

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144240/FH/2025
Date registered valid: 23 October 2025
Proposal: Erection of two storey rear extension with external alterations.
Address: 47A Kingshill Road, Manchester, M21 9HD
Ward(s): Chorlton Ward

Applicant: Mr Dan Nuttall
Agent (if any): Mr Richard Foster, Richard Foster Architects
Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 12/01/2026

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

Printed: 31 October 2025 Expired: 21 November 2025

Neighbour notifications

Printed: 31 October 2025 Expired: 21 November 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 application relates to a two-storey detached class C3 family dwelling on Kingshill Road. The property is finished in red brick with a hipped and features a front garden with hardstanding for parking and a rear garden with a small detached outbuilding to the rear.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Kingshill Road is a residential street in the Chorlton Ward, consisting of a range of housing types including detached, semidetached terraced and low-rise apartment buildings

Description of development

The applicant is seeking permission for the erection of a two-storey rear extension and associated elevation alterations to provide additional living accommodation.

Consultations & Notification Responses

Neighbours, as per Appendix 1 – No comments or objections received

Flood Risk Management – No objection – advise informative on incorporating flood resilience measures.

Policy

The Manchester Core Strategy Development Plan Document 2012-2027 –

The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 – Waste

Extant Unitary Development Plan (UDP)

The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

Places for Everyone

Places for Everyone (2022-2039) – 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 following policies are relevant:

- S1- Sustainable development

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):

- an economic objective
- a social objective and

- an environmental objective.

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

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

The National Planning Policy Framework December 2025 DRAFT-

The Government published a draft update to the National Planning Policy Framework (NPPF) in December 2025. While the draft has not yet been formally adopted, it is a material consideration and weight can be afforded to its policies. The following emerging policies from the draft NPPF are considered relevant to this application:

Chapter 3 – Decision-making policies

- DM1: Preparing development proposals

Chapter 4 – Achieving Sustainable Development

- S3: Presumption in favour of sustainable development

Chapter 12 – Making Effective Use of Land

- L4: Residential Extensions

Principle

The submitted application is for the erection of a two-storey rear extension to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter or extend homes, rather than move, to meet the changing residential needs of families. 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 alteration would give rise to any significant additional waste or car parking pressures.

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 warrant refusal of the application. The proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Sitting, Scale and Mass

The proposed extension would be positioned to the rear of the dwelling, spanning the full width of the main house and projecting 2.7 metres beyond the existing rear elevation. The roof is hipped, with the ridge set marginally below that of the main dwelling, ensuring it reads as subservient. The rear projection remains well within the UDP guideline of 3.65 metres, ensuring compliance with policy. Overall, the extension would read as a proportionate and subordinate addition to the host property.

Although the extension aligns with the main house, which sits directly on the shared boundary with No. 49, its moderate projection and hipped roof design prevent it from appearing overly large. The proposed scale and siting therefore do not result in an unacceptable impact on neighbouring amenity or the character of the area

Residential Amenity

As with many extensions near a shared boundary, some degree of overshadowing is likely at dusk and dawn when the sun is lower. The applicant's property faces east, with No. 47 to the south and No. 49 to the north. As the properties are detached, the proposed extension would only have potential daylight impact on No. 49. However, No. 49 is a taller, three-storey property, so any overshadowing would be limited to its ground floor. Furthermore, the sizable gap between the two buildings ensures that overshadowing would not occur for most of the daytime.

In terms of fenestrations the proposal includes a new obscurely glazed window on the side elevation of the existing house. The rear elevation of the extension would feature two first-floor windows and a large glazed bifold door at ground level. As these new rear-facing windows match the height and scale of the existing rear windows, they are not expected to cause a significant increase in overlooking of neighbouring amenity space. The proposed first-floor side window on the main house would be obscurely glazed and conditioned accordingly to prevent overlooking (fallback insertion of windows into existing building that is obscurely glazed – plans state restricted top opening).

Visual Amenity

The proposed extension would be finished in brickwork and roof tile to match the main house. The proposed extension is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. The proposal would be slightly visible within the street scene, but its use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that it does not form a prominent visual feature as such the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the proposed extensions accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Parking

The current parking arrangements will remain unchanged

Waste Storage

The current waste storage arrangements will remain unchanged

Conclusion

Given the above issues, it is considered that the proposed extension is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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. 3-year time limit:

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. Specified plans:

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

- a. Drawing – Proposed Floor Plans – 10 October 2025 – ref: A-1020 & A-1021
- b. Drawing – Proposed Roof Plans – 17 December 2025 – ref: A-1022
- c. Drawing – Proposed Elevations – 17 December 2025 – ref: A-1220
- d. Drawing – Proposed Site Plan – 17 December 2025 – ref: A-0906

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Materials:

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 window(s) in the first 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.

5. Additional Glazing:

Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be installed in the development hereby approved, without planning permission being granted by the Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Informative:

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

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

76 Kingshill Road, Manchester, M21 9HD
51 Kingshill Road, Manchester, M21 9HD
25 Kingshill Road, Manchester, M21 9HD
47B Kingshill Road, Manchester, M21 9HD
78 Kingshill Road, Manchester, M21 9HD
49 Kingshill Road, Manchester, M21 9HD
47 Kingshill Road, Manchester, M21 9HD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH AREA