

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 145155/FH/2026
Date registered valid: 10 February 2026
Proposal: Erection of a single-storey rear extension.
Address: 9 William Lunt Gardens, Manchester, M21 9PB
Ward(s): Chorlton Ward

Applicant: Mr Amul Batra
Agent (if any): Mr Stelios Kattou, Cheadle Architects
Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 20 March 2026

APPLICATION DETAILS

Type of application:	Full Householder Application	
Development type:	Householder	
Date of site visit:	26 February 2026	
Standard consultations:	Printed: 17 February 2026	Expired: 10 March 2026
Neighbour notifications:	Printed: 17 February 2026	Expired: 10 March 2026
Site notice:	Posted: 26 February 2026	Expired: 19 March 2026
Press advert:	Published: 24 February 2026	Expired: 17 March 2026
Departure from Development Plan:	No	
Environmental Statement:	Not required	
Listed building:	Not applicable	
Conservation area:	Wilbraham Road/Edge Lane Conservation Area 2005	
Tree Preservation Order:	Not applicable	

Description of site/building

The proposal is related to a relatively new build two storey semidetached dwellinghouse on William Lunt Gardens. The property features front and rear projecting outriggers (with steep gable roofs to allow roof accommodation) and an inbuilt garage. The property features a garden to the rear and hardstanding to the front for off street vehicle parking.

Description of area

The proposal is in a mostly residential part of the Chorlton ward of Manchester and within the Wilbraham Road/Edge Lane Conservation Area. The development on William Lunt Gardens sits on the site of the former Masonic Hall.

Description of development

Erection of a single-storey rear extension.

The proposed rear extension projects 1900mm from the main rear elevation to meet the elevation of the outrigger and spans 3900mm from the side of the projecting outrigger to leave a 150mm gap to the shared boundary. The proposed extension is finished in matching brick with sloping tiled roof to match existing. New sliding glass doors is featured to the rear which spans the newly formed rear elevation.



Figure 1. Existing and proposed plans

PLANNING HISTORY

106788/JO/2014/S1

Description: Variation of condition no. 2 attached to planning permission 102812/JO/2013/S1 in order to allow for the removal of the pedestrian gates onto Edge Lane

Decision: Approved 02/04/2015

102812/JO/2013/S1

Description: Variation of condition no. 2 attached to planning permission ref: 096370/FO/2011/S1 to allow for alterations to the elevations and layout of the scheme

Decision: Approved 28/11/2013

096370/FO/2011/S1

Description: Creation of a terrace of 4 no. dwellings behind retained façade of original Masonic Hall following demolition of later additions and erection of a pair of semi-detached 3 storey dwellings and a terrace of 6 no. part 2/part 3 storey dwellings on the adjoining land, along with associated landscaping and parking

Decision: Approved 27/04/2012

096371/CC/2011/S1

Description: CONSERVATION AREA CONSENT for the demolition of later additions to the Masonic Hall in order to allow the creation of a terrace of 4 no. dwellings behind the retained façade as proposed under application 096370/FO/2011/S2.

Decision: Approved 27/04/2012

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents

1 no comment neutral comment received:

- No objection to the principle
- Asked for consideration in assessing residential amenity including overbearing and light.

Residents Associations and Groups

Chorlton Civic Society were notified but we received no response.

Publications

Site Notice and Press Advertisements

No representations received

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](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 3 – Heritage (Deletions replaced with PfE Policy JP-P2)
 - EN 19 – Waste
- [Guide to development in Manchester](#) - supplementary planning document and planning guidance, April 2007

- [Extant Unitary Development Plan \(UDP\)](#) –
 - Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC26 - Development and Noise
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - Places for People
 - JP-P1 Sustainable Places
 - JP-P2: Heritage
- [National Planning Policy Framework \(NPPF\)](#) December 2024–
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 12 – Achieving well-designed places
 - Section 16 - Conserving and enhancing the historic environment
- [National Planning Policy Framework Draft for Consultation December 2025](#) - National decision-making policies
 - 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
 - Chapter 4 - Achieving sustainable development
 - S3: Presumption in favour of sustainable development
 - S4: Principle of development within settlements
 - Chapter 12 - Making effective use of land
 - L4: Residential extensions
 - Chapter 14 - Achieving well-designed places
 - DP3: Key principles for well-designed places
 - DP4: The Design process
 - Chapter 20 - Conserving and enhancing the historic environment
 - HE9: Conservation areas

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 extension has been designed to match the style of the existing house, using brick, roof tiles and window details that are consistent with the main dwelling. It remains clearly secondary to the original building, as it is single-storey and positioned to the rear.

As the extension does not project beyond the existing rear outrigger, it would not affect No.10. There would be some impact on No.8 but given the single-storey height and modest projection, this impact is considered acceptable and little more than the existing boundary fence between the properties.

Overall, because of its size, position and relationship with neighbouring properties, the extension would not appear over-dominant or overbearing.

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.

Effects on amenity

Privacy

The proposal includes adding new doors to the new rear elevation however given these are at ground floor and replace similar windows on this elevation the impact to privacy is minimal.

Light

Given the proposal is entirely at ground floor level with a limited projection the impact to light from the added massing is acceptable especially considering the rear elevations are north facing and the distance to nearest neighbouring windows.

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 little 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.

Effects relating to biodiversity, landscape, archaeological or built heritage

Built heritage

The application site lies within the Wilbraham Road/Edge Lane Conservation Area, which is recognised for its late-19th-century buildings, mature tree cover and overall townscape quality. This part of Chorlton forms an important junction on a key route into the city and features a strong and established character.

New development within a Conservation Area should complement, or at least maintain, the special character of the surroundings. In this case, the modest scale of the proposed extension limits any impact on the conservation area. The extension reflects the architectural style and materials of the host property and sits comfortably within its setting.

Overall, any impact on the Conservation Area and its heritage significance would be minor and is assessed as less than substantial harm, consistent with the approach set out in Section 16 of the National Planning Policy Framework, the harm to the Conservation Area would be less than substantial (as set out in the NPPF Section 16)

Green Infrastructure including open space, both public and private

The proposal has no impact on green infrastructure.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment. The proposal has a negligible impact on drainage using the existing drainage on site.

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

The proposal would provide additional living accommodation for the occupiers and, due to its modest scale, rear siting and use of matching materials, would remain subordinate to the host dwelling and preserve the character and appearance of the conservation area. Impacts on neighbouring amenity (including outlook, light and privacy) are limited and acceptable, and there would be no adverse effects on highway safety, drainage, or other material considerations. The development is therefore considered to accord with relevant local and national planning policies, and the planning balance weighs in favour of approval.

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 - Existing & Proposed 10 Feb 2026 PL01 B PLANS AND
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.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Chorlton Civic Society

10 William Lunt Gardens, Manchester, M21 9PB

8 William Lunt Gardens, Manchester, M21 9PB

Flat 3, 639 Wilbraham Road, Manchester, M21 9JT

Flat 16, 637 Wilbraham Road, Manchester, M21 9JT

Flat 7, 637 Wilbraham Road, Manchester, M21 9JT

Flat 12, 637 Wilbraham Road, Manchester, M21 9JT

Flat 11, 637 Wilbraham Road, Manchester, M21 9JT

Flat 2, 639 Wilbraham Road, Manchester, M21 9JT

Flat 6, 637 Wilbraham Road, Manchester, M21 9JT

Flat 5, 639 Wilbraham Road, Manchester, M21 9JT

Flat 4, 639 Wilbraham Road, Manchester, M21 9JT

Flat 1, 639 Wilbraham Road, Manchester, M21 9JT

Flat 3, 637 Wilbraham Road, Manchester, M21 9JT

Flat 2, 637 Wilbraham Road, Manchester, M21 9JT

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Conservation Area - Wilbraham Road/Edge Lane Conservation Area 2005

Area Team Boundary - Name: SOUTH AREA