

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145225/FH/2026
Date registered valid: 19 February 2026
Proposal: Erection of single-storey rear extension together with a front porch extension
Address: 659 Altrincham Road, Manchester, M23 9AA
Ward(s): Baguley Ward

Applicant: Ms S France, France Property Group
Agent (if any): Mr Joe Lindon, ATX Building Design
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: 25 February 2026 Expired: 18 March 2026

Neighbour notifications: Printed: 25 February 2026 Expired: 18 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 residential dwellinghouse of redbrick and white/cream-coloured render with a slate dual pitch roof. The property features a mixture of brown timber-framed and white uPVC-framed windows, a front garden space, a spacious driveway to the side of the dwellinghouse, a single storey rear extension, and a large outbuilding within the rear garden.

Situated in the Baguley ward of Manchester, Altrincham Road is mixed in terms of its character, featuring terraced and semi-detached residential properties as well as commercial facilities, such as petrol filling stations and a McDonald's fast food outlet. The area benefits from its proximity to public outdoor amenity and green spaces, such as Wythenshawe Park and Gardens.

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







Description of development

The applicant is seeking planning permission for the “Erection of single-storey rear extension together with a front porch extension.”

Planning history

022181 – Erection of a detached double garage at rear of house – Approved (1984).

028688 – Kitchen extension at rear of house – Approved (1987).

053230/FH/SOUTH3/97 - Erection of detached garage after demolition of existing – Approved (1998).

054044/FH/SOUTH3/98 – Construction of a detached garage after demolition of existing – Approved (1998).

056774/FH/SOUTH3/99 - Construction of a conservatory at rear of existing dwellinghouse – Approved (1999).

081927/FH/2007/S2 - Creation of first floor to existing garage to provide ancillary residential accommodation – Refused (2007).

Consultations & Notification Responses

Local residents – no responses received.

MCC’s Highways Services made the following comments in response to the application:

- The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.
- Given that the proposed development will not result in an increase in dwellings, it is accepted that no highway concerns in terms of safety or capacity are considered likely to arise.
- The current on-site parking offering is to be retained. It is noted that four car parking spaces are provided on-site.
- It is expected that refuse servicing will continue as present, bins will be stored within the sites curtilage and presented to the highway on waste collection days.

MCC’s Environmental Health Services – no comments made.

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

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

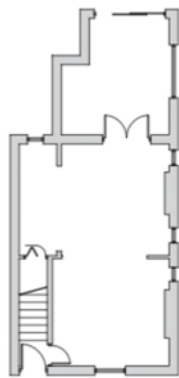
The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places

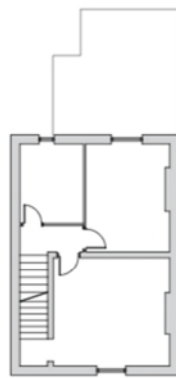
Draft National Planning Policy Framework (NPPF, 2025)

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.

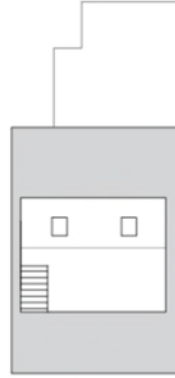
- Chapter 4 – Achieving Sustainable Development
 - Policy S3: Presumption in favour of sustainable development
- Chapter 12 – Making Effective Use of Land
 - Policy L4: Residential extensions
- Chapter 14 – Achieving Well-Designed Places
 - Policy DP3: Key principles for well-designed places



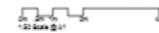
Existing Ground Floor Plan
1:50 Scale @ 1/1



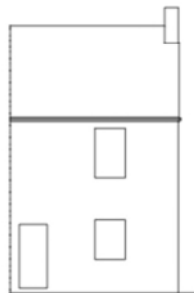
Existing First Floor Plan
1:50 Scale @ 1/1



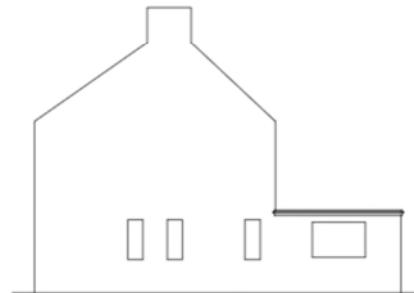
Existing Second Floor Plan
1:50 Scale @ 1/1



Architectural drawings are to be used in accordance with the following scale: 1:50 Scale @ 1/1



Existing North Elevation (Front)
1:50 Scale @ 1/1



Existing West Elevation (Side)
1:50 Scale @ 1/1



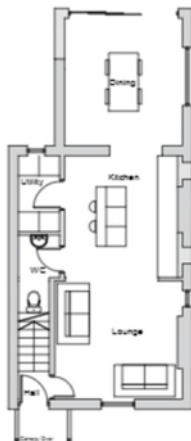
Existing South Elevation (Rear)
1:50 Scale @ 1/1



Existing East Elevation (Side)
1:50 Scale @ 1/1

ATX Building Design			
Architectural Services			
Project Name: 1000 Main St, 1000 Main St, 1000 Main St			
Project Location: 1000 Main St, 1000 Main St, 1000 Main St			
Project Status: 1000 Main St, 1000 Main St, 1000 Main St			
Project Date: 1000 Main St, 1000 Main St, 1000 Main St			
Project Owner: 1000 Main St, 1000 Main St, 1000 Main St			
Project Architect: 1000 Main St, 1000 Main St, 1000 Main St			

Submitted existing plans and elevations



Proposed Ground Floor Plan
1:50 Scale @ 1/1



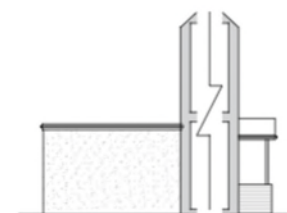
Proposed First Floor Plan
1:50 Scale @ 1/1



Proposed Second Floor Plan
1:50 Scale @ 1/1



Architectural drawings are to be used in accordance with the following scale: 1:50 Scale @ 1/1



Proposed East Elevation (Side)
1:50 Scale @ 1/1



Proposed North Elevation (Front)
1:50 Scale @ 1/1



Proposed West Elevation (Side)
1:50 Scale @ 1/1



Proposed South Elevation (Rear)
1:50 Scale @ 1/1

ATX Building Design			
Architectural Services			
Project Name: 1000 Main St, 1000 Main St, 1000 Main St			
Project Location: 1000 Main St, 1000 Main St, 1000 Main St			
Project Status: 1000 Main St, 1000 Main St, 1000 Main St			
Project Date: 1000 Main St, 1000 Main St, 1000 Main St			
Project Owner: 1000 Main St, 1000 Main St, 1000 Main St			
Project Architect: 1000 Main St, 1000 Main St, 1000 Main St			

Submitted proposed plans and elevations

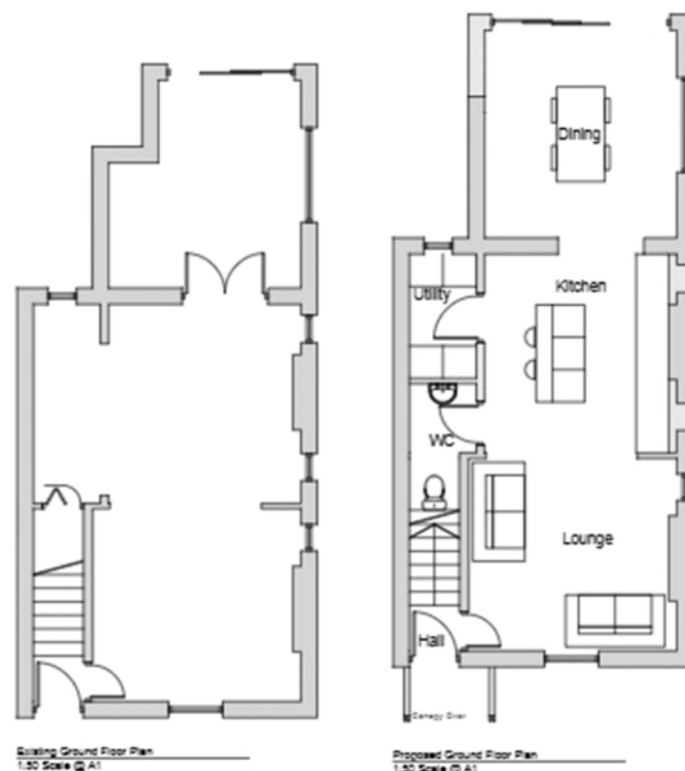
Issues

Principle – the principle of the proposal, to erect a single-storey rear extension together with a front porch extension, is acceptable. Notwithstanding this, consideration must be given to the proposal's siting, scale, and massing, appearance, and impact upon visual and residential amenity, waste storage, and parking, amongst other matters.

Siting, scale, and massing – the single storey rear extension would be sited at the back of the property, projecting southwards, replacing the existing single storey addition. It would project 4m rearwards from the host dwellinghouse with a width of 4.2m and a flat roof height of 2.7m. A gap of 1.4m would be maintained to the boundary shared with No.657 Altrincham Road and a gap of 6.8m would be maintained to the boundary shared with No.661 Altrincham Road.

The porch extension would be sited at the front of the property, projecting northwards. It would project 1m frontwards from the host dwellinghouse with a width of 1.6m, a dual-pitch roof height of 2.8m and an eaves height of 2.2m. It would be sited along the boundary shared with No.657 Altrincham Road and would maintain a gap of 9.8m to the boundary shared with No.661 Altrincham Road.

Overall, the siting, scale, and massing of the proposal is considered acceptable. Whilst the 4m rearward projection of the proposed rear extension would exceed the 3.65m limit set out in saved policy DC1 of the Unitary Development Plan for the City of Manchester, the increase of 0.35m is relatively minor and is not considered to result in undue levels of harm. In addition, the scale and massing of the extension would be broadly comparable to the existing rear projection on site (as illustrated in the figures below) and would therefore not significantly alter current site conditions. The extension would remain visually subservient to the host dwelling in terms of its dimensions and proportions.



Existing ground floor plan (left), proposed ground floor plan (right)

The proposed front porch represents a modest addition with subservient dimensions and is similar in scale to the previous porch structure formerly present at the property (see figure below). On this basis, it is also considered acceptable.



Application property in July 2024

Appearance and visual amenity – the single storey rear extension would feature through colour white render to its southern and eastern elevations with brickwork to match the existing dwellinghouse along its western elevation, a single ply membrane flat roof, and windows/doors to match the existing dwellinghouse. Its eastern side elevation would be blank, whilst its rear elevations would feature a set of sliding doors, and its western side elevation would feature one window.

The front porch extension would consist of a timber frame canopy with a brick base and upstands on each side in brickwork to match the existing dwellinghouse, and a dual-pitch roof form with roof tiles to match the existing dwellinghouse.

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 rear of the property, elements of the proposal would be visible within the street scene, however, its use of matching materials (i.e., brickwork and roof tiles to the front porch extension, and brickwork to the western elevation of the rear extension) should provide a blended appearance and cohesive relationship with the host dwellinghouse, ensuring that the extensions do not form overly prominent visual features. 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 rear extension would be single storey in form, with a maximum flat roof height of 2.7m and would replace a comparable single storey addition present at the application site, the proposal is not considered to give rise to significant issues of overshadowing, loss of light, or loss of outlook as it would not significantly alter the existing conditions of the site. Its only side-facing window would be sited approximately 6.8m from the plot's western boundary and would face a hard-surfaced car parking area, rather than a dwellinghouse, therefore, significant issues associated with overlooking and loss of privacy are not anticipated.

Similarly, given that the front porch extension would be single storey in form, with a maximum dual-pitch roof height of 2.8 and a modest frontward projection of 1m, as well as being sited to the north of the host dwellinghouse (within its existing shadow), the proposal is not considered to give rise to significant issues of overshadowing, loss of light, or loss of outlook. Further to this, no side-facing windows are proposed, therefore, significant issues associated with overlooking and loss of privacy are not anticipated.

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

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

Other matters – the proposal also involves the infilling of two ground floor windows in the western side elevation of the host dwellinghouse with brickwork to match the existing. These alterations are considered acceptable given their minimal impact upon the visual and residential amenity of the area.

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. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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', numbered '002 REV C', received by the City Council as Local Planning Authority on the 11th March 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:

Single storey rear extension:

- Walls: White through render on the southern and eastern elevations of the extension, brickwork similar in appearance to the existing building in terms of type, size, colour and texture on the western elevation of the extension.
- Flat roof: Single ply membrane.
- Windows: Similar in appearance to the existing building in terms of type, size, colour and texture.
- Doors: Similar in appearance to the existing building in terms of type, size, colour and texture.

Front porch extension:

- Brick base and upstands similar in appearance to the existing building in terms of type, size, colour and texture.
- Timber frame.
- Dual-pitch roof: Roof tiles similar in appearance to the existing building in terms of type, size, colour and texture.

Infilled window openings in the western elevation of the host dwellinghouse:

- Brickwork 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 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 eastern and western elevations 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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

47 Brookcot Road, Manchester, M23 1DT
41 Brookcot Road, Manchester, M23 1DT
655 Altrincham Road, Manchester, M23 9AA
653 Altrincham Road, Manchester, M23 9AA
657 Altrincham Road, Manchester, M23 9AA
667 Altrincham Road, Manchester, M23 9AA
661 Altrincham Road, Manchester, M23 9AA
39 Brookcot Road, Manchester, M23 1DT
51 Brookcot Road, Manchester, M23 1DT
49 Brookcot Road, Manchester, M23 1DT
45 Brookcot Road, Manchester, M23 1DT
43 Brookcot Road, Manchester, M23 1DT
37 Brookcot Road, Manchester, M23 1DT
665 Altrincham Road, Manchester, M23 9AA
663 Altrincham Road, Manchester, M23 9AA

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