Planning

Growth & Development

Delegated officer report for planning application

Application no.	145138/FH/2026
Date registered valid:	9 February 2026
Proposal:	Erection of single-storey side and rear extension.
Address:	34 Fog Lane, Manchester, M20 6AL
Ward(s):	Didsbury East Ward
Applicant:	Mr Nicholas Barry
Agent (if any):	Mr David Jones, Linberg Design Associates Limited
Case officer:	Ciara Gettinby Tel: 0161 234 3048 Email: ciara.gettinby@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**30 March 2026**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 27 February 2026

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 12 February 2026 Expired: 5 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
The property subject of this householder application is a two-storey, C3, semi-detached dwellinghouse. The property features red brickwork and off-white render, white uPVC window frames and brown roof tiles. To the front of the property is an area of hardstanding with parking provision for two vehicles and a small front garden. The property is bordered be a mid-rise brick wall and gating. To the rear of the property is an existing extension and a moderately sized rear garden.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
Fog Lane is located in the Didsbury East Ward of Manchester. The property is surrounded by similar built family properties of a similar age and design. The street is situated north of Fog Lane Park and the area benefits from this nearby green space. The area also benefits from sustainable transport links situated nearby including multiple bus routes and West Didsbury Metrolink Stop.

Description of development
The applicant is seeking planning permission for the erection of a single storey side and rear extension. This would facilitate a cloak/ shoe room, utility room and larger kitchen/ dining area.

Site Photos:





Consultations & Notification Responses
Neighbours, as per appendix 1- no comments or objections.

POLICY
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 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, it is a key document for the local plan which provides a framework that planning applications are assessed against.

Policy DM1- Development Management
Policy SP1- Spatial Principles
Policy EN19- Waste

The National Planning Policy Framework (December 2025)- The Government's own planning policies for England and how they are expected to be applied.

-Chapter 8- Promoting healthy and safe communities
-Chapter 12- Achieving well-designed and beautiful places

The DRAFT National Planning Policy Framework (December 2025)- The Government's new national planning policies and how they are to be implemented through local authorities. Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it.

Achieving sustainable development

Policy S3- Presumption in favour of sustainable development
Policy S4- Principle of development within settlements

Achieving well-designed places

Policy DP3- Key principles for well-designed places
Policy DP4- The design process

Places for Everyone- Along 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 (Bolton, Bury, Rochdale, Oldham, Tameside, Stockport, Manchester, Trafford, Salford, Wigan) and took into effect and become part of the statutory development plan on March 21, 2024.

-Policy JP-P1: Sustainable Places

Issues
Policies SP1 and DM1 of the Manchester Core Strategy seeks to ensure that any new built development enhance or creates character, meets local needs and enhances the built environment and its design, scale and appearance of the proposed development that is appropriate to its context. Policies DC1, DC1.2 and DC1.3 of the UDP for the City of Manchester relate specifically to residential extensions and set out several criteria against which proposals for extension will be assessed. Although the latter policies are of age, they are of long-established practice with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future residents.

Principle
The principle of erecting a single storey rear extension for additional living accommodation is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. Residents' homes should enable growth by providing sufficient space to accommodate changing needs and circumstances. However, consideration must be given to the proposal siting scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Planning History
No relevant planning history.

Siting Scale and Massing
The side extension element:
The side extension would project sideways from the property by approx. 1.4m and extend 9m down the side of the original property, to meet the rear extension. The extension would be slightly set back from the principle building line by 0.2m and proposes a hipped roof. The roof height would measure to 3.3m sloping down to meet the eaves at 2.3m. The side extension would be set back off the shared boundary by 0.6m and would introduce six windows to the property, three of which would be roof lights, two on the side elevation and one would be on the front elevation facing onto the street.

The rear extension element:
As existing, there is a rear extension which projects backwards from the dwellinghouse by 3.1m, the proposal would match this rear building line and extend 3m lengthways across the rear of the property. The extension replicates the roof design of the current extension and would measure a roof height of 3.4m sloping down to meet the eaves at 2.3m. The rear extension would introduce seven windows to the property, three of which would be bi-fold sliding doors and three would also be roof lights. One window is proposed in the rear elevation facing into the applicant's private rear garden.

The overall siting scale and massing of the proposal is acceptable as the extension is understood as being subservient to the host dwellinghouse and given the remaining amenity space, is considered to be acceptable in this instance. The proposal is not considered to cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. The proposed site plan demonstrates the private outdoor amenity space that would be retained to the rear.

Visual Amenity and Appearance
The submitted application form indicates that the extension would be built from matching materials including, brickwork, roof tiles and window frames. The rear extension would not be visible from the street scene, and the side extension would be slightly set back from the principal building line, 0.2m, therefore ensuring a more subservient look to the applicant property.

Many other properties within the area benefit from planning permission of similar natured proposals, neighbouring properties 36, 38 & 18 Fog Lane specifically benefit from a wrap-around extensions to the property. Overall, the addition of the side and rear extension is considered to be a small addition to the surrounding area. The design and appearance of the extension therefore accord with saved Policy DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework

The extension is not considered excessively large or bulky in pursuant with Policy DC1.2. The submitted site plan demonstrates that sufficient private outdoor amenity space would be

retained to the rear, and the parking provision would be maintained. A materials condition has been attached to ensure that materials are adhered to pursuant with the Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved policies DC1 of the UDP.

Residential Amenity
The adjoining property, no 32 Fog Lane is situated north-west of the applicant property. This property is separated from the side extension and therefore is not considered to be impacted by this element of the proposal. The shared boundary is currently not considered to be open, and therefore the extension is not considered to affect. The proposal is not considered to cause any additional overshadowing or loss of light to the neighbouring property that is already existing from the rear extension. No windows face towards this property and therefore, the extension is not considered to affect the existing levels of privacy between neighbouring residential units.

The non-adjoining property, no 36 Fog Lane is situated south-east of the applicant property. As existing, this property benefits from a single-storey wraparound extension. The extension would be set back from the shared boundary by 0.6m. The presence of the neighbour's extension and small set back reduces the impact of the extension for the neighbouring property. The rear extension would pass the neighbour's rear building line by approx. 0.7m. The extension would cause slight additional overshadowing to the neighbouring property, however, would not be so undue to warrant a reason for refusal. Although windows are proposed to face towards this property, they would be set back 0.6m from the shared boundary and obscurely glazed. Considering there has been no objections received, and the permitted development fallback, the windows are not considered to give rise to any privacy concerns.

The neighbour to the rear of the property, no. 15 Anerley Road is located approx. 25m away. This property is not considered to be affected by any residential amenity implications including, overlooking, privacy, sunlight, overshadowing or outlook from the proposed.

Given the above reasons and considering there has been no objections received, the proposed extension should not give issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. The proposal therefore accords with saved Policy DC1 of the Unitary Development Plan for the City of Manchester and Policies SM1 and SP1 of the Manchester Core Strategy.

Waste Storage and Parking
The agent has amended the plans to allow for a bin store at the front of the property shown on the proposed site plan. The proposed development is not considered to affect the existing parking arrangements to the front of the property.

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 8 and 12 of the National Planning Policy Framework and Policies JP-P1 of the Places for Everyone joint development plan document.

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 applicant has been determined in a timely manner, in accordance with the policies in the development plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

(1) The development must have begun no later than the expiration of three years beginning with the date of permission. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act of 1990.

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

Proposed plans, ref- PP01 Rev D
Proposed elevations, ref- PP01 Rev D
Proposed site plan, ref- PP01 Rev D
Location plan, ref- PP01 Rev D

Received on 2 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.

(2) 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 Core Strategy and the requirements of the National Planning Policy Framework.

(3) The windows on the ground floor of the side 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 Core Strategy.

Appendix 1 – List of consultees & neighbours notified

13 Anerley Road, Manchester, M20 2DJ
15 Anerley Road, Manchester, M20 2DJ
32 Fog Lane, Manchester, M20 6AL
36 Fog Lane, Manchester, M20 6AL

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA