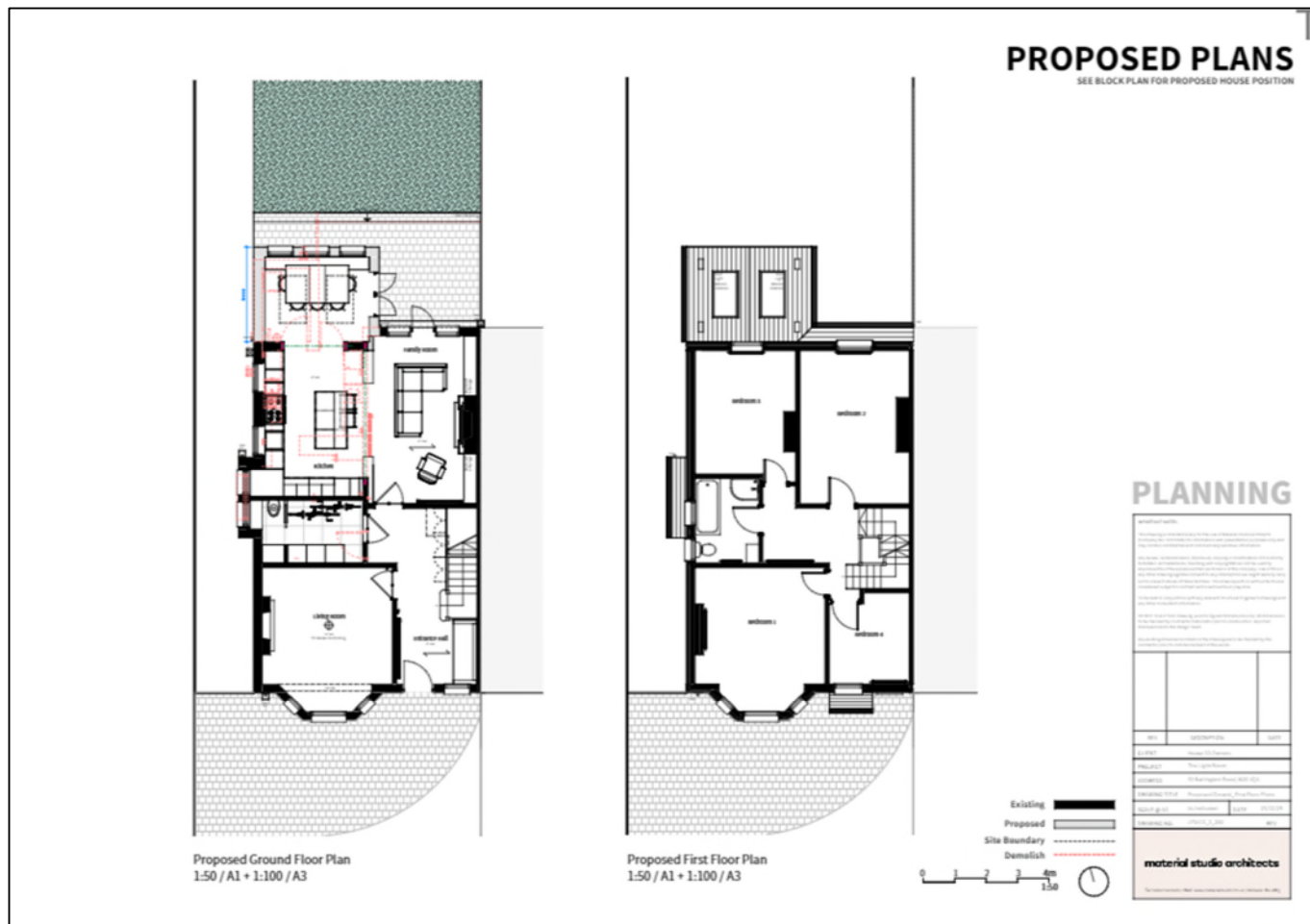


Figure 1. Proposed floorplans

PLANNING HISTORY

There is no planning history at the address

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester City Council Flood Risk Management

Manchester City Council Flood Risk Management were consulted on this application and had no objection recommending an informative be attached regarding a local culvert.

Environment Agency

Environment Agency were consulted on this application and had no objection.

Manchester City Council Environmental Health

Environmental Health identified that the proposal site is on or in the vicinity of an infilled pond/potentially contaminative historic land uses and requested the requirement for a has membrane and watching brief. A pre-commencement condition letter was sent to the Agent on 03 February 2026, expiring 17 February 2026.

Notifications

Local Residents

No representations received.

NEGOTIATIONS

Issues arose during the consultation phase that required positive and proactive negotiations. A pre-commencement condition was issued to the applicant regarding the requirement for a suitable gas membrane. The applicant subsequently submitted details of the proposed membrane (Visqueen Gas Membrane) prior to determination.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Consultations

Manchester City Council Environmental Health

After reviewing the submitted plans and specification, Environmental Health were accepting of the gas membrane.

RELEVANT POLICIES

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions on planning applications must be made in line with the statutory development plan, unless material considerations indicate otherwise.

For Manchester, the development plan comprises:

- The Core Strategy (2012–2027)
- Saved policies of the Unitary Development Plan (UDP)
- The Places for Everyone Joint Development Plan Document (2022–2039)

These documents are considered up to date and carry substantial weight in decision-making. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance.

The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable, and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

Where applicable, the Council must give special regard to preserving the character of conservation areas and the setting of listed buildings, in line with statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The policies referenced in this report are those considered most relevant to the nature, scale and location of the proposed development as follows:

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - o Development Management and Planning Obligations
 - DM 1 - Development Management
 - o Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - o Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 8 – Adaptation to Climate Change (partially replaced by PfE Policies JP-S 2, JP-S 4, and JP-G 8)
 - EN 14 – Flood Risk (partially replaced by PfE Policy JP-S 4)
 - EN 18 - Contaminated Land and Ground Stability
 - EN 19 – Waste

- [Guide to development in Manchester](#) - supplementary planning document and planning guidance, April 2007
- [Extant Unitary Development Plan \(UDP\)](#) –
 - o Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC26 - Development and Noise
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - o Strategy
 - JP-Strat9: Southern Areas
 - o Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - JP-S4: Flood Risk and the Water Environment
 - o Places for People
 - JP-P1 Sustainable Places
- [National Planning Policy Framework \(NPPF\)](#) December 2024–
 - o Section 2 - Achieving sustainable development.
 - o Section 4 – Decision-making
 - o Section 12 – Achieving well-designed places.
 - o Section 14 - Meeting the challenge of climate change, flooding and coastal change
- [National Planning Policy Framework Draft for Consultation December 2025](#) - National decision-making policies
 - o Chapter 3 – Decision-making policies
 - DM1: Preparing development proposals
 - DM2: Information requirements
 - DM3: Determining development proposals
 - DM6: Use of planning conditions and obligations
 - DM7: Relationship with other regulatory regimes
 - o Chapter 4 - Achieving sustainable development
 - S3: Presumption in favour of sustainable development
 - S4: Principle of development within settlements
 - o Chapter 5 - Meeting the challenge of climate change
 - CC2: Mitigation of climate change
 - CC3: Adaptation to climate change
 - o Chapter 12 - Making effective use of land
 - L2: Making effective use of land
 - L4: Residential extensions
 - o Chapter 14 - Achieving well-designed places
 - DP3: Key principles for well-designed places
 - DP4: The Design process
 - o Chapter 17 - Pollution, public protection and security
 - P2: Ground Conditions
 - o Chapter 18 - Managing flood risk and coastal change
 - F4: Assessing flood risk for decision-making
 - F6: Development in areas at risk of flooding from rivers or the sea
 - F7: Ensuring development is safe from flooding
 - F8: Sustainable drainage systems and watercourses

ASSESSMENT

Principle of development

Many people prefer to extend their existing homes rather than move, and the planning system needs to accommodate this demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The Council is not generally in favour of dealing with this issue by laying down firm rules about home extensions with each case looked at on its individual merits, having regard to a range of criteria.

In this case the principle of the development is acceptable.

As stated in Policy DM 1 of the Manchester Core Strategy, all development should have regard to the following specific issues:

Appropriate siting, layout, scale, form, massing, materials, and detail

The new addition is designed to match the style and features of the current building by using matching brick and tile to the existing dwellinghouse and matching window fenestrations.

The proposal is designed to be subservient to the original dwelling house by being entirely at single storey, to the rear and using matching materials.

The main impact would be to No.31, however given the proposed extension replaces and existing outrigger, remains within the existing side elevation and projects 3m the impact is acceptable.

There is some impact to No.35 however given the 3200mm gap to the shared boundary the effect is minimised and is acceptable.

Due to its size, position and location in relation to neighbours, the proposal would not create and over-dominant or overbearing feature.

Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

No views of the main proposed works are capable of being seen from the street. Given the position of the extension and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby, notably the outrigger it replaces.

Effects on amenity

Privacy

The proposal includes adding bifold doors to the new side elevation however given the distance to the shared boundary and the existing fence there would be no more impact to privacy than existing. It should be noted that the outrigger to No.35 features a side facing door which has been accepted.

Light

Given the proposal is entirely at ground floor level and away from shared boundaries the impact to light from the added massing is minimal.

Noise

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal does not change how people can get in and out of the building.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.

The proposal itself has insignificant impact on waste from the site. It uses the current storage and collection methods on site and maintains external access to the rear of the property.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property.

Green Infrastructure including open space, both public and private

The proposal has no impact on green infrastructure.

Flood risk and drainage.

The site lies within Flood Zone 3 and is also identified as being susceptible to surface water flooding. Given the proposed development is a residential extension a full Flood Risk Assessment was not required as it would be disproportionately onerous given the limited scale and nature of the works, and the LLFA was satisfied that suitable Property Flood Resilience (PFR) measures can be incorporated to mitigate residual risk. An informative has been attached to the decision advising the applicant to incorporate PFR measures. An informative has also been added regarding a Culvert located 40m north of the site which the applicant should note.

Existing or proposed hazardous installations.

Environmental Health noted that the application site lies on, or close to, an infilled pond and other potentially contaminative historic land uses. As a result, they requested the inclusion of a gas membrane and a watching brief. A pre-commencement condition was issued to the applicant setting out the need for an appropriate gas protection system. The applicant subsequently submitted details of a Visqueen gas membrane, which Environmental Health reviewed and confirmed to be suitable for the site conditions. As such, the matter has been satisfactorily resolved, and a condition has been attached to secure the installation of the approved system.

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.

PLANNING BALANCE & CONCLUSION

The proposed extension is modest in scale, well-designed, and would sit comfortably within the context of the existing property and surrounding area. The development would not result in any unacceptable impacts on neighbouring amenity, flood risk, or ground conditions, and the required mitigation—including the installation of an approved gas membrane—can be secured by condition. When assessed against the development plan as a whole, and having regard to all material considerations, the proposal represents sustainable development and is therefore acceptable.

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. The proposal is considered to be acceptable and therefore determined within a timely manner.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-year time limit

The development must be begun not later than three years beginning with the date of this permission.

Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Specified plans

The development hereby approved shall be carried out in accordance with the following drawings and documents:

- | | | | |
|----------------------------|-------------|-------------------|--------------------------|
| a. Drawing - Location Plan | 06 Jan 2026 | THE LOCATION PLAN | |
| b. Drawing - Site Plan | 06 Jan 2026 | | |
| c. Drawing - Proposed | 06 Jan 2026 | LP2413_3_200 | GROUND_FIRST FLOOR PLANS |
| d. Drawing - Proposed | 06 Jan 2026 | LP2413_3_201 | SECOND AND ROOF PLANS |
| e. Drawing - Proposed | 06 Jan 2026 | LP2413_3_300 | FRONT_SIDE ELEVATIONS |
| f. Drawing - Proposed | 06 Jan 2026 | LP2413_3_301 | REAR_SIDE ELEVATIONS |

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Materials to match

The materials used in the external surfaces of the development hereby approved shall be similar in appearance to the existing building in terms of type, size, colour and texture.

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.

4. Gas membrane

A gas membrane shall be installed in full accordance with the submitted specifications as follows:

- | | | |
|---------------------------|-------------|---------------------------------|
| a. Supporting Information | 03 Mar 2026 | VISQUEEN GAS BARRIER |
| b. Drawing - Proposed | 03 Mar 2026 | LP2413_3_500A THRESHOLD DETAILS |

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

5. Watching brief

In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

Reason – To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Pursuant to policy EN18 of the Manchester Core Strategy (2012).

INFORMATIVE(S)

1. Minor extension applications in Flood Zones 2/3/climate change, or at risk of flooding from surface water

The applicant is advised to incorporate Property Flood Resilience (PFR) measures to a minimum of 150mm above the surface water flood level or a minimum of 600mm above the fluvial flood level.

2. Culvert

MCC records highlight that the underground culvert is located within close proximity to the site (approximately 40m to the north of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link:

https://manchester.portal.uk.empro.verintcloudservices.com/site/myaccount/request/pr_watercourse_land

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

MCC Flood Risk Management

Environment Agency

Gospel Hall, 16A Mauldeth Road, Manchester, M20 4ND

16 Mauldeth Road, Manchester, M20 4ND

20 Burlington Road, Manchester, M20 4QA

24 Burlington Road, Manchester, M20 4QA

35 Burlington Road, Manchester, M20 4QA

31 Burlington Road, Manchester, M20 4QA

22 Burlington Road, Manchester, M20 4QA

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) -

Flood Zones Type 3 (high risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA