

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144490/FH/2025
Date registered valid: 11 November 2025
Proposal: Erection of single storey side and rear extension.
Address: 5 Glenmere Road, Manchester, M20 5PH
Ward(s): Didsbury East Ward

Applicant: Rhian Burden & Jay McLauchlan
Agent (if any): Mr Mark Whitfield, Whitfield Architects
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 13 January 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 3 December 2025

Standard consultations:

Printed: 24 November 2025

Expired: 15 December 2025

Neighbour notifications

Printed: 24 November 2025

Expired: 15 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

Description of site/building

The property which is subject to this planning application is a two-storey C3 dwellinghouse. The property features white uPVC window frames and red brickwork. To the front of the property is a hardstanding driveway and to the rear of the property is a moderately sized rear garden.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

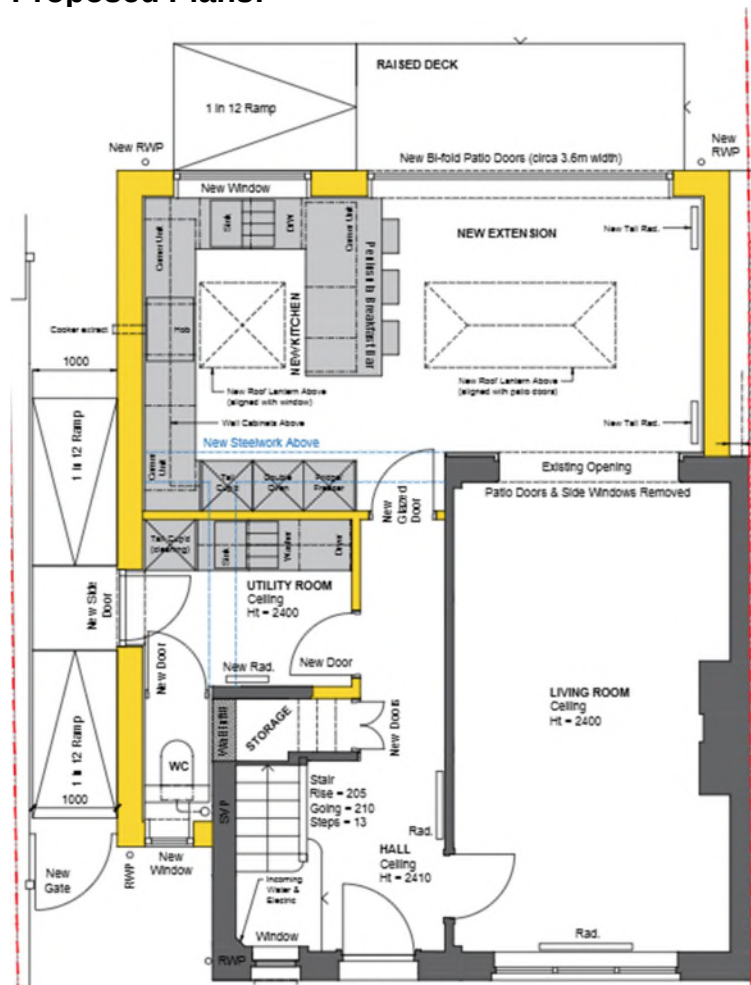
Description of area

Glenmere Road is a residential street situated in the Didsbury East Ward of Manchester. The property is surrounded by other family-built properties of a similar design and age. The area benefits from pockets of green space within a walkable distance including Heaton Mersey Valley and Fletcher Moss Botanical Gardens. The area also benefits from sustainable transport links including East Didsbury train station and East Didsbury Metrolink.

Description of development

The applicant is seeking planning permission for the erection of a single storey side and rear extension. The development would facilitate improved living conditions for a disabled resident through creating a ground floor toilet and enlarged kitchen area as well as associated ramps (which do not require the benefit of consent).

Proposed Plans:



Ground floor proposed plan



Proposed South Elevation - to Glenmere Road



Proposed West Elevation - to No. 3 Glenmere Road

Elevations proposed plans

Consultations & Notification Responses

Neighbours, as per appendix 1- no comments or objections.

Flood Risk Management- no objections to the proposal but have information to be attached through an informative.

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

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seeks to ensure that any new built development enhances 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 DC.1, 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 extensions 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 side and rear extension is acceptable given that many individuals prefer to extend their homes to meet changing needs and circumstances. Especially considering that the development would provide facilities for a disabled resident. However, consideration must be given to the proposals siting scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Planning History

064493/FH/SOUTH2/02 - Erection of 2 storey rear extension to form additional living accommodation, APPROVED 2002.

120721/FH/2018- Erection of a two-storey side and rear extension to form additional living accommodation together with installation of front canopy, APPROVED 2018

138802/FH/2023- Erection of a part single/part two storey side and rear extension and canopy to front elevation to form additional living accommodation, APPROVED 2024.

Siting Scale and Massing

Rear extension element:

The rear extension element would be situated north of the property. The extension would expand along the rear of the property by 6.2m, combined with the side extension would total 7.2m. The rear extension would project backwards from the property by 3.3m and would feature a flat roof. The roof would measure to 2.8m tall. The development would be set off the north-eastern boundary with the adjoining neighbour by 0.2m. The rear extension would introduce eight windows, two of which would be used as roof lights and the remaining six would be face into the applicants rear garden.

Side extension element:

The side extension would be situated west of the applicant property and would project sideways by 1.09m. The extension would expand along the side of the property by 8m. The extension would reduce the distance between the property and shared western boundary from 2.2m to 1.1m. This gap would be sufficient in allowing bins to be wheeled from the rear of the property to the street. The side elevation would be retaining the door and introducing a window to the front elevation.

The overall siting scale and massing of the proposal is acceptable as the development is understood as being subservient to the host dwellinghouse and given the remaining amenity space to the rear, the proposed layout 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.

Residential Amenity

The adjoining neighbour, no.7 Glenmere Road sits east of the applicant property. As existing, the property features a rear extension of 2.7m, therefore the extension would pass the rear building line by 0.6m. The extension would be set back from the adjoining neighbour by 0.2m, the one storey height and the distance from the shared boundary would reduce any feelings of overbearingness for the neighbouring property. Additionally, no windows would face towards the adjoining property and therefore would not affect the existing levels of privacy between the

neighbouring residential units. Regarding sunlight, the proposed extension is not considered to cause any issues associated with overshadowing or loss of light.

The non-adjointing neighbour, no. 3 Glenmere Road sits north-west of the applicant property. As existing, the property features a garage and rear extension. The side extension would be set back by 1.09m along the shared boundary. The proposal is not considered to cause any significant overshadowing or result in significant loss of light to the neighbouring property. The one storey height and flat roof design would lessen any feelings of overbearingness for the neighbouring property. No windows are proposed to face towards the neighbouring property.

The neighbour to the rear of the property is no. 2 Moor Park Road, the property is approximately 30m away and is not considered to be affected by the proposal. Moreover, none of the windows should give rise to issues of overlooking or loss of privacy. The bi-fold windows proposed on the rear elevation would face into the applicants garden and the addition of roof lights do not pose any privacy risks.

Given the above reasons, and considering there has been no objections received, the proposed extension should not cause 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 DM1 and SP1 of the Manchester Core Strategy.

Appearance and Visual Amenity

The submitted application form indicates that the extension would be built of red/ brown brickwork to match existing. Materials for the windows would be dark grey uPVC and the flat roof would be black coloured eaves fascia board to roof perimeter. This type of development would not be out of character for the surrounding area as many properties in the area benefit from planning permission. The rear extension would not be visible from the street scene, and the side extension would be set back from the pavement and passers-by by approximately 6.4m.

The use of matching materials would ensure that the overall character of this property and its surrounding area should not be significantly harmed by these works. The wraparound extension would blend with the host dwellinghouse. 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 location plan demonstrated that sufficient private outdoor amenity space would be retained to the rear, and the parking provision would be maintained to the front of the property. 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.

Waste Storage and Parking

The proposal would retain the parking provision to the front of the property and the distance of 1m down the side of the property would allow for bins to be wheeled to and from the rear and street.

Conclusion

Given the above issues, it is considered that the scheme for 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, Chapter 8 and 12 of the National Planning Policy Framework, the draft NPPF policies, S3, S4, DP3 and DP4 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 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

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 application has been determined in a timely manner, in accordance with the policies with 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.
- (2)** The development hereby approved shall be carried out in accordance with the following documents:

Drawing proposed floor plans, ref- P(02)01

Drawing proposed elevations, ref- P(03)11

Location Plan, ref- P(00)01

Received on 11 November 2025

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.

(3) The materials used in the external surfaces of the development hereby approved shall be as follows:

- *[brickwork to match existing]*
- *[Roofing tiles to match existing]*
- *[grey uPVC window frames]*

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.

Informative

The applicant should incorporate property flood resilience measures (PFR). These should be in accordance with the EA's Standing Advice for Vulnerable Developments and should protect the property to a minimum of 600mm above the design flood level.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

6 Glenmere Road, Manchester, M20 5PH
8 Glenmere Road, Manchester, M20 5PH
7 Glenmere Road, Manchester, M20 5PH
3 Glenmere Road, Manchester, M20 5PH
7 Winwood Road, Manchester, M20 5PE
5 Winwood Road, Manchester, M20 5PE
1 Glenmere Road, Manchester, M20 5PH

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Flood Zone Plus Climate Change -
Area Team Boundary - Name: SOUTH AREA