

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144861/FH/2026

Date registered valid: 5 January 2026

Proposal: Erection of single-storey rear extension following demolition existing, with elevational alterations.

Address: 147 Nicolas Road, Manchester, M21 9LS

Ward(s): Chorlton Ward

Applicant: Joanne Balmforth

Agent (if any): Mr Chris Rodgers, Guy Taylor Associates

Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 24 February 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 6 February 2026

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 9 January 2026 Expired: 30 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, white uPVC windows and brown roof tiles. To the rear of the property is an existing extension. To the front of the property is an area of hard landscaping, bordered by a low-rise brick wall and shrubbery. The property is not in a conservation area but is considered to have heritage features.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

Nicolas Road is a residential street situated in the Chorlton ward of Manchester. The property is surrounded by similar built family dwellinghouses of a similar design and age. The street is located southeast of Trafford Athletic Club/ Longford Park. The area benefits from nearby green space including nearby playing fields and parks.

Description of development

The applicant is seeking permission for the erection of a single storey rear extension following demolition of existing with elevational alterations. This would facilitate a larger kitchen.

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Unitary Development Plan (UDP)- The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered relevance: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 2025)- 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 to be 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- Along 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 become 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 extension 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 rear extension is acceptable given that many individuals prefer to extend and alter 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

132655/FH/2022- Erection of part single/part two storey rear extension to form additional living accommodation. Refused 2022.

Siting Scale and Massing

As existing the single storey extension projects backwards from the host dwellinghouse by approximately 2m and extends 3.8m across the dwellinghouse. The roof height measures to

approx. 3m sloping down to meet the eaves at 2.3m. The existing rear extension is made of white render and brown roof tiles.

The proposed single storey rear extension would replace the existing extension and project backwards from the dwellinghouse by approx. 4.1m and expand across the length of the property by approx. 6.9m. The extension would leave a gap of approx. 0.5m from the extension to the shared boundary with neighbouring property no. 145 Nicolas Road. The proposed would have a roof height of 3.6m and feature a flat roof. A small section of the extension would feature a mono-pitched roof where the eaves would measure to 2.9m. It would also propose the addition of three sets of windows, one is proposed to be a sky light, and the front elevation would feature Crittall style windows facing into the applicants rear garden.

The overall siting scale and massing of the proposal is acceptable as the extension is understood as being subservient to the host dwellinghouse and given the remaining amenity space, 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. The proposed block plan demonstrates the private outdoor amenity space that would be retained to the rear.

Appearance and Visual Amenity

The submitted application form states that the extension would be built with red brickwork to match the dwellinghouse. The development features a new style of fenestration which has been designed to fit with the property's features. Although the extension proposes the use of grey metal cladding, it would be minimal and would only be seen from the applicant's private rear garden. As existing, the current rear extension does not appear to be subservient to the dwellinghouse, the materials used (white render) do not match the existing dwellinghouses' character. As the new development proposes matching materials, it would be considered an improved overall appearance for the property.

This type of development would not be out of character to the property and the surrounding street scene. The surrounding area would 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 would not be 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 retained. 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, no. 145 Nicolas Road sits east of the applicant property. As existing, this neighbour benefits from a single storey extension of approximately 3.9m. Regarding sunlight, the property is not expected to cause any significant overshadowing or loss of light to the neighbouring property. The proposed would marginally pass the rear building line of the neighbouring property but would be set back from the shared boundary by approx. 0.4m. As existing, the shared boundary is not considered to be open due to the dense hedge separating the properties gardens. The flat roof design and the addition of the lean-to roof would ensure the mass and bulk of the extension would be contained on the original property. No proposed windows would face this property and therefore the extension is not considered to affect the existing levels of privacy between the neighbouring residential units.

Given the set back from the shared boundary, the one storey height and the flat roof it is not considered to create any feelings of overbearingness from no. 145 Nicolas Road. As the

extension would replicate the footprint of the existing, it would limit the overall impact of the proposed on the neighbouring property.

The non-adjointing neighbour, no. 241 Ryebank Road sits west of the applicant property. This property is located approx. 13m away from the applicant property. Considering the distance, the property is not expected to cause any issues associated with sunlight or loss of light and the existing levels of privacy between the units would be unaffected.

Therefore, the proposed extension would be in-keeping in providing enough private external amenity space. Privacy between the neighbouring residential units will be unaffected. Overall, the proposal is not considered to give rise to any overlooking, significant loss of light nor privacy implications to the surrounding properties, pursuant to Policy DC1 of the UDP and the Core Strategy policies SP1 and DM1.

Waste Storage and Parking

The proposal would not affect the current parking provision or affect the current waste storage arrangements.

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 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 elevations ref, 25-0032-20-101 PL02

Proposed Location, Block plan and roof plan, ref, 25-0032-10-000 PL01

Proposed floor plan, ref- 25-0032-20-001 PL01

Received on 13 February 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]*
- *[Slate tile, and Grey Membrane]*
- *[Metal Standing Seam]*

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

145 Nicolas Road, Manchester, M21 9LS
245 Ryebank Road, Manchester, M21 9LX
243 Ryebank Road, Manchester, M21 9LX
241 Ryebank Road, Manchester, M21 9LX
239 Ryebank Road, Manchester, M21 9LU

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) -
Area Team Boundary - Name: SOUTH AREA