

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145166/FH/2026

Date registered valid: 12 February 2026

Proposal: Erection of a single-storey side extension and replacement of the existing ground-floor square bay window with a two-storey, 45 degree bay window incorporating a covered porch.

Address: 15 Omer Drive, Manchester, M19 2JN

Ward(s): Burnage Ward

Applicant: Mr Gavin Wilks

Agent (if any): Mr Tom Ford Studio INO Ltd

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 2 April 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 3 March 2026

Standard consultations: Printed: 16 February 2026 Expired: 9 March 2026

Neighbour notifications: Printed: 16 February 2026 Expired: 9 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

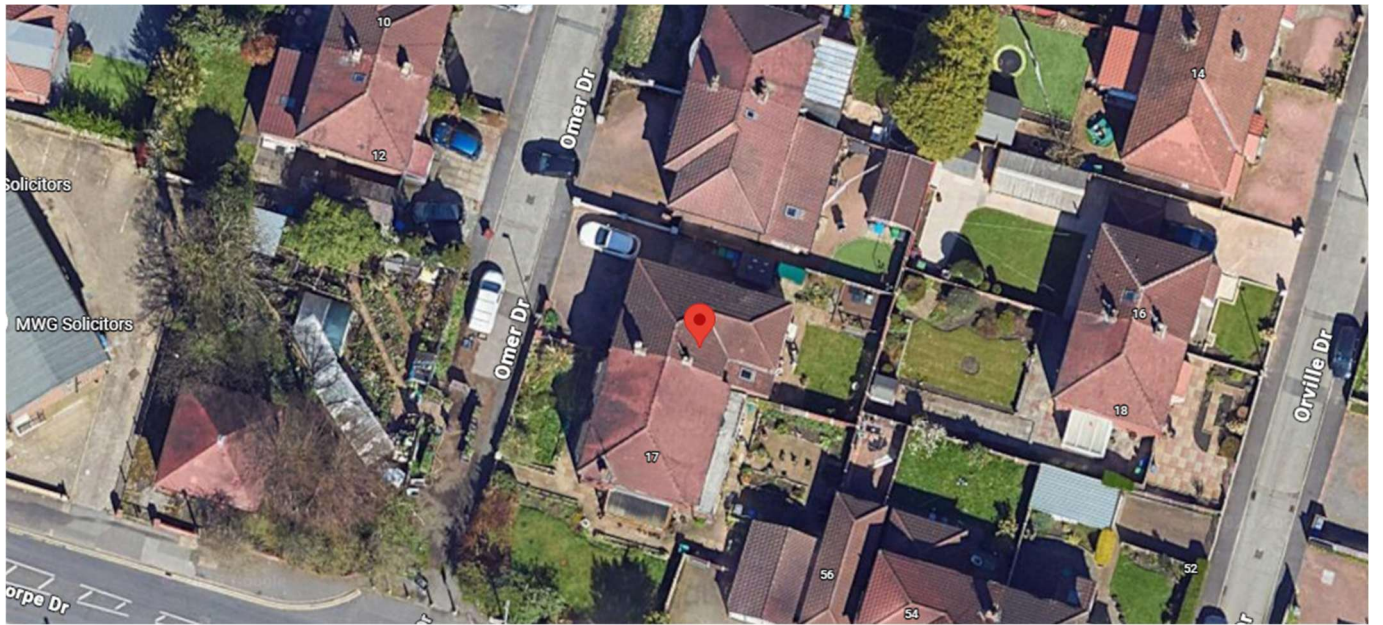
Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached dwellinghouse of redbrick with a red tile hipped roof. The property features white uPVC-framed windows, including a ground floor rectangular bay, a brick driveway bordered by a mid-level brick wall, a part-single / part-two storey rear extension, a detached outbuilding, and a modest rear garden.

Omer Drive is a residential cul-de-sac situated within the Burnage ward of Manchester close to Kingsway (A34) and the railway line. The area is predominantly residential in terms of its character, consisting of terraced and semi-detached dwellinghouses.

The property is not listed, nor is it sited within a conservation area.





Description of development

The applicant is seeking planning permission for the “Erection of a single-storey side extension and replacement of the existing ground-floor square bay window with a two-storey, 45 degree bay window incorporating a covered porch”.

Planning history

093119/FH/2010/N2 - Erection of a part single, part two storey rear extension to form additional living accommodation – Approved (2010).

Consultations & Notification Responses

Local residents – 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

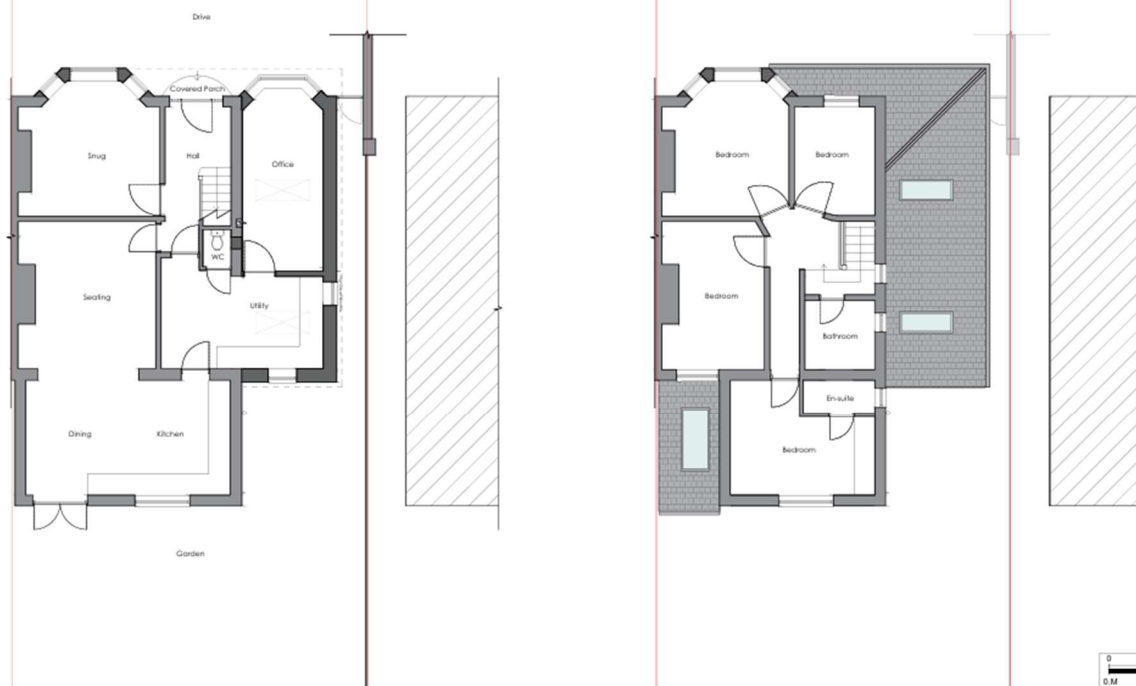
The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places

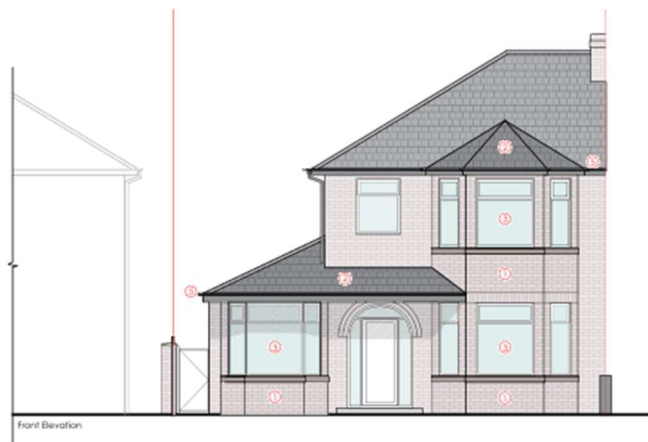
Draft National Planning Policy Framework (NPPF, 2025)

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 proposed floor plans



Submitted proposed elevations

Issues

Principle – the principle of the proposal, to erect a single-storey side extension, replace the existing ground floor bay window with a two-storey bay window, together with the installation of a covered porch, 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 (incorporating the covered porch) would be sited at the front and side of the property, projecting north and west. It would have a sideward projection of 2.6m, with a width to the front of 6.2m, a length of 8m, a pitched roof height of 4.1m, and an eaves height of 2.5m. A gap of 0.8m would be maintained to the plot's northern boundary shared with No.13 Omer Drive.

Overall, the siting, scale, and massing of the proposal is considered acceptable. 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 street scene or for neighbouring occupiers. 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 materials to match the existing dwellinghouse, including brickwork, roof tiles, and windows. To the front, it would feature an angular bay window (projecting frontwards by approximately 0.6m). Its northern side elevation would feature one high-level window (conditioned to be obscurely glazed, in the interests of residential amenity) and to the rear it would feature one round window. Its northern roof slope would feature two Velux rooflights.

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 front and side of the property, elements of the proposal would be visible within the street scene, however, its use of matching materials (i.e., brickwork, roof tiles, and windows) 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 north of the existing dwellinghouse (largely within its existing shadow), with a 0.8m 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, though the proposal would include one side facing window to its northern elevation, this has been conditioned to be obscurely glazed, so as to mitigate unacceptable impacts relating to loss of privacy and overlooking. With these safeguards in place, the proposal is not considered to have an unduly harmful impact upon the residential amenity of the area.

Waste – the current waste storage arrangements would be unaffected by the proposal as external access to the rear would be retained.

Parking – the submitted block plan indicates that sufficient space for the parking of at least one vehicle (2.4m by 4.8m) would be retained on the property's driveway space.

Flood risk – the property is sited in Flood Zone 2 and an area affected by medium-high 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*”. Further to this, MCC’s Flood Risk Management also highlighted that an underground culvert is located within close proximity to the site (approximately 35 m to the south of the site), requesting an informative note be attached to provide further guidance to the applicant regarding safety precautions.

Other matters - the proposal also includes the replacement of the existing rectangular ground floor bay to the front of the property with an angular two storey bay with a pitched roof at first floor level. It is understood that the materials utilised in the construction of this alteration would match those of the existing dwelling.

Given its siting to the north of the adjoining semi with adequate gaps maintained to the plot’s shared boundaries, this element of the proposal is not considered to have an unduly harmful impact upon the residential amenity of the area. The two storey bay is also not considered to have an unduly harmful impact upon the visual amenity of the area, as bay windows are already an established feature of the street scene, with similar interventions evident at No.6, No.8, and No.11. On this basis, the proposed two storey bay window to the front of the property is considered acceptable.



Two-storey front bay evident at No.11 Omer Drive

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 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 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 Block Plan', numbered '010', received by the City Council as Local Planning Authority on the 12th February 2026.

'Proposed GA Plans Ground and First Floor', numbered '011', received by the City Council as Local Planning Authority on the 12th February 2026.

'Proposed GA Roof Plan', numbered '012', received by the City Council as Local Planning Authority on the 12th February 2026.

'Proposed GA Elevations', numbered '014', received by the City Council as Local Planning Authority on the 12th February 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 walls, roof or other element of any exterior work of the development hereby approved shall be similar in appearance to the materials used in the majority of the equivalent element of 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 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 northern 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.

5) Obscure glazing:

The window in the ground floor of the northern elevation of the development hereby approved shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall be retained as such thereafter.

Reason - In order to protect the amenity of neighbouring residents and in accordance with policies SP1 and DM1 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.

2) MCC records highlight that the underground culvert is located within close proximity to the site (approximately 35 m to the south 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

13 Omer Drive, Manchester, M19 2JN
12 Omer Drive, Manchester, M19 2JN
10 Omer Drive, Manchester, M19 2JN
54 Grangethorpe Drive, Manchester, M19 2NE
17 Omer Drive, Manchester, M19 2JN
18 Orville Drive, Manchester, M19 2JW
16 Orville Drive, Manchester, M19 2JW

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) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH AREA