

## **PLANNING**

## **GROWTH & DEVELOPMENT**

## **DELEGATED OFFICER REPORT FOR PLANNING APPLICATION**

**Application no.** 144602/FH/2025  
**Date registered valid:** 4 December 2025  
**Proposal:** Erection of part single storey, part two storey rear extension  
**Address:** 25 Ashdene Road, Manchester, M20 4WX  
**Ward(s):** Withington Ward

**Applicant:** Hunter  
**Agent (if any):** Beth Egerton Egeshaw Architecture  
**Case officer:** Joshua Lee  
Tel: 0161 219 2851  
Email: [joshua.lee@manchester.gov.uk](mailto:joshua.lee@manchester.gov.uk)

**Recommendation:** Approve  
**Date of recommendation:** 12 January 2026

## APPLICATION DETAILS

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:**

**Standard consultations:** Printed: 10 December 2025      Expired: 3 January 2026

**Neighbour notifications:** Printed: 10 December 2025      Expired: 3 January 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

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** **Not applicable**

### Description of site/building

The proposal is related to a two-storey semidetached dwellinghouse on Ashdene Road. The property features and extension single storey rear outrigger, hardstanding to the front and side for off street vehicle parking and a garden to the rear.

### Description of area

The property is in the mostly residential part of the Withington ward of Manchester.

### Description of development

Erection of part single storey, part two storey rear extension

The ground floor part of the rear extension projects 3700mm from the existing rear elevation and spans 6000mm across the rear of the property from a limited set back to the shared boundary to meet the existing side elevation. The extension is finished at ground floor in matching brick with a sloping tiled roof (from the first-floor rear extension) with rooflight.

The first-floor part projects the same 3700mm from the rear of the property and spans 3330mm across the property from a 3000mm set back to the shared boundary to sit in line with the side elevation of the existing dwelling. The rear extension is finished in matching brick with a gable end roof tiled roof hipped into the main roof.

## PLANNING HISTORY

### 142845/FH/2025

Description: Erection of single side storey extension and part single, part two storey rear extension

Decision: Approved 03/07/2025

It is noted that the approved application is similar to the proposed but features an additional side extension.

### 043116/FH/SOUTH1/93

Description: 2 storey rear extension to form kitchen with enlarged bedroom over

Decision: Approved 1993

It is noted that this scheme was never implemented.

## **CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES**

### **Consultations**

High Speed Two Ltd (HS2)

The proposal sits within the safeguarded zone for Phase 2b of the HS2 project however no response was received.

### **Notifications**

Local Residents

1 no comment received neither objecting nor supporting with comments regarding:

- Advocating the installation of swift bricks.

## **NEGOTIATIONS**

Issues have arisen in the consultation phase which required negotiations in positive and proactive manner.

1. Gable end to hip - to help match the roof of the main dwelling and extension

### **Updated proposed development**

The updated scheme alters the gable end on the extension to be a hip roofline.

## **CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT**

Not required due to reduction in massing.

## **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](#)

- o Development Management and Planning Obligations
  - DM 1 - Development Management
- o Objective 1 - Spatial Principles
  - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
- o Objective 6 Environment
  - EN 1 - Design Principles and Strategic Character Areas
  - EN 19 – Waste
- [Guide to development in Manchester](#) - supplementary planning document and planning guidance, April 2007
- [Hot Food Takeaway](#) - supplementary planning document, March 2017
- [Extant Unitary Development Plan \(UDP\)](#) –
  - o Citywide Development Control Policies
    - DC1 - Residential extensions
    - DC26 - Development and Noise
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
  - o Strategy
    - JP-Strat9: Southern Areas
  - o Sustainable and Resilient Places
    - JP-S1: Sustainable Development
  - o Places for People
    - JP-P1 Sustainable Places
- [National Planning Policy Framework \(NPPF\)](#) December 2024–
  - o Section 2 - Achieving sustainable development
  - o Section 4 – Decision-making
  - o Section 12 – Achieving well-designed places
- [National Planning Policy Framework Draft for Consultation December 2025](#) - National decision-making policies
  - o 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
  - o Chapter 4 - Achieving sustainable development
    - S3: Presumption in favour of sustainable development
    - S4: Principle of development within settlements
  - o Chapter 12 - Making effective use of land
    - L4: Residential extensions
  - o Chapter 14 - Achieving well-designed places
    - DP3: Key principles for well-designed places
    - DP4: The Design process

## 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 new addition is designed to match the style and features of the current building by using matching brick and tile to the existing dwellinghouse and matching window fenestrations.

The proposal is designed to be subservient to the original dwelling house by being mostly to the rear with the first-floor part having a lower roof line hipped into the main roof.

The first-floor part of the extension sits in line with the existing side elevation and 3m from the attached semi minimising overbearing effects. This is further reduced by both No27 and No21 having existing rear extensions.

The rear extension is ground floor with a flat roof helping minimise the effect of massing and with projection just 700mm beyond permitted development its impact is acceptable.

Due to its, size, position and location in relation to neighbours the proposal would not create and over-dominant or overbearing feature.

## **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.**

Only minimal 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.

The proposal is similar in size and scale to other buildings nearby, notably similar extensions at No17, No9 and No7 and would not therefore disrupt the area's existing features.

## **Effects on amenity**

### **Privacy**

The proposal includes adding bifold 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 acceptable.

The new window at first floor is in line with existing window on the rear elevation and would be no more harmful than existing.

A new window is included on the existing side elevation which are likely permitted development (PD). The first-floor window is required to be obscure glazed in line with permitted development principles.

### **Light**

Given the proposal at ground floor level next to the shared boundary and the first floor is in line with the existing dwelling (with good gaps to shared boundaries) the impact to light from the added massing is acceptable.

### **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**

### **Biodiversity**

The inclusion of swift bricks has been considered in light of a public comment received. While their use is encouraged, it is not a statutory requirement, and no specific local policy mandates their provision. Given the scale and nature of the development, and in the absence of a clear policy basis for enforcement, it is not considered reasonable to impose a condition requiring swift bricks in this instance, however it is recommended the applicant incorporate the feature within the development.

## **Green Infrastructure including open space, both public and private**

The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

## **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.

## **Existing or proposed hazardous installations.**

The site is within the HS2 Safeguarded Zone. No response was received from HS2 limited so a standard informative was attached.

## **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 & CONCLUSION**

The proposed development has been assessed against the relevant policies of the Manchester Core Strategy, saved UDP policies, Places for Everyone, and the NPPF. The extension is considered to be appropriately designed, using materials that match the existing dwelling and maintaining subservience to the original building. It would not result in unacceptable harm to the character of the area or the amenity

of neighbouring occupiers in terms of privacy, light, or overbearing impact. While the site lies within the HS2 safeguarded zone, no objection has been received, and an informative will be attached. The scheme delivers additional living space without compromising external amenity or highway safety. On balance, the proposal represents sustainable development in accordance with local and national policy, and there are no material considerations that indicate otherwise. The application is therefore recommended for approval, subject to conditions.

## **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. There were minor changes required to meet the requirements for approval, and the officer and applicant worked together to find an amicable solution.

## **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 - Location Plan      24 Nov 2025      THE LOCATION PLAN
- b. Drawing - Proposed    15 Dec 2025    EA2507-EGE-XX-DR-A-2100\_P5    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.

### **4. Obscure Glazing**

The proposed window in the first floor of the side elevation 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.

## **INFORMATIVE(S)**

### **1. Swift Bricks**

If the development can accommodate it, it is requested that consideration is given to the installation of Swift Bricks. Swift bricks must be fitted in accordance to the specifications of BS 42021:2022 - Integral nest boxes.

## **2. HS2**

The proposal sits within the safeguarded zone for Phase 2b of the HS2 project and the applicant is advised to take note of any further government statements on the status of the project.

### **APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED**

High Speed Two (HS2) Limited

30 Brookleigh Road, Manchester, M20 4NZ

30 Ashdene Road, Manchester, M20 4WX

28 Ashdene Road, Manchester, M20 4WX

28 Brookleigh Road, Manchester, M20 4NZ

22 Brookleigh Road, Manchester, M20 4NZ

26 Brookleigh Road, Manchester, M20 4NZ

24 Brookleigh Road, Manchester, M20 4NZ

27 Ashdene Road, Manchester, M20 4WX

26 Ashdene Road, Manchester, M20 4WX

21 Ashdene Road, Manchester, M20 4WX

29 Ashdene Road, Manchester, M20 4WX

24 Ashdene Road, Manchester, M20 4WX

23 Ashdene Road, Manchester, M20 4WX

### **APPENDIX 2 – PLANNING CONSTRAINTS**

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

HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)

Area Team Boundary - Name: SOUTH AREA