

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143982/FH/2025

Date registered valid: 6 October 2025

Proposal: Erection of single storey side extension and single storey rear extension

Address: 23 Northfield Road, Manchester, M40 3SZ

Ward(s): Moston Ward

Applicant: Mr Nathan Mcdonald

Agent (if any):

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27 January 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 22 October 2025

Standard consultations:

Printed: 15 October 2025 Expired: 5 November 2025

Neighbour notifications

Printed: 14 November 2025 Expired: 28 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site relates to 93 Northfield Road within the north Manchester ward of Moston. The application site relates to a semi-detached, two storey part red brick, part rendered dwellinghouse with recent hip to gable conversion and rear roof extension (see planning history for further details), and a small white PVC rear extension.

Amenity space to the property takes the form of areas of hardstanding and areas of soft landscaping, and a brick outbuilding is sited within the rear amenity space. The site occupies a well-proportioned oblong plot with a public footpath running the entire length of the boundary of the property. Beyond the alleyway on the opposite side similar two storey residential properties continue along Northfield Road.

Description of area

The surrounding area is residential in nature.

Description of development

The submitted application seeks planning permission for the erection of single storey side extension and single storey rear extension.

The extension would create a wrap round extension. The side extension would have a width of 2.2 metres beyond the existing side wall of the property and would run the length of the extension. The extension would wrap into the rear extension which would extend the width of

the host property and have a projection of 2 metres. The extension to the side and rear would have a lean to roof with a height of 3.2 metres to the rear and 3.6 metres to the side.

The extension would create a utility room with storage above and an extended kitchen/living area. The extension would involve the insertion of 1no. window within the primary elevation, 1no. window and bi-folding doors within the rear elevation, and the insertion of 3no. rooflights.

Materials to be used for the proposal have been listed as:

- roof tiles to match existing
- facing brick to match existing

Negotiations during the Course of the Application

The initial scheme sought consent for a part single, part two storey side and single storey rear extension.

The initial plans were wholly inaccurate. During the site visit, it was evident that a hip-to-gable conversion and rear roof dormer had already been constructed, and as such, the plans submitted did not accurately represent the current condition of the property, and recent extensions.

Plans accurately reflecting the existing circumstances of the property was submitted for review.

Discussions took place with the applicant about the works to the roof and second floor which have not been built in accordance with planning approval: 133535/FH/2022 for the erection of a hip-to-gable roof extension, dormer extension to the rear roof, rooflights to the front roof slope, and installation of windows to the front and side gables at roof level.

Due to cost implications, the applicant requested the scheme was amended to single storey level only and new plans were supplied. Neighbours were renotified accordingly.

Planning History

133535/FH/2022- Erection of hip to gable roof extension, dormer extension to rear roof and rooflights to front roof slope, together with installation of window to front gable and side gable at roof level.

Approved 25 August 2022.

*Having conducted the site visit, it was clear the works on site had not been implemented as per the approved plans.

119577/FH/2018- Erection of a two storey side extension and single storey rear extension to form additional living accommodation.

Approved 24 May 2018.

*Consent was never implemented for this scheme and has now expired.

Consultations & Notification Responses

Local Residents

No comments were received from local residents.

Coal Authority

The Coal Authority were consulted; however no comments were received.

Issues

POLICY

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):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

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

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

Draft National Planning Policy Framework (16th December 2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Of relevance to the application proposals the draft NPPF makes it clear that local planning authorities should amongst other things:

- Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision.
- Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals.
- Decisions on development proposals should apply a presumption in favour of sustainable development and this means that for development within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

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

- HC1: Planning for healthy communities (Chapter 16. Promoting health communities)
- DP3: Key principles for well-designed places (Chapter 14. Achieving well-designed places)

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following adoption of Places for Everyone.

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

Policy DM1 (Development Management),
Policy SP1 (Spatial Principles) and
Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Places for Everyone

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 Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policies are relevant:

i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for the erection of single storey side extension and single storey rear extension. Whilst the site is subject to unauthorised works at the second floor level of the property, the application pending consideration relates to the proposed wrap round extension only and is the only element of works to be considered within this application. The extension would offer additional built form to support the changing needs of the family. The proposal has been assessed against local and national policies and in this instance the principle of development can be supported. 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 extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

No.25 Northfield Road:

No.25 Northfield Road is the adjoining property to the applicant site. Such neighbour benefits from a small conservatory to the rear which is sited in close proximity to the shared boundary. Given the neighbour's existing conservatory and the proposed rear extension with a limited projection of 2 metres, it is not considered the rear extension would create an overbearing feature. Although the applicant site sits south of the applicant property, given the limited 2 metre projection and the lean to roof where the roof form slopes away from the main dwelling, any loss of light implications would not be severe. No windows are proposed facing the direction of no.25 Northfield Road and as such, no adverse privacy implications would be caused to this neighbour.

No.21 Northfield Road:

No.21 Northfield Road is the non-adjoining property and is separated by the alleyway running in-between the two properties. The side extension and wrap round element will run along the shared boundary. Given the high fences running along the alleyway, it is not considered the proposal would give rise to any adverse implications in respect of overbearing, loss of light and due to the placement of windows and doors, no adverse privacy implications.

Impact to the streetscene:

Northfield Road would experience a small side extension sited to the side of the main dwellinghouse, with a lean to roof and a window. Given the limited scale of such extension and given the extension is adequately set back from the streetscene, no impacts in respect of residential amenity would occur.

Impact to neighbours to the rear:

Given the extension is single storey level only, it is not considered the proposal would give rise to any adverse visual/ residential amenity implications.

Overall, any impact in terms of adverse amenity implications- namely overbearing, loss of light or adverse privacy implications would not be considered severe. The scheme is considered to be pursuant to Policy DC1 of the UDP and policies SP1 and DM1 of the Core Strategy.

Design, Scale and Appearance

Single storey side extension:

The side extension would have a width of just over 2 metres and would wrap into the proposed development. Although the side extension would be set back from the primary elevation of the host property by 0.7 metres, the roof would overhang but would not come forwards significantly from the primary elevation. The side extension is considered to create a small addition to the applicant site and is considered acceptable in size and form, pursuant to Policy DC1 of the UDP.

Single storey rear extension:

The rear extension would have a projection of 2 metres and would be in accordance with Policy DC1.3 of the UDP which specifies rearward extensions should not exceed 3.65 metres. The rear extension would replicate the existing 2 metre PVC extension at the site which is considered to be successfully accommodated within the space. Further, whilst the wrap round element could not be progressed through permitted development rights, a projection of 3 metres could be achieved through permitted development at this property.

Materials:

Materials to be used for the proposal have been listed as:

- roof tiles to match existing
- facing brick to match existing

Whilst such materials are considered acceptable, no information has been provided in respect of the proposed doors or windows. Given the uncertainty regarding the proposed finish of the extension, a condition to this effect would be attached to any approval granted.

On balance and in this instance, it is considered that the design and appearance of the proposed development can be supported, in accordance with Core Strategy Policies DM1 and EN1.

Car Parking

As the extension would come no closer beyond the primary elevation than the existing circumstances, space would still be retained for a car to be parked off street and as such, no issues in terms of car parking would arise.

Bin Storage

As existing, bins are stored along the side of the property. As the side extension will result in no through access to the rear of the site, a bin store condition requesting such details would be attached to any approval granted.

Works to the Second Floor of the Existing Property

During the course of the application, it was clear the works on site had not been implemented as per the approved plans. See list previously within the report outlining such discrepancies.

Discussions took place with the applicant on how to deal with such unauthorised works. Such works should be dealt with via a new application. An informative advising the applicant of the status of such works would be attached to any approval granted.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner, guided the applicant through issues arising with the application and appropriate conditions have been attached to the approval granted.

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

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

- Location Plan, received by the City Council as Local Planning Authority on 15 September 2025.
- Application Form, received by the City Council as Local Planning Authority on 6 October 2025.
- Correspondence- Description of Development Amendment, received by the City Council as Local Planning Authority on 7 November 2025.

- Drawing- Proposed- Proposed Layout and Elevations, numbered 02, received by the City Council as Local Planning Authority on 12 November 2025.

- Drawing- Proposed- Proposed Layout and Elevations, numbered 01, received by the City Council as Local Planning Authority on 12 November 2025.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

3) Notwithstanding the details submitted with the application, no above ground construction works shall take place until details/samples of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details/samples.

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) 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 ground floor of the side elevations of the development facing no.21 Northfield Road or no.25 Northfield Road 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.

5) Prior to the first occupation of the development hereby approved, a detailed scheme showing the design, location and size of a facility to store refuse and waste materials shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation of the development and retained thereafter.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

Informatives

1) Unauthorised works on site:

This consent does not confer permission for the unauthorised works that can be seen at the second floor level of the host property.

2) Development Low Risk Area - Standing Advice:

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242. Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Appendix 1 – List of consultees & neighbours notified

Mining Remediation Authority

26 Parkfield Road North, Manchester, M40 3TA
21 Northfield Road, Manchester, M40 3SZ
24 Parkfield Road North, Manchester, M40 3TA
Vine Fold House, 4 Vine Fold, Manchester, M40 3TG
25 Northfield Road, Manchester, M40 3SZ
30 Northfield Road, Manchester, M40 3SY
26 Northfield Road, Manchester, M40 3SY
24 Northfield Road, Manchester, M40 3SY
28 Parkfield Road North, Manchester, M40 3TA
28 Northfield Road, Manchester, M40 3SY

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH AREA