Planning

Growth & Development

Delegated officer report for planning application

Application no.	144633/FH/2025
Date registered valid:	27 November 2025
Proposal:	Erection of single storey side extension including re-build of existing garage
Address:	69 Roundwood Road, Manchester, M22 4SQ
Ward(s):	Northenden Ward
Applicant:	Lynne Templeton
Agent (if any):	Mr Kieran Hibbs
Case officer:	Ciara Gettinby Tel: 0161 234 3048 Email: ciara.gettinby@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**19 January 2026**

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 9 December 2025 Expired: 2 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

Description of site/building

The property that is subject of this householder application is a two-storey, semi-detached C3 dwellinghouse. The property features red brickwork and white uPVC window frames. To the front of the property is a large driveway and to the rear of the property is a small garden. As existing, the property features a garage attached to the side and a rear extension.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area
Roundwood Road is a residential street situated in the Northenden ward of Manchester. The property is surrounded by similar built family properties. Other dwellings in the area consist of semi-detached houses of a similar design and age. Many other properties in this area benefit from planning permission. Northeast of the street is Manchester Airport Parking, adjacent to Wythenshawe Cricket and Football.

Description of development
The applicant is seeking planning permission for the erection of a single storey side extension including re-build of existing garage.

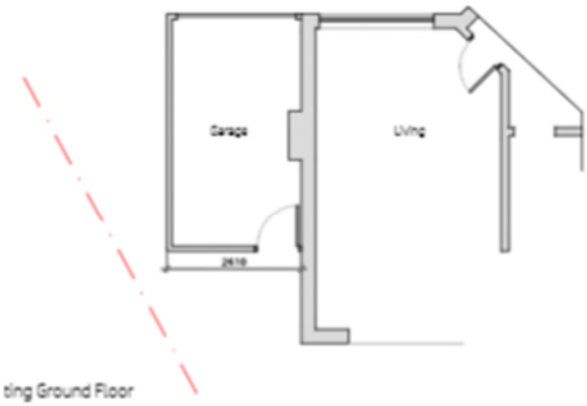
Consultations & Notification Responses

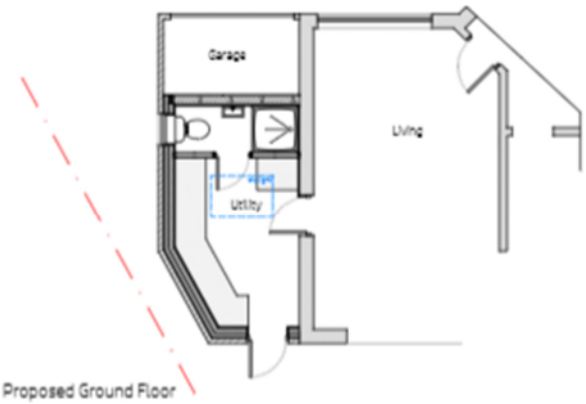
Neighbours, as per appendix 1- no comments or objections.

Site Photos:



Proposed Plans:





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.

-Policy JP-P1: Sustainable Places

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 extension and re-build of garage is acceptable given that many individuals prefer to extend their homes to meet changing needs and circumstances. 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
098656/FH/2012/S2 Approved June 2012, Erection of single storey front extension and a two-storey side extension to form additional living accommodation.

100756/FH/2012/S2, Approved December 2012, Erection of single storey front extension and part single, part two-storey side extension to form additional living accommodation

Siting Scale and Massing
As existing, the garage attached to the side of the property measures 4.6m in length and 2.6m in width. The proposal would be one storey with the roof height measuring to 2.7m sloping down to meet the eaves at 2.02m. The development would be partially retaining the garage, which

would measure 1.5m in length and 2.7m in width. The total of the extension would measure 6.3m in length and have a maximum width of 2.7m. The extension chamfers for a length of 1.7m creating a width of 1.4m to the rear of the extension. The minimum distance to the shared boundary would be 1.3m. The extension would feature a lean to roof that would measure to 3.4m sloping down to meet the eaves at 2.3m. The side extension would connect to the rear extension, creating a wrap-a-round effect to the property.

There are no windows proposed on the front or side elevation that would impact the existing levels of privacy between neighbours, as the proposed window in the side elevation would be obscurely glazed. The insertion of the roof light is not thought to impact the neighbours. The rear elevation would feature a full-length window which would face into the applicant's rear garden.

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.

Appearance and Visual Amenity
The submitted application form indicates that the extension would be built with brickwork to match, and the roof would be made of matching roof tiles to the original dwellinghouse. The front elevation of the extension would remain the same, retaining the retractable door facing out onto the street scene. The proposed development would not affect the layout of the street scene as the development would not alter the front elevation of the property. Additionally, 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 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 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 neighbour is no.67 Roundwood Road, as the proposed development is located down the west side of the property, the neighbour is separated from the development. Regarding sunlight, the proposed extension is not expected to cause any additional overshadowing for no. 67 Roundwood Road. The extension would be separated from this neighbour's property and garden and is not considered to cause issues associated with overshadowing, introducing an overbearing feature into the area or causing issues associated with privacy.

The non-adjoining neighbour, no 71 Roundwood Road is located south-west of the applicant property. The smallest gap maintained to the shared boundary would be 1.3m which would set back the extension from the shared boundary. Combined with the one storey height and small addition of development, the proposed is not considered to create any overbearing feelings for the neighbouring property. No windows are proposed to face the neighbouring property and therefore would not affect the existing levels of privacy between the neighbouring units.

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 in 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.

Waste Storage and Parking
The proposal would maintain at minimum a 1.3m gap between the shared boundary and extension, therefore would allow bins to be wheeled back and forth from the street to the rear of the property. The extension would not affect the current parking provision.

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 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 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 existing and proposed, ref- KH1121-001 A
Location plan, ref- PP-14523189v1

Received on 27 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:

- *[main brick: to match the existing dwellinghouse]*
- *[roof tiles: to match the existing dwellinghouse*
-[window frames: to match the existing dwellinghouse]

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) The windows in 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

67 Roundwood Road, Manchester, M22 4SQ
58 Roundwood Road, Manchester, M22 4SF
56 Roundwood Road, Manchester, M22 4SF
1 Kenmore Road, Manchester, M22 4AE
71 Roundwood Road, Manchester, M22 4AD
60 Roundwood Road, Manchester, M22 4AB
8 Banstead Avenue, Manchester, M22 4AQ
2 Kenmore Road, Manchester, M22 4AF

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