

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144557/FH/2025
Date registered valid: 2 December 2025
Proposal: Erection of single storey rear extension and hip to gable conversion.
Address: 10 Rimmington Close, Manchester, M9 7DP
Ward(s): Charlestown Ward

Applicant: Ms Po Wong
Agent (if any): Mr Steven King, Gamble King and Noone Limited
Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 5 February 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 8 January 2026

Standard consultations:

Printed: 10 December 2025

Expired: 3 January 2026

Neighbour notifications

Printed: 10 December 2025

Expired: 3 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site relates to 10 Rimmington Close within the north Manchester ward of Charlestown. The dwellinghouse relates to a semi-detached, two storey dark brick dwellinghouse sited along the maintained road of Rimmington Close and facing in the direction of Boggart Hole Brook. The applicant property sits within an irregular plot, with a pinch point to the rear of the site, as the plot becomes narrower in size from the front to the rear of the site. Amenity space surrounding the front, side and rear of the site relates to hardstanding and access is available for cars to be parked off street. The applicant site benefits from composite boundary treatment.

Description of area

The surrounding area is residential in nature. The applicant site faces onto land in connection with Boggart Hole Brook.

Description of development

The submitted application seeks planning permission for the erection of single storey rear extension and hip to gable conversion.

The rear extension would have a projection of 4 metres and be sited approximately 0.2 metres off the shared boundary with no.12 Rimmington Close. The proposal would have a lean to roof with a height at the largest point of 3.4 metres. The extension would involve the insertion of a door and window within the rear elevation and 3 rooflights.

A hip to gable roof conversion is also proposed, and the height of the roof would align with the highest point of the existing roof. Such hip to gable conversion would offer the applicant additional floor space.

Materials to be used have been listed within the application form to match those within the host property.

Negotiations during the Course of the Application

The initial scheme sought consent for a two storey rear extension with elevational alterations to the host property. The agent was advised that the LPA had significant concerns with the scheme.

The scheme was therefore amended to a single storey rear extension to overcome concerns raised.

Planning History

No planning history exists for this site.

Consultations & Notification Responses

Local Residents

Local residents were consulted and 1no. neutral response was received requesting a swift brick condition be attached to any approval granted.

Environmental Health

Environmental Health made comments during the course of the application and confirmed they had no comments to make.

Mining Remediation Authority

The Mining Remediation Authority were consulted on the application, but 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 application seeks planning permission for the erection of single storey rear extension and hip to gable conversion. The initial scheme sought consent for a two storey rear extension with a projection of 4.5 metres. Given the proximity of the surrounding properties due to the formation of the plots, in this instance the scheme could not be supported. As such, the scheme was amended to a single storey rear extension with a smaller projection. Given the amendments made and with due consideration to local and national policies, in this instance the scheme can be supported.

Residential/ Visual Amenity

Impact to no.12 Rimmington Close:

No.12 Rimmington Close is the adjoining neighbour to the applicant site and would experience the 4 metre rear extension at single storey extremely close to the common boundary. As a result of the proposal, a 10 metre gap would remain to the rear boundary of the neighbour's rear garden. Given the roof of the extension has a lean to roof where the height of the extension reduces and given the 4 metre projection, the proposal is not considered overbearing to the adjoining neighbour. Although there is low boundary treatment separating the two properties, it is not considered the windows would give rise to adverse privacy implications to the adjoining neighbour beyond the existing level of overlooking. Due to the orientation of properties in the streetscene, no loss of light implications would be felt.

The hip to gable roof conversion would not be visible from no.12 Rimmington Close and so would not be impacted by this element of works.

Impact to no.8 Rimmington Close:

No.8 Rimmington Close is the non- adjoining neighbour. Due to the irregular plot of the applicant site, the distance from the proposal to the common boundary would vary. At the closest point a 0.8 metre gap would be retained. However, given the spaciousness between the proposal and the boundary would increase and given the proposal has a maximum height of 3.4 metres, any overbearing implications would not be considered severe. Due to the placement of windows, it is not considered the proposal would give rise to overbearing implications. Although the applicant would sit due south of the neighbouring property, given the first floor level has been omitted and the projection reduced, it is not considered any loss of light implications would be severe.

This neighbour would feel the additional built form of the hip to gable roof conversion. However, given the roof form would project no higher than the highest point of the roof as existing and given the separation between the properties, the hip to gable roof conversion would not adversely impact no.8.

Properties to the rear along Pinfold Avenue:

Given the irregular form of the plot and the orientation of the properties along this section of Rimmington Close, the lack of hedges and the close proximity of surrounding properties, the properties to the rear of Pinfold Avenue appear close to the applicant site. Given a 10 metre gap would remain to the rear boundary of the neighbour's rear garden and as the proposal would have a height of 3.4 metres, no adverse implications would be caused to the neighbours.

Any visual implications from the hip to gable roof conversion would be limited to the neighbours to the rear.

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, Appearance and Scale

The extension has a projection of 4 metres with a lean to roof. Whilst it is acknowledged that the proposal would not comply with the maximum rearward projection as specified through DC1.3 (3.65 metres), given the difference would be marginal- 0.35 metres and given the remaining space to the rear of the site and roof formation, in this instance it can be considered such projection can be successfully accommodated within the space.

Materials to be used have been listed as matching the host property and a condition to this effect would be attached to any approval granted.

The proposed hip to gable roof conversion would be considered acceptable in size and form as the roof would extend no higher than the highest existing point and the materials to be used would match those within the host property.

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.

Bin Storage

No change to bin storage would occur as a result of the proposal.

Car Parking

No change to off street car parking would occur as a result of the proposal.

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, have addressed issues that have been identified with the submission of a revised scheme and appropriate conditions have been attached to the approval granted.

Condition(s) to be attached to decision for approval

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:

-Application Form, received by the City Council as Local Planning Authority on 2 December 2025.

-Correspondence- Amendment to Description of Development, received by the City Council as Local Planning Authority on 5 February 2026.

-Elevations, numbered P02C, received by the City Council as Local Planning Authority on 4 February 2026.

-Proposed Site Plan, numbered P03B, received by the City Council as Local Planning Authority on 4 February 2026.

-Floor Plans, numbered P01D, received by the City Council as Local Planning Authority on 5 February 2026.

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) 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.

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 windows, doors or other openings shall be installed in the ground floor of the two side elevations or in the second floor of the gable elevation of the development 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.

Informatives

1) 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

2) Swift bricks

If the development can accommodate it, it is requested that consideration is given to the installation of Swift Bricks. Swift bricks must be fitted in accordance to the specifications of BS 42021:2022 - Integral nest boxes.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Mining Remediation Authority

21 Pinfold Avenue, Manchester, M9 7DW
23 Pinfold Avenue, Manchester, M9 7DW
9 Pinfold Avenue, Manchester, M9 7DW
60 Clough Top Road, Manchester, M9 7EE
12 Rimmington Close, Manchester, M9 7DP
8 Rimmington Close, Manchester, M9 7DP
6 Rimmington Close, Manchester, M9 7DP
4 Rimmington Close, Manchester, M9 7DP
3 Rimmington Close, Manchester, M9 7DP
2 Rimmington Close, Manchester, M9 7DP
1 Rimmington Close, Manchester, M9 7DP
7 Pinfold Avenue, Manchester, M9 7DW
5 Pinfold Avenue, Manchester, M9 7DW
19 Pinfold Avenue, Manchester, M9 7DW
17 Pinfold Avenue, Manchester, M9 7DW
15 Pinfold Avenue, Manchester, M9 7DW
13 Pinfold Avenue, Manchester, M9 7DW
11 Pinfold Avenue, Manchester, M9 7DW

58 Clough Top Road, Manchester, M9 7EE

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Development High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA

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