

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144738/FH/2025
Date registered valid: 10 December 2025
Proposal: Erection of rear single-storey extension and first-floor rear extension.
Address: 83 Beech Road, Manchester, M21 9EL
Ward(s): Chorlton Ward

Applicant: Mr Alexander Allen
Agent (if any): Mrs Stephanie Procter, MAST Architecture Ltd
Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 9 March 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 4th February 2026

Standard consultations:

Printed: 10 February 2026 Expired: 24 February 2026 (2nd round due to change in description)

Neighbour notifications

Printed: 10 February 2026 Expired: 24 February 2026 (2nd round due to change in description)

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 that is the subject of this application is a 2 storey brick built end of terraced dwellinghouse. It is identified as 83 Beech Road in the Chorlton ward of the City. The property has bay windows to the front elevation with pebbledash rendering in feature panels to the first floor and a slate roof. There are gardens front and rear and off- road parking. The front boundary treatment is a brick boundary wall with coping stones on top. The driveway to the side of the property leads to the rear garden where the rear of the property has a staggered build to the rear elevation. The rear garden is laid to lawn with established tree and shrub planting to the rear boundaries. The boundary treatment is a combination of brick walls together with timber fencing and trellis. The rear garden of number 83 is approximately 2 1/2 times the width of the neighbouring properties having the benefit of occupying the end position in the terrace.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential on this side of Beech Road in the immediate area, comprising of similar properties to the proposal property with an electricity substation immediately adjacent to number 83 Beech Road. There is a sheltered accommodation block of flats beyond that identified as Ivy Court. Opposite the proposal property is Beech Road Park and to the opposite side of the junction commercial properties. Many of the properties that form the adjoining terrace have had the benefit of 'L' shaped dormer extensions to the existing roof slope and outrigger together with single storey extensions to the properties.

Description of development

The proposal is for the erection of a single storey rear extension and a first- floor infill extension to the side of the property. the infill extension would project no further than the existing rear

building line of the house. Originally planning consent ref 138181 was granted on 05.01.2024 for a two-storey side extension which facilitated the subdivision of the single property into 2 properties, however, due to fundamental issues relating to underground services, the works as consented could not take place due to the requirement of an easement. The property is now proposed to be retained as a single family dwellinghouse, with the benefit of the applied for modest extensions. The additional residential accommodation proposed would be in the form of additional ground floor seating area and extended bathroom to the first floor.

Consultations & Notification Responses

Local residents were informed- no representations have been received.

Environmental Health- no objections but request the attachment of an informative relating to the installation of the stand-alone stove and flue to any consent granted.

Policy and Issues

The National Planning Policy Framework (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities.
- ii. Chapter 12. Achieving well-designed places.

Draft National Planning Policy Framework (16th December 2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. Of relevance to the application proposals the draft NPPF makes it clear that local planning authorities should amongst other things:

- Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision.
- Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals.
- Decisions on development proposals should apply a presumption in favour of sustainable development and this means that for development within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

The following specific policies are considered to be particularly relevant to the proposed development:

HC1: Planning for healthy communities (Chapter 16. Promoting health communities)

DP3: Key principles for well-designed places (Chapter 14. Achieving well-designed places)

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management),

Policy SP1 (Spatial Principles) and

Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property
- b. The effect upon the amenity of the neighbouring occupiers
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs
- d. The overall appearance of the proposal in the street scene
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway
- c. 2-storey extensions to terraced properties which occupy the full width of the house
- d. flat roofed extensions to bungalows
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned
- b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole
- c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between

the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Places for Everyone

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. The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policies are relevant:

i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for the erection of a single storey rear and first floor side extension to the existing dwellinghouse and associated elevational alterations.

Given that the property is an established dwellinghouse in an established residential area and the proposal makes for better use of a large family dwellinghouse, the principle of development is considered acceptable. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

The single storey extension proposed to the rear of the property is modest in size, reaching only up to the adjoining neighbours ground floor extension, and the first-floor infill extension projects no further rearward than the existing rear building line and would square off the first floor to the rear. The adjoining property at number 85 Beech Road has had the benefit of several extensions to the property, including a two storey rear extension, single storey rear extension and 'L' shaped dormer to the rear of the property, the proposed extensions on 83 Beech Park Road are modest in comparison, are not highly visible with no windows along the common boundary with number 85 and the windows overlooking the applicants own garden. It is not therefore considered that the proposals would have a detrimental impact upon the residential or visual amenity of the adjoining neighbouring properties. Whilst it takes the first-floor corner up to the existing first floor rear building line, as this goes no further towards the properties that back onto the rear of number 83 Beech Road on Copgrove Road it is not considered that this would have any detrimental impacts upon their residential or visual amenity. The window to the first floor would only serve a bedroom and would not be the primary window, with this being on the rear overlooking the applicants own garden, and as such would be obscurely glazed.

The first-floor infill extension would take the application property no closer to Ivy court than the existing house, and certainly much less in terms of the proximity of the previously approved two

storey side extension which was approved to facilitate the subdivision of the property at number 83 Beech Road into two properties. The current proposal is much reduced in comparison to the previous consent.

Design, Scale and Appearance in the street scene

Neither of the proposed extensions would be highly visible from within the street scene, the design and materials are sympathetic to the host property and retain subservience to the original dwellinghouse, and as such they have minimal impact upon either the character of the property itself or the street scene and area within which it is located.

The scheme is considered to be pursuant to Policy DC1 of the UDP and policies SP1 and DM1 of the Core Strategy.

Policy DC1.4 of the UDP considers two storey side extension and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. As such, the proposal is considered compliant with this policy as due to the underground services and the required easement over these services, there is a gap of approximately 6 m to the boundary with the neighbouring apartment block as a 3m easement metre gap must be secured to the underground services. The scale and siting of the proposed extensions are considered acceptable.

Materials:

The materials to be used would match those of the existing property and a condition to that effect would be attached to any consent granted. It is considered that the design and appearance of the proposed development can be supported, in accordance with Core Strategy Policies DM1 and EN1.

Parking

There is a parking space in curtilage for the property and in addition there is a free standing garage within the rear garden, that whilst not currently used as a parking garage due to its condition, there could be a new garage constructed to replace it should additional parking be desired. There are no on highway restrictions except at the junctions to ensure the visibility splays.

Refuse Bins

There is suitable space retained to the rear of the property for the storage of bins and these will then be taken out from the rear on collection day, therefore the storage of refuse bins accords with policy EN19 of the Core Strategy.

Disabled access

Not applicable

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would merit a refusal.

On balance, the proposed development accords with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

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

Positive and proactive working - 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 it has been determined in accordance with both local and national policies and in a timely manner.

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

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

0147-MASTA-DR-A0301 Proposed Floor Plans and Elevations received 10th December 2025

0147-MASTA-A-A0201 Proposed Site Plans received 10th December 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) 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.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved drawings.

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

5) Before first occupation the window in the eastern elevation to the first floor that serves the bedroom 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 remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Informatives

1) The proposed development is within a Smoke Control Area where you cannot release smoke from a chimney and you can only burn authorised fuel, unless you use an appliance approved by Defra. Any solid fuel (or oil) burning appliance installed in Manchester must either be on the Defra exempt appliance list, or alternatively only Defra authorised fuel may be used.

Visit the following sites for further information:

Domestic wood burning stoves, fireplaces or oil fired cookers | Smoke and fire | Manchester City Council

Air pollution from domestic burning | Clean Air Greater Manchester

In England you may have to pay a penalty of up to £300 if your chimney releases smoke in a smoke control area. You can be fined up to £1,000 if you buy unauthorised fuel to use in an appliance that's not approved by Defra. Further information can be found at: Smoke control areas: the rules - GOV.UK

Building Regulations Approval will also be required for the flue.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Environmental Health

7 Copgrove Road, Manchester, M21 9FP
5 Copgrove Road, Manchester, M21 9FP
87 Beech Road, Manchester, M21 9FD
85 Beech Road, Manchester, M21 9FD
42 Ivy Court, 53 Beech Road, Manchester, M21 9FL
39 Ivy Court, 53 Beech Road, Manchester, M21 9FL
37 Ivy Court, 53 Beech Road, Manchester, M21 9FL
18 Ivy Court, 53 Beech Road, Manchester, M21 9FL
15 Ivy Court, 53 Beech Road, Manchester, M21 9FL
11 Ivy Court, 53 Beech Road, Manchester, M21 9FL
8 Ivy Court, 53 Beech Road, Manchester, M21 9FL
6 Ivy Court, 53 Beech Road, Manchester, M21 9FL
3 Ivy Court, 53 Beech Road, Manchester, M21 9FL
Basement And Ground Floor, 32 Beech Road, Manchester, M21 9EL
9 Copgrove Road, Manchester, M21 9FP
Ivy Court, Beech Road, Manchester, M21 9FL
First Floor, 32 Beech Road, Manchester, M21 9EL
43 Ivy Court, 53 Beech Road, Manchester, M21 9FL
41 Ivy Court, 53 Beech Road, Manchester, M21 9FL
40 Ivy Court, 53 Beech Road, Manchester, M21 9FL
38 Ivy Court, 53 Beech Road, Manchester, M21 9FL
36 Ivy Court, 53 Beech Road, Manchester, M21 9FL
35 Ivy Court, 53 Beech Road, Manchester, M21 9FL
2 Ivy Court, 53 Beech Road, Manchester, M21 9FL
1 Ivy Court, 53 Beech Road, Manchester, M21 9FL
34 Ivy Court, 53 Beech Road, Manchester, M21 9FL
33 Ivy Court, 53 Beech Road, Manchester, M21 9FL
32 Ivy Court, 53 Beech Road, Manchester, M21 9FL
31 Ivy Court, 53 Beech Road, Manchester, M21 9FL
30 Ivy Court, 53 Beech Road, Manchester, M21 9FL
29 Ivy Court, 53 Beech Road, Manchester, M21 9FL
28 Ivy Court, 53 Beech Road, Manchester, M21 9FL
27 Ivy Court, 53 Beech Road, Manchester, M21 9FL
26 Ivy Court, 53 Beech Road, Manchester, M21 9FL
25 Ivy Court, 53 Beech Road, Manchester, M21 9FL
24 Ivy Court, 53 Beech Road, Manchester, M21 9FL
23 Ivy Court, 53 Beech Road, Manchester, M21 9FL
22 Ivy Court, 53 Beech Road, Manchester, M21 9FL
21 Ivy Court, 53 Beech Road, Manchester, M21 9FL
20 Ivy Court, 53 Beech Road, Manchester, M21 9FL
19 Ivy Court, 53 Beech Road, Manchester, M21 9FL
17 Ivy Court, 53 Beech Road, Manchester, M21 9FL
16 Ivy Court, 53 Beech Road, Manchester, M21 9FL
14 Ivy Court, 53 Beech Road, Manchester, M21 9FL
12 Ivy Court, 53 Beech Road, Manchester, M21 9FL
10 Ivy Court, 53 Beech Road, Manchester, M21 9FL
9 Ivy Court, 53 Beech Road, Manchester, M21 9FL
7 Ivy Court, 53 Beech Road, Manchester, M21 9FL
5 Ivy Court, 53 Beech Road, Manchester, M21 9FL

4 Ivy Court, 53 Beech Road, Manchester, M21 9FL
83 Beech Road, Manchester, M21 9FD

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