

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143887/FH/2025

Date registered valid: 3 September 2025

Proposal: Retrospective application for the erection of single storey side and rear extension following demolition of existing extension and conservatory, installation of dormer windows with rear terrace, erection of replacement garage and boundary fencing together with installation of photovoltaic panels to the pool roof.

Address: 7 Lancaster Road, Manchester, M20 2QU

Ward(s): Didsbury West Ward

Applicant: Mr and Mrs Arguile

Agent (if any): Mr Matthew McNulty, McNulty Architects

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14 January 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: September 2025

Standard consultations:

Printed: 11 September 2025 Expired: 2 October 2025

Neighbour notifications

Printed: 11 September 2025 Expired: 2 October 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

Lancaster House (7 Lancaster Road) is large part single/part two storey detached dwellinghouse located within large maturely landscaped gardens. The property, which dates from the late 1920s is set back from the highway and located at the junction of Lancaster Road and Spath Road.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature and predominantly consists of large, individually designed dwellinghouses, set in mature landscaped settings.

Description of development

The applicant implemented the following under the previous planning permission.

1. Erection of single storey side and rear extension (with garden terrace and roof terrace) following the demolition of existing extension and conservatory.
2. Extension and elevational alterations to the swimming pool room
3. Installation of four dormer windows (two front, two rear)
4. Installation of rooflights (two front, two rear)
5. Erection of replacement garage
6. Erection of boundary fencing

As the development progressed the following changes were introduced

Reduction of the canopy on the first- floor plan and elevation to reflect the reduced scale/ length of the canopy.

The pool roof has been amended to reflect its lower profile.

Amended the garage elevation to reflect the timber cladding treatment.
Addition of the solar panels to the pool roof.
The repositioning of the rooflights on the 2nd floor plan to reflect the as built development.

The current householder application currently under consideration would regularise the development as constructed.

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

Lancaster Road and Spath Road residents' association were consulted- no representations have been received.

West Didsbury Residents Association were consulted- no representations have been received.

Neighbourhoods-Trees were consulted-They have confirmed that they would be happy for the development to proceed, subject to the Arboriculture Impact Assessment being strictly adhered to. The proposed tree removals are regrettable, however, the specimens in question are not high value assets. Given the extensive canopy cover on the site mitigation planting would be welcomed however, would not be requested as a condition.

The beauty of the area is highly valued by the residents', and any unnecessary tree damage would be scrutinised and reported as such all works must be carried out in accordance with BS:5837 and appropriate tree protection must be put in place before the work commences. Fencing and signage are to be instated and repositioned without consulting an arboriculture consultant.

Issues

Policies

Core Strategy Development Plan Document - The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long- term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below:

Policy SP1, Spatial Principles - Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, Development Management - This policy states that all development should have regard to a number of specific issues, the most relevant of which in this instance are:
Appropriate siting, layout, scale, form, massing, materials and detail.
Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
Community safety and crime prevention.
Adequacy of internal accommodation and external amenity space.
Refuse storage and collection. Vehicular access and car parking.
Effects relating to biodiversity and landscape.
Green Infrastructure including open space, both public and private.
Flood risk and drainage.

Saved UDP Policy DC1, Residential Extensions - Policy DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:
the general character of the property;
the effect upon the amenity of neighbouring occupiers;
the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
the overall appearance of the proposal in the street-scene;
the effect of the loss of any on-site carparking.

The National Planning Policy Framework (December 2024) - The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear strong reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Draft National Planning Policy Framework (NPPF-2025)

The Government has published a consultation draft of the NPPF. the proposed changes are intended to improve the current housebuilding rates through a clearer, more predictable and

faster policy basis for decision and plan making. Although the draft is not yet adopted, it carries sufficient weight to be of a material consideration.

Chapter 4- Achieving Sustainable Development

Policy S3: Presumption in favour of sustainable development.

Chapter 14- Achieving Well Designed Places

Policy DP3: Key principles for well- designed places.

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.
Policy JP-P1: Sustainable Places

Issues

Principle of the Proposal - Lancaster House has been extended previously in the 70s/80s to provide an enclosed swimming pool and sunroom, The property sits within an extensive plot and given this, there is no objection in principle to the carrying out of further extensions to the property, subject to their design being acceptable and the impact upon residential and visual amenity being fully considered. Subsequently a further application was submitted and approved. The previously approved application ref: 135499 has been implemented, this application was for the erection of single storey side and rear extension following demolition of existing extension and conservatory, installation of dormer windows with rear terrace, erection of replacement garage and boundary fencing. However, during the construction, amendments were carried out that did not have the benefit of planning consent. The principle of these changes are considered acceptable however these need to be fully assessed, with this current application being to mop up and regularise these changes.

Design and Siting - The proposed single storey kitchen extension has a traditional form, but its simple design is more contemporary. The use of contrasting brick and glazed panels ensure that the original dwellinghouse remains distinct. A similar approach has been taken with the extended swimming pool. The same brick was used as with the proposed kitchen extension, and this extension also has a traditional form. It is also separated from the main dwellinghouse by a glazed panel, though this now introduces an element of timber cladding. The rear extension replaced the existing sunroom and is accompanied by a canopy that runs along the rear of the property, linking the kitchen extension to the swimming pool. It is contemporary in appearance and consists of black charred timber cladding and large areas of glazing. Large areas of glazing replace the existing windows and brick of the rearward elevation of the swimming pool room. The design of this extension and associated elevational alterations is considered acceptable. The canopy has been reduced in size compared to the previously approved canopy; however, the materials remain the same.

The existing first floor window was replaced with opening doors and associated glazed balustrading which is in keeping with the overall character of Lancaster House.

Overall, the proposed extensions including the various changes are considered acceptable. The proposed dormer and rooflights are traditional in design and this together with the contemporary works on other elements of the proposal complement the existing dwellinghouse.

The boundary fencing consists of acoustic fencing and there are no proposed changes to this when compared to the previously approved scheme, remaining sited behind the existing perimeter landscaping to minimise any impact and retain a soft edge to the Lancaster Road and Spath Road boundaries. This is considered acceptable.

The previous garage was constructed in the 70s, was of a mono-pitch design and had reached the end of its utilitarian function. The replacement garage occupies the same position and is more traditional in design, accordingly it is considered more in keeping with the overall

character of Lancaster House, particularly as this can be seen from certain angles when viewed from the street.

Overall, the design of the proposed extensions and associated elevational alterations together with the revisions to the previously approved scheme are considered acceptable.

Residential Amenity - Given the design and siting of the proposed extensions and garage and as this is a retrospective scheme which has been viewed in situ it is not considered that the proposal has led to a loss of privacy or excessive levels of overshadowing. As a result, it is not considered that the proposal has led to an undue reduction in the current levels of residential amenity enjoyed by neighbouring residents.

Visual Amenity - Given the design and siting of the various elements of the proposal, it is not considered that the development would have an unduly detrimental impact upon the levels of visual amenity enjoyed along Lancaster Road and Spath Road.

Character of the area- The development is of a considered design, which is sympathetic to the property itself without presenting as a pastiche. The properties within this area are of architectural merit, and many individually architecturally designed, the proposal is not considered to have a detrimental impact upon the architectural integrity of the property itself, nor the area within which it is located.

Pedestrian and Highway Safety - The property benefits from two vehicular access points, one each off Lancaster Road and Spath Road. Both have been slightly widened with the existing gateposts reused and rebuilt. It is not considered that the widening and new fencing would have a detrimental impact upon the existing levels of pedestrian and highway safety enjoyed along Lancaster Road and Spath Road.

Trees - While the submitted drawings indicate that two trees have been lost and one tree reduced to the side extension and associated terracing, observations on site previously revealed these to be either small or of low quality due to previous husbandry, as such their removal is considered acceptable. The supporting documents have been assessed by the Arborist and it is considered that this is acceptable.

Due to the level of tree planting within the site, including a number of younger specimens that are yet to reach maturity, it is not considered that replacement tree planting is required in this instance. The works to the trees on site should be implemented in accordance with the approved Arboriculture Implications Assessment and in accordance with BS:5837.

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. The application has been determined in accordance with both local and national policies, and appropriate conditions have been attached.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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

2143-101 Rev G- Ground Floor Plan 3rd September 2025

2143 102 Rev F First Floor Plan 29th October 2025

2143 103 Rev D Second Floor Plan 3rd September 2025

2143 201 Rev F Proposed rear elevations 29th October 2025

2143 202 Rev F Proposed Front Elevations 29th October 2025

2143 203 Rev E Proposed Side Elevations 29th October

2143 204 Rev G Proposed Side Elevations 29th October 2025

2143 207 Rev D Proposed Garage Elevations 3rd September 2025

2143-208 Rev E proposed Garage Plans. 3rd September 2025

Arboricultural Implications Assessment 3rd September 2025

Arboricultural Method Statement 3rd September 2025

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

2) The materials used in the external surfaces of the development hereby approved shall be those as specified on approved plan/drawings ref.2143-201 Rev F, 2143-202 Rev F, 2143-203 Rev E, 2143-204 Rev G and submitted application form.

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.

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without

modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

4) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard BS 5837:2012 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Neighbourhood Team Leader (Arboriculture)
Lancaster Road & Spath Road Residents
West Didsbury Residents Association

Flat 26, Jessiefield Court, 38 Spath Road, Manchester, M20 2BW
Flat 25, Jessiefield Court, 38 Spath Road, Manchester, M20 2BW
Flat 24, Jessiefield Court, 38 Spath Road, Manchester, M20 2BW
Flat 23, Jessiefield Court, 38 Spath Road, Manchester, M20 2BW
Flat 22, Jessiefield Court, 38 Spath Road, Manchester, M20 2BW
Flat 21, Jessiefield Court, 38 Spath Road, Manchester, M20 2BW
Flat 20, Jessiefield Court, 38 Spath Road, Manchester, M20 2BW
Flat 19, Jessiefield Court, 38 Spath Road, Manchester, M20 2BW
Flat 18, Jessiefield Court, 38 Spath Road, Manchester, M20 2BW
Flat 17, Jessiefield Court, 38 Spath Road, Manchester, M20 2BW
Flat 16, Jessiefield Court, 38 Spath Road, Manchester, M20 2BW
Flat 15, Jessiefield Court, 38 Spath Road, Manchester, M20 2BW
Flat 14, Jessiefield Court, 38 Spath Road, Manchester, M20 2BW
Flat 13, Jessiefield Court, 38 Spath Road, Manchester, M20 2BW
Flat 12, Jessiefield Court, 38 Spath Road, Manchester, M20 2BW

Flat 11, Jessiefield Court, 38 Spath Road, Manchester, M20 2BW
Flat 10, Jessiefield Court, 38 Spath Road, Manchester, M20 2BW
Flat 9, Jessiefield Court, 38 Spath Road, Manchester, M20 2BW
Flat 8, Jessiefield Court, 38 Spath Road, Manchester, M20 2BW
Flat 7, Jessiefield Court, 38 Spath Road, Manchester, M20 2BW
Flat 6, Jessiefield Court, 38 Spath Road, Manchester, M20 2BW
Flat 5, Jessiefield Court, 38 Spath Road, Manchester, M20 2BW
Flat 4, Jessiefield Court, 38 Spath Road, Manchester, M20 2BW
Flat 3, Jessiefield Court, 38 Spath Road, Manchester, M20 2BW
Flat 2, Jessiefield Court, 38 Spath Road, Manchester, M20 2BW
Flat 1, Jessiefield Court, 38 Spath Road, Manchester, M20 2BW
19 Spath Road, Manchester, M20 2QT
42 Spath Road, Manchester, M20 2GT
7A Lancaster Road, Manchester, M20 2QU
17 Spath Road, Manchester, M20 2QT
15 Spath Road, Manchester, M20 2QT

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) -
Area Team Boundary - Name: SOUTH AREA