MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no.	144651/FH/2025
Date registered valid:	1 December 2025
Proposal:	Erection of proposed rear conservatory.
Address:	4 Ince Close, Manchester, M20 3GJ
Ward(s):	Old Moat Ward
Applicant:	Mr Greg & Ms Stania Morris
Agent (if any):	Mr Craig Rowell Radcliffe Glass & Windows
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **12 January 2025**

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 December 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 8 December 2025 Expired: 31 December 2025

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 relates to a two-storey semidetached dwellinghouse on Ince Close. The property features an existing two storey front extension, two storey rear extension and an additional single storey side extension to the rear extension along with a detached rear outbuilding. The property features hardstanding to the front for off street vehicle parking and a garden to the rear.

Description of area

The property is in a mostly residential part of the Old Moat ward of Manchester.

Description of development

Erection of proposed rear conservatory.

The proposed rear conservatory projects 3000m from the rear elevation of the existing rear extension and spans 5000mm across the rear from a 3000mm set back to the shared boundary to sit 800mm from the side elevation of the existing side extension. The conservatory eaves height is 2400 with a maximum roof height of 3300m. The conservatory has fully glazed facades with white UPVC frames, a glazed gable end facing into the attached boundary and a lightweight tiled roof with hipped end to the other. The roof features 2no large glass panels.

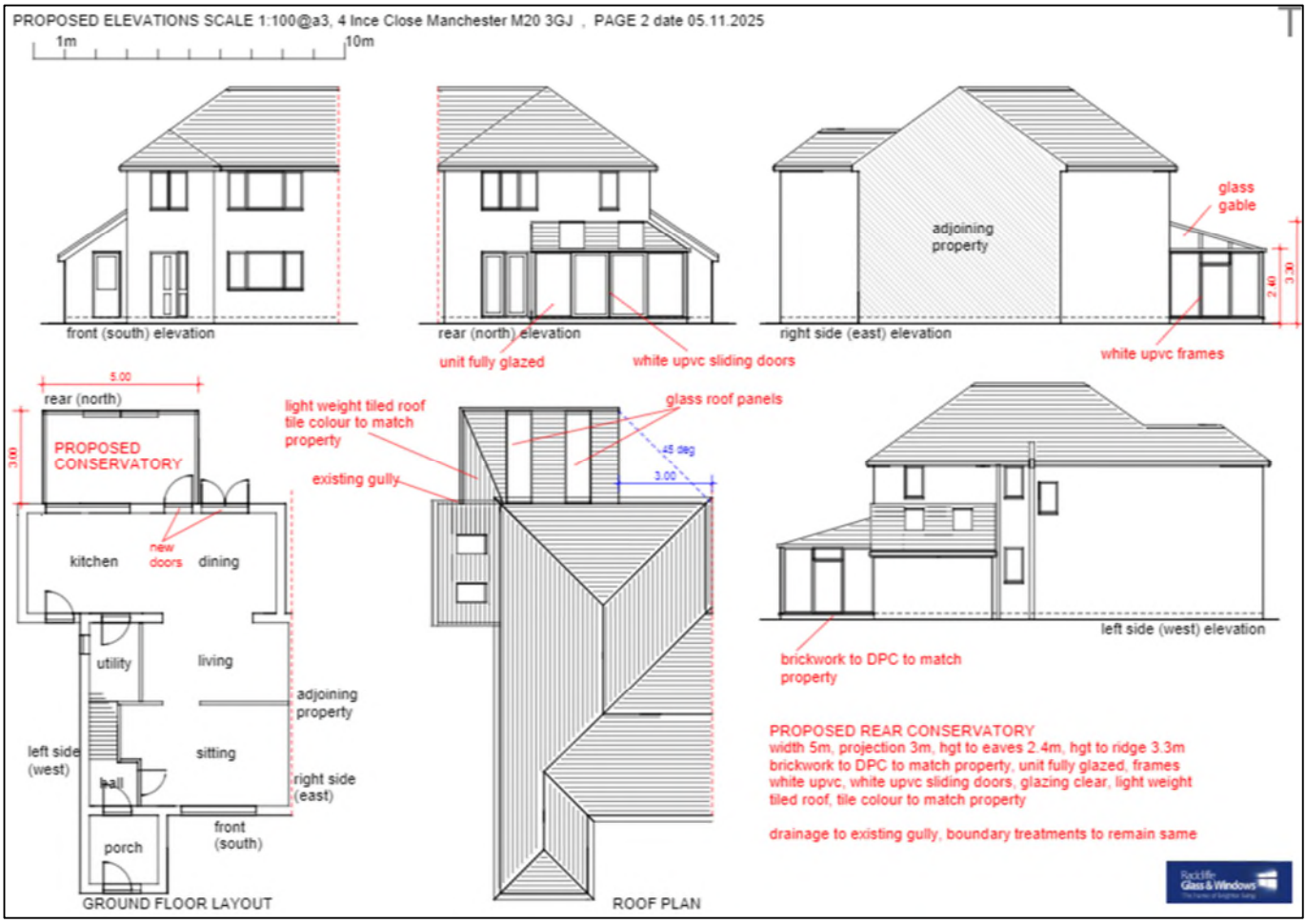


Figure 1. Proposed plans and elevations

PLANNING HISTORY

132167/FH/2021

Description: Erection of a two storey front extension to form additional living accommodation
Decision: Approved 23/12/2021

040109

Description: Part 1/part 2 storey extension to form a living room and kitchen on ground floor with an extended bedroom and ensuite bathroom over

Decision: Approved 06/11/1991

037861

Description: Single storey extension rear of house to form kitchen and living room

Decision: Approved 30/01/1991

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents
1no comment received in support of the proposal.

NEGOTIATIONS

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

The side facing glazing, given its rear projection, may cause a perception of a loss of privacy to adjacent neighbours.

Updated proposed development

The updated scheme replaces the glazing to the side with brick – leaving windows in the gable.

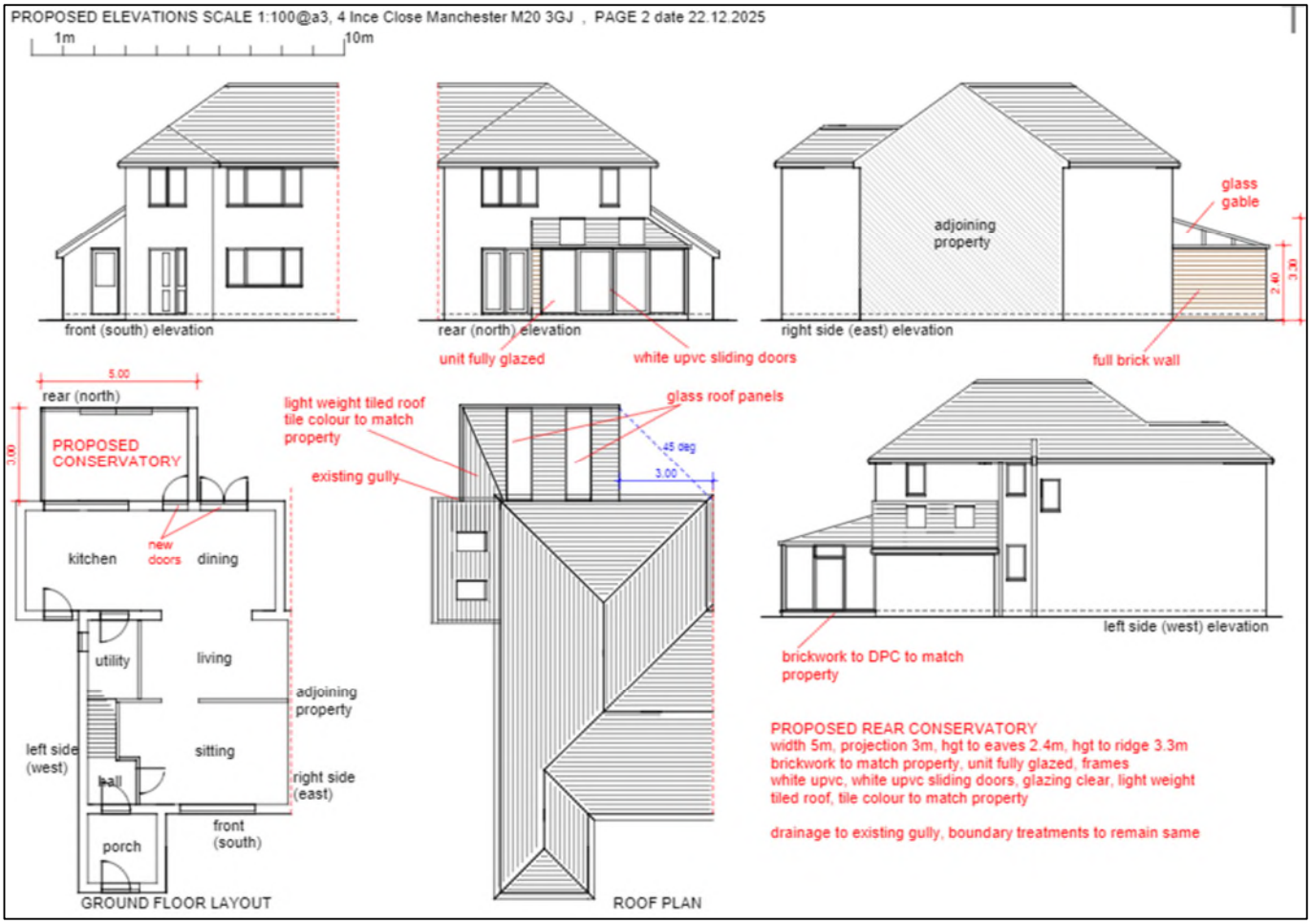


Figure 2. Updated proposed plan and elevations

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Not required due to positive impact to privacy.

RELEVANT POLICIES

Decisions on planning applications must be made in accordance with the statutory development plan unless material considerations indicate otherwise, as required by Section 38(6) of the Planning and Compulsory Purchase Act 2004.

The development plan for Manchester comprises the adopted Core Strategy (2012–2027), saved policies of the Unitary Development Plan (UDP), and the Places for Everyone Joint Development Plan Document (2022–2039). These documents are considered up to date and carry substantial weight in decision-making.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

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 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
- The National Planning Policy Framework (The NPPF) –
  - Section 2 - Achieving sustainable development
  - Section 4 – Decision-making
  - Section 12 – Achieving well-designed places
- 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

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 proposed conservatory is a lightweight addition of a design and materiality typical of domestic conservatories. It is positioned entirely to the rear of the property and is single storey, ensuring it remains subservient to the original dwelling.

The conservatory has appropriate setbacks from all boundaries, which helps to minimise its visual impact and massing. While the property already features significant extensions beyond the original dwelling, the cumulative effect of these and the proposed conservatory would not be so substantial as to justify refusal.

Given its size, position, and relationship to neighbouring properties, the proposal would not result in an 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.

The proposed conservatory would have no meaningful views from the street due to its position at the rear of the property. Its limited massing and use of materials typical of domestic conservatories ensure that the character of the street would not be unduly affected.

The proposal is comparable in size and scale to other extensions in the locality, including existing additions at the property and a similar glazed conservatory at 338 Yew Tree Road. As such, it would not disrupt the established character or appearance of the surrounding area.

Effects on amenity

Privacy

The proposal introduces significant glazing to the new rear elevation; however, as these windows are at ground floor level and given the separation distances to neighbouring boundaries and the brick wall to the adjacent boundary, the impact to privacy is acceptable.

Light

Given the proposal is entirely at ground floor level, modest scale with good distances to shared boundaries, the impact to light from the added massing is minimal.

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.

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.

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.

PLANNING BALANCE & CONCLUSION
The proposed conservatory is a modest, single-storey addition positioned to the rear of the property, designed to remain subservient to the existing dwelling. It would not harm the character of the area, nor would it result in unacceptable impacts on residential amenity, privacy, or light. The scheme aligns with the relevant policies of the Manchester Core Strategy, saved UDP policies, Places for Everyone, and the NPPF, and there are no material considerations that indicate otherwise. On balance, the proposal represents sustainable development and is therefore recommended for 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. 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 27 Nov 2025 LOCATION PLAN
b. Drawing - Site Plan 27 Nov 2025 SITE PLAN
c. Drawing - Proposed 22 Dec 2025 2 PLANS & 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

3 Ince Close, Manchester, M20 3GJ

5 Ince Close, Manchester, M20 3GJ

7 Ince Close, Manchester, M20 3GJ

16 St Brendan's Road North, Manchester, M20 3FE

22 St Brendan's Road North, Manchester, M20 3FE

14 St Brendan's Road North, Manchester, M20 3FE

12 St Brendan's Road North, Manchester, M20 3FE

10 St Brendan's Road North, Manchester, M20 3FE

20 St Brendan's Road North, Manchester, M20 3FE

18 St Brendan's Road North, Manchester, M20 3FE

338 Yew Tree Road, Manchester, M20 3FR

15 Ince Close, Manchester, M20 3GJ

9 Ince Close, Manchester, M20 3GJ

1 Ince Close, Manchester, M20 3GJ

336 Yew Tree Road, Manchester, M20 3FR

2 Ince Close, Manchester, M20 3GJ

13 Ince Close, Manchester, M20 3GJ

11 Ince Close, Manchester, M20 3GJ

Flat 1, 20 St Brendan's Road North, Manchester, M20 3FE

Flat 2, 20 St Brendan's Road North, Manchester, M20 3FE

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