

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144605/FH/2025
Date registered valid: 27 January 2026
Proposal: Erection of single-storey front and rear extension.
Address: 4 Lathom Road, Manchester, M20 4NX
Ward(s): Withington Ward

Applicant: Mr Mustafa Al Anbaki
Agent (if any):
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 13 March 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14 January 2026

Standard consultations:

Printed: 18 December 2025 Expired: 11 January 2026

Neighbour notifications

Printed: 18 December 2025 Expired: 11 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 semi-detached, two-storey C3 dwellinghouse. The property features red brickwork, white uPVC window frames and red roof tiles. To the front of the property is a front extension and area of hardstanding, the property is bordered by a mid-rise metal fence and brick wall. To the rear of the property is a moderately sized garden which is bordered by other residential gardens to all other aspects.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Lathom Road is a residential area located in the Withington ward of Manchester. The surrounding properties are of similar age and design family dwellinghouses. The street is located north-west of Ladybarn Park and benefits from other nearby green spaces. The area also benefits from sustainable transport links such as, Mauldeth Road Train Station, multiple bus routes and Metrolink tram stops all within walking distance.

Description of development

The applicant is seeking permission for the erection of a single storey and rear extension and alteration to the front extension's roof. This would facilitate a larger kitchen/ dining area.

Consultations & Notification Responses

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

Manchester City Council, LLFA - included an informative to be attached regarding nearby culverts.

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 enhance 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 DC1, 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 extension 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 for additional living accommodation and the alteration of the front extension roof is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. Residents' homes should enable growth by providing sufficient space to accommodate changing needs and circumstances. However, consideration must be given to the proposal siting scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Planning History

No relevant planning history.

Negotiations and Communication

Originally, the scheme proposed a 6m rear projection and after speaking to the applicant, they sent through amended plans reducing the rear extension from 6m to 5m.

Siting Scale and Massing

The rear extension element:

The rear extension would project backwards from the original dwellinghouse by approx. 5m and expand across the rear of the property by approx. 6.3m. The extension proposes a roof height of 2.8m and would feature a flat roof. The extension would introduce 5 windows to the property, four would be used bi-fold doors and one is proposed to be a roof light. The extension would project up to the shared boundary with the adjoining property and would be set back approx. 2.5m from the non-adjoining neighbour.

The front extension roof alteration:

The development would alter the front extension's roof from a mono-pitched roof to a pitched roof. The pitched roof would measure a height of 3.2m, sloping down to meet the eaves at 2.3m. The front extension would undergo a reconfiguration of fenestration, reducing the number of windows currently on the front elevation.

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 site plan demonstrates the private outdoor amenity space that would be retained to the rear.

Appearance and Visual Amenity

The submitted application from indicates that the extension would be built from matching materials. The brickwork, roof tiles and white uPVC materials will be used to match the existing dwelling house. 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 rear extension would not be visible from the street scene and would not have a presence within the street scene. The development would not be out of place for the character of the street as many other residents have benefitted from planning permission. 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 alteration to the front extension's roof would be considered an overall improved appearance to the property. The rear extension is not considered excessively large or bulky in pursuant with Policy DC1.2. The submitted site 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 property, no. 2 Lathom Road is situated north of the applicant property. Regarding sunlight, the extension is not considered to cause any additional overshadowing to the neighbouring property or affect the existing path of light. The presence of the rear extension to the applicant property is considered to have decreased the openness of the shared boundary as existing. The proposed extension would pass no. 2 Lathom Road's rear building line by approx. 2.4m but considering the one storey height and there have been no objections to the proposal, it is considered acceptable. Additionally, no windows are proposed to face towards the neighbouring property and therefore would not impact the existing levels of privacy between the neighbouring residential units. The neighbouring property is not considered to be impacted by the altering of roof form on the front extension.

The non- adjoining neighbour, no. 6 Lathom Road sits south of the applicant property. The proposed extension is not considered to give rise to any additional overshadowing or loss of light to the property. The extension would be set back by 2.5m from this property and no windows are proposed to face towards the neighbouring property. Therefore, existing levels of privacy would be retained between the neighbouring properties. The extension is not considered to create any significant residential amenity implications for this neighbouring property. The neighbouring property is not considered to be impacted by the pitched roof on the front extension.

Given the above reasons and considering there has been no objections received, the proposed extension should not give 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 SM1 and SP1 of the Manchester Core Strategy.

Waste Storage and Parking

The proposal is not considered to impact the current waste storage or parking arrangements.

Conclusion

Given the above issues, it is considered that 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 and chapter 8 and 12 of the National Planning Policy Framework 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 applicant has been determined in a timely manner, in accordance with the policies in 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:

Location Plan

Received 24 November 2025

Proposed plans

Proposed roof layout

Proposed side elevation

Proposed side elevation

Proposed block plan

Received 13 March 2026

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 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.

Informative:

- The applicant is advised to incorporate Property Flood Resilience (PFR) measures to a minimum of 150mm above the surface water flood level or a minimum of 600mm above the fluvial flood level.

Culvert:

MCC records highlight that the underground culvert is located within close proximity to the site (approximately 50 m to the north of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link: <https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=drainage>.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

48 Mauldeth Road, Manchester, M20 4WF
56 Mauldeth Road, Manchester, M20 4WF
58 Mauldeth Road, Manchester, M20 4WF
50 Mauldeth Road, Manchester, M20 4WF
60 Mauldeth Road, Manchester, M20 4WF
33 Amherst Road, Manchester, M20 4WS
6 Lathom Road, Manchester, M20 4NX
5 Lathom Road, Manchester, M20 4NX
2 Lathom Road, Manchester, M20 4NX
52 Mauldeth Road, Manchester, M20 4WF
54 Mauldeth Road, Manchester, M20 4WF
7 Lathom Road, Manchester, M20 4NX
3 Lathom Road, Manchester, M20 4NX
8 Lathom Road, Manchester, M20 4NX
1 Lathom Road, Manchester, M20 4NX
35 Amherst Road, Manchester, M20 4WS

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 3 (high risk) -
Flood Zone Plus Climate Change -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH AREA