MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145190/FH/2026
Date registered valid:	18 February 2026
Proposal:	Erection of a single-storey rear infill extension to form additional living accommodation.
Address:	25 Allanson Road, Manchester, M22 4HN
Ward(s):	Northenden Ward
Applicant:	Mr Tom Cunningham
Agent (if any):	Mr David Litster, Vanderbyl Design & Build Ltd
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**9 April 2026**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 3 March 2026

Standard consultations: Printed: 24 February 2026 Expired: 17 March 2026

Neighbour notifications: Printed: 24 February 2026 Expired: 17 March 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey mid-terraced dwellinghouse of redbrick with a grey slate pitched roof. The property features white uPVC windows with stone headers, a modest front yard space bordered by mid-level fencing, a two-storey rear outrigger, and a modest rear garden space bordered by high-level fencing and a brick wall with a small shed structure.

Allanson Road is a residential street situated in the Northenden ward of Manchester, close to the river Mersey, Manchester Outer Ring Road (M60), and Northenden golf club. The immediate area is predominantly residential in terms of its character, consisting of terraced and semi-detached dwellinghouses, though is in relative proximity to a local high street along Palatine Road.

The property is not listed, nor is it sited within a Conservation Area.


Allanson Rd
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enterprise









Description of development

The applicant is seeking planning permission for the "Erection of a single-storey rear infill extension to form additional living accommodation".

Planning history

F03677 - Use of ground floor only of dwellinghouse as a chiropodist surgery, with living accommodation on 1st floor – Approved (1976).

F07907 - Continuance of use of the ground floor as a Chiropodist Surgery with living accommodation on the first floor (Previously approved to 31.12.77 on 4.2.76 under ref. F03677) – Approved (1978).

087152/FO/2008/S2 - Change of use from surgery (D1) to residential dwelling (C3) – Approved (2008).

Consultations & Notification Responses

Local residents – no responses received.

HS2 – no response received

MCC's Flood Risk Management made no objection to the proposal, requesting an informative note be attached in the event of an approval.

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
- Policy EN14 – Flood Risk

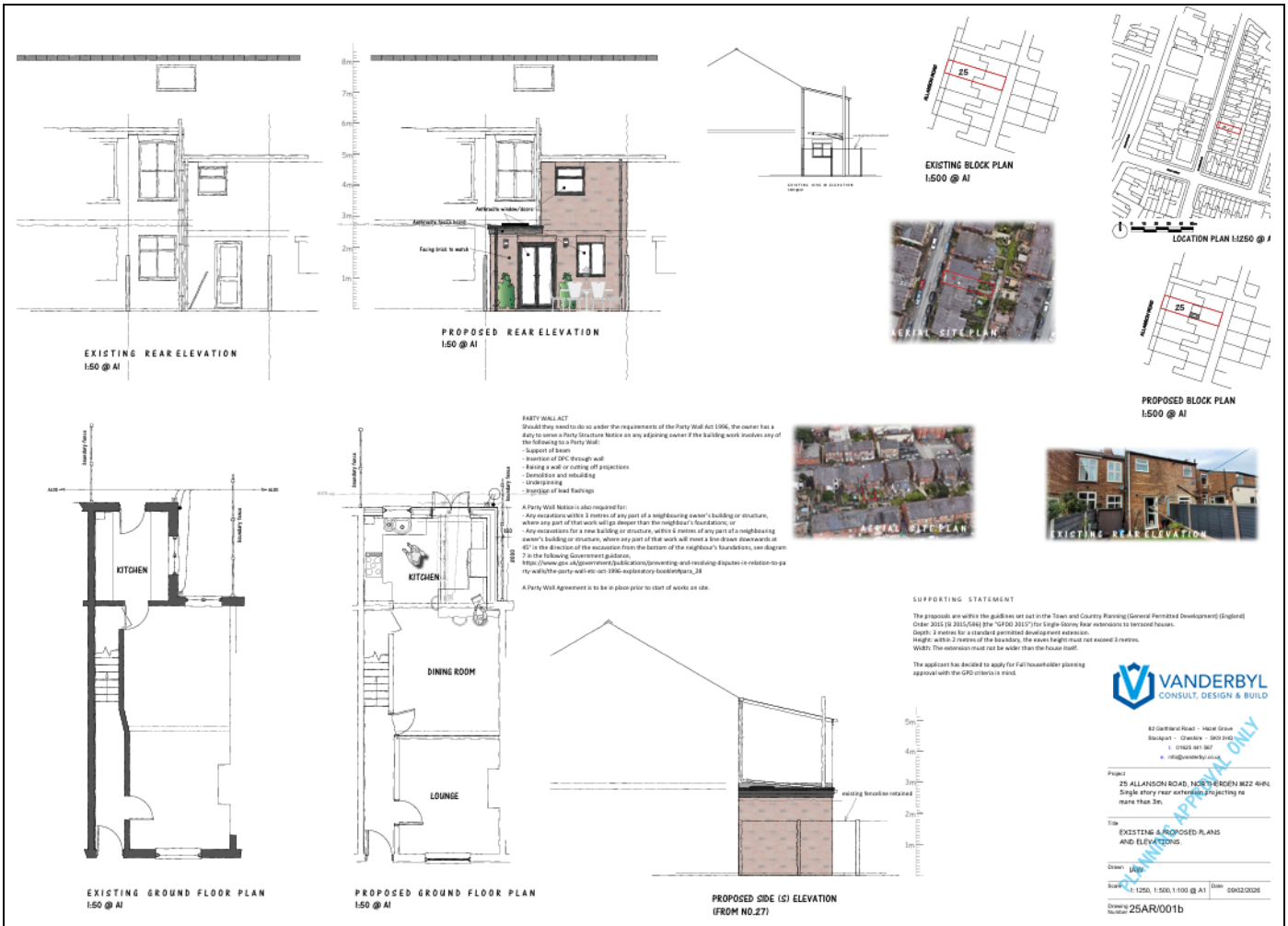
Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1 – Sustainable Places

The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places

Draft National Planning Policy Framework (NPPF, 2025)
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.

- Chapter 4 – Achieving Sustainable Development
    - Policy S3: Presumption in favour of sustainable development
- Chapter 12 – Making Effective Use of Land
    - Policy L4: Residential extensions
- Chapter 14 – Achieving Well-Designed Places
    - Policy DP3: Key principles for well-designed places



Submitted existing and proposed plans and elevations

Issues

Principle – the principle of the proposal, to erect a single-storey rear infill extension to form additional living accommodation, is acceptable. Notwithstanding this, consideration must be given to the proposal's siting, scale, and massing, appearance, impact upon visual and residential amenity, waste, parking, and flood risk implications, amongst other matters.

Siting, scale, and massing – the single storey extension would be sited at the rear of the property, projecting east. It would measure to approximately 1.6m in width, 3m in length, and 2.7m in height, sitting flush with the rear elevation of the existing outrigger. A gap of 0.15m would be maintained to the plot's southern boundary (shared with No.27).

Overall, the siting, scale, and massing of the proposal is considered acceptable. The 3m rearward projection of the extension would not exceed the limit stipulated in saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m). Further to this, the extension would remain visually subservient to the host dwelling on account of its modest, single storey form and appropriate length, width, and height, which should ensure that it does not appear as an excessively large or bulky addition to the property. As a result, the development would avoid creating an overbearing presence within the area. Adequate private amenity space would also be retained to the rear of the dwelling.

Appearance and visual amenity – the submitted application form indicates that the extension would be constructed of brickwork to match the existing dwellinghouse, with a GRP resin roof and grey/anthracite uPVC windows. It would feature a blank side elevation and a set of doors to

the rear. The existing door present along the rear elevation of the outrigger would be replaced with a window, whilst the first floor window would be replaced with a grey/anthracite uPVC counterpart. The flat roof of the extension would feature one rooflight (projecting upwards by 0.1m).

The proposal is relatively standard in terms of its design for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Sited at the rear of the property, the proposal would not be highly visible within the street scene or public realm. Further to this, its use of matching materials (i.e., brickwork) should provide a blended appearance and cohesive relationship with the host dwellinghouse, ensuring that the extension does not form an overly prominent visual feature. Hence, the proposal is not anticipated to result in any significant adverse impact upon the character of the application property or the wider area.

Residential amenity – given that the extension would be single storey in form, sited to the south and east of the existing dwellinghouse (north of No.27), with a 0.15m gap maintained to the shared boundary, the proposal is not considered to give rise to significant issues of overshadowing, loss of light, or loss of outlook. Moreover, the proposal's blank side elevation should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

Waste – the current waste storage arrangements would be unaffected by the proposal.

Parking – the current parking arrangements would be unaffected by the proposal.

Flood risk – the property is sited in Flood Zone 2 and an area affected by medium surface water flooding. As such, MCC's Flood Risk Management requested the following informative note be attached in the event of an approval: "*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*".

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 (2024).

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) 3-year time limit:

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) Specified plans:

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

Proposed plans and elevations shown on the drawing titled ‘EXISTING & PROPOSED PLANS AND ELEVATIONS’, numbered ‘25AR/001B’, received by the City Council as Local Planning Authority on the 9th April 2026.

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) Materials:

The materials used in the external surfaces of the development hereby approved shall be as follows:

Walls: Facing brickwork similar in appearance to the existing building in terms of type, size, colour and texture
Roof: GRP resin roof
Windows: Grey/anthracite uPVC

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

4) Restriction on additional openings:

Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be installed in the southern elevation of the development hereby approved, without planning permission being granted by the City Council as Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Informatives:

1) 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.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
High Speed Two (HS2) Limited

27 Allanson Road, Manchester, M22 4HN
22 Queenhill Road, Manchester, M22 4HW
20 Queenhill Road, Manchester, M22 4HW
18 Queenhill Road, Manchester, M22 4HW
23 Allanson Road, Manchester, M22 4HN

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) -
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA