Planning

Growth & Development

Delegated officer report for planning application

Application no.	145191/FH/2026
Date registered valid:	16 February 2026
Proposal:	Erection of a single-storey rear extension.
Address:	103 Lawnhurst Avenue, Manchester, M23 9RG
Ward(s):	Brooklands Ward
Applicant:	Mr Mark Maddocks & Ms Rachel Fitzgerald
Agent (if any):	Mr Paul Anderton, B2 Architecture Ltd
Case officer:	Ciara Gettinby Tel: 0161 234 3048 Email: ciara.gettinby@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**8 April 2026**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 12 March 2026

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 18 February 2026 Expired: 11 March 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 three-storey, C3, semi-detached dwellinghouse. The property features brown brickwork, white uPVC window frames and grey roof tiles. The property is newly built, in 2002 and features a modern look. To the front and side of the property is an area of hardstanding with the parking provision for two vehicles. The rear of the property features a garage and moderately sized garden which features artificial grass and a patio.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
Lawnhurst Avenue is a residential street located in the Brooklands Ward of Manchester. The property is surrounded by similar built family properties, as part of a larger scheme, approved in 2002. The area constitutes of 308 residential units with associated highway layouts, car parking and garages. The area benefits from nearby green space such as Wythenshawe Park and Gardens within walking distance. The area also benefits from sustainable transport links as there are multiple bus stops and Moor Road Metrolink Tram stop.

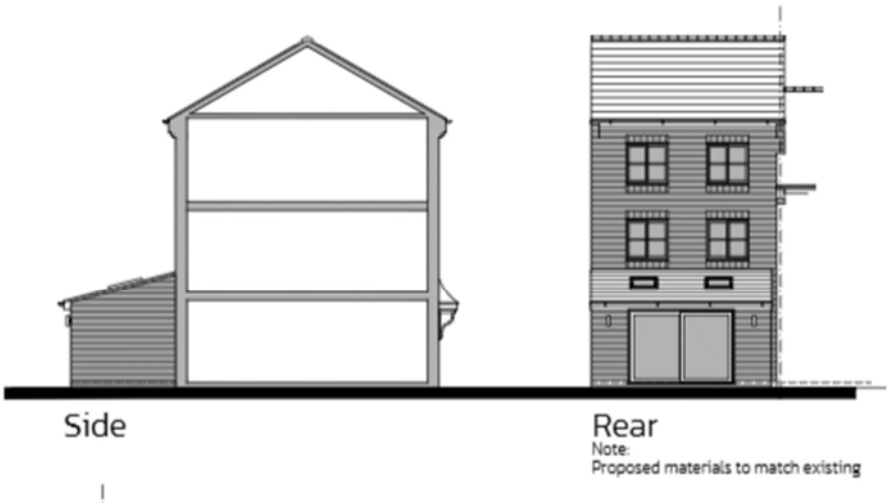
Description of development
The applicant is seeking planning permission for the erection of a single-storey rear extension. This would facilitate a day room.

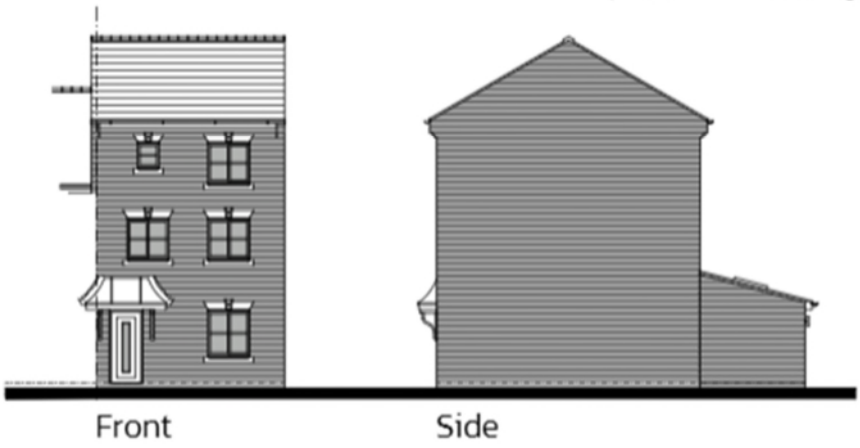
Consultations & Notification Responses
Neighbours, as per appendix 1- no comments or objections.

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
Policy EN3- Heritage

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
-Chapter 16- Conserving and enhancing the historic environment

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
-Policy JP-P2: Heritage

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 front extension for additional living accommodation 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
Whilst there is no specific property history, the site itself has past planning history. 064268/FO/SOUTH2/02- Erection of 308 no. 2,3 & 4 storey residential units with associated highway layouts, garages, car parking and landscaping following demolition of existing College. Approved 2002.

Siting Scale and Massing
The extension would be sited east of the property and would project backwards from the host dwellinghouse by 3m and measure a length of 5m across the rear of the property. The extension would be set back by 0.3m from the shared boundary with the adjoining property. The development proposes a mono-pitched roof design which would measure a roof height of 3.3m sloping down to meet the eaves at 2.4m. Four windows are proposed, two of which would be roof lights and two would be bi-fold doors that would face into the applicant's private rear garden.

Considering the permitted development fallback of the rearward projection of 3m, the scale of the extension would be considered acceptable. 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.

Visual Amenity & Appearance
The submitted application form confirms that the materials used would be matching to the original dwellinghouse. This would include the brickwork, roof tiles and window frames of the extension. As the surrounding properties are uniform in appearance, the use of matching materials is important to blend with the dwellinghouse and area. The location of the extension, to the rear of the property would ensure the property does not have a presence within the street scene.

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 development would not be out of place for the character of the street. 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 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 non-adjoining neighbour, no. 1 Lawnhurst Avenue is located south of the applicant property. The extension would be set back from the shared boundary by 3m and would not pass the properties existing building line. Regarding sunlight, the proposal is not considered to create any further overshadowing or loss of light than existing. The side elevation would be blank and therefore no windows would face towards the neighbouring property and would maintain the existing levels of privacy. The modest dimensions and siting of the proposal is not considered to create an overbearing feature for no. 1 Lawnhurst Avenue.

The adjoining neighbour, no. 101 Lawnhurst Avenue is located north of the applicant property. As existing, this property is set forward by approx. 1m and therefore would only feel 2m of the projection of the extension. In addition, the extension would be slightly set back from the shared boundary by 0.3m and therefore is not considered to create an overbearing feature for the neighbouring property. The modest dimensions, one-storey height and roof design would ensure that the mass and bulk would be contained onto the applicant property. Regarding sunlight, the proposal would cause slight overshadowing in the afternoon hours onto the neighbouring property, however this would not be considered significant and would not be so undue to warrant a reason for refusal. No windows would face towards the neighbouring property and therefore the existing levels of privacy would be retained. Considering there has been no objections received and the small development of the proposal, it is considered acceptable.

The property to the rear consists of three garages for nearby housing and is located 17m away. Considering the nature of the garages, the proposal is not considered to cause any residential amenity implications including, privacy, onlooking, overshadowing or loss of light.

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.

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 polices 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:

Proposed elevations, ref- 01
Proposed floor plans, ref- 01
Proposed Site plan, ref- 03
Location plan, ref- 02

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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 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.

Appendix 1 – List of consultees & neighbours notified

101 Lawnhurst Avenue, Manchester, M23 9RG
1 Lawnhurst Avenue, Manchester, M23 9RW
2 Worcester Avenue, Manchester, M23 9RN
99 Lawnhurst Avenue, Manchester, M23 9RW

Appendix 2 – Planning constraints