MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no.	145077/FH/2026
Date registered valid:	2 February 2026
Proposal:	Erection of single-storey rear and side extension including elevational alterations.
Address:	21 Aldermary Road, Manchester, M21 7QW
Ward(s):	Chorlton Park Ward
Applicant:	Mr Mike Lazarou
Agent (if any):	Mr Umayr Azam, Northedge Architecture
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **02 February 2026**

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 12 February 2026

Standard consultations: Printed: 6 February 2026 Expired: 27 February 2026

Neighbour notifications: Printed: 6 February 2026 Expired: 27 February 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The proposal relates to a two storey semi detached dwellinghouse on Aldermary Road. The property features and extension single storey rear outrigger and single storey rear conservatory along with a detached rear garage. To the front and side the property features hardstanding for off street vehicle parking. The site is susceptible to surface water flooding.

Description of area

The property is in a mostly residential part of the Chorlton Park ward of Manchester.

Description of development

Erection of single-storey rear and side extension including elevational alterations.

Erection of single-storey rear and side extension

The proposal demolishes the existing outrigger, conservatory and detached garage and replaces them with a rear extension that projects 4000mm from the main rear elevation and spans 8000mm from a small set back from the shared boundary to sit 1890mm beyond the existing side elevation and leaving 540mm to the adjoining boundary. The proposed extension is finished in render with brick quoins to match the existing dwelling and a flat roof with large lantern rooflight. New glazing is featured to the rear and front of the side extension.

Elevational alterations

The proposed elevational alterations include rendering the exisitng side and rear elevations to match the principal elevations retaining brick cill detailing and a new side door and side window to ground floor.

Figure 1. Proposed elevations

PLANNING HISTORY

There is no planning history at the address.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester City Council Flood Risk Management

Manchester City Council Flood Risk Management were consulted on this application and had no objection to the proposed recommending the attachment of standard flood risk informative.

Notifications

Local Residents

No representations received.

NEGOTIATIONS

During the consultation process, issues were identified which required positive and proactive negotiation with the applicant.

The proposed side extension would retain only a 540 mm separation to the shared boundary. Although there is currently no boundary treatment in place, the arrangement relies on the ability to move refuse and recycling bins over the adjacent neighbour's hardstanding to access the rear garden. This access could be removed at any time should the neighbour erect a boundary fence under permitted development rights, which would leave the applicant without a suitable route for bin movements.

To address this, officers advised that a dedicated bin-storage solution would be required, either to the side of the property (if feasible) or within the frontage, to ensure that adequate, convenient and independent refuse storage can be provided.

Updated proposed development

The updated scheme introduces a new secured timber bin store.

Figure 2. Updated elevation with proposed bin store.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Minimal addition does not require renotification.

RELEVANT POLICIES

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions on planning applications must be made in line with the statutory development plan, unless material considerations indicate otherwise.

For Manchester, the development plan comprises:

- The Core Strategy (2012–2027)
- Saved policies of the Unitary Development Plan (UDP)
- The Places for Everyone Joint Development Plan Document (2022–2039)

These documents are considered up to date and carry substantial weight in decision-making. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance.

The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

Where applicable, the Council must give special regard to preserving the character of conservation areas and the setting of listed buildings, in line with statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The policies referenced in this report are those considered most relevant to the nature, scale and location of the proposed development as follows:

- The Manchester Core Strategy Development Plan Document 2012-2027
    - Development Management and Planning Obligations
        - DM 1 - Development Management
    - Objective 1 - Spatial Principles
        - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
    - Objective 6 Environment
        - EN 1 - Design Principles and Strategic Character Areas
        - EN 14 – Flood Risk (partially replaced by PfE Policy JP-S 4)
        - EN 19 – Waste
- Guide to development in Manchester - supplementary planning document and planning guidance, April 2007

- Extant Unitary Development Plan (UDP) –
    - Citywide Development Control Policies
        - DC1 - Residential extensions
        - DC26 - Development and Noise
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
    - Strategy
        - JP-Strat9: Southern Areas
    - Sustainable and Resilient Places
        - JP-S1: Sustainable Development
        - JP-S4: Flood Risk and the Water Environment
    - Places for People
        - JP-P1 Sustainable Places
- National Planning Policy Framework (NPPF) December 2024–
    - Section 2 - Achieving sustainable development
    - Section 4 – Decision-making
    - Section 12 – Achieving well-designed places
    - Section 14 - Meeting the challenge of climate change, flooding and coastal change
- National Planning Policy Framework Draft for Consultation December 2025 - National decision-making policies
    - Chapter 3 – Decision-making policies
        - DM1: Preparing development proposals
        - DM2: Information requirements
        - DM3: Determining development proposals
        - DM6: Use of planning conditions and obligations
        - DM7: Relationship with other regulatory regimes
    - Chapter 4 - Achieving sustainable development
        - S3: Presumption in favour of sustainable development
        - S4: Principle of development within settlements
    - Chapter 12 - Making effective use of land
        - L4: Residential extensions

- Chapter 14 - Achieving well-designed places
  - DP3: Key principles for well-designed places
  - DP4: The Design process
- Chapter 18 - Managing flood risk and coastal change
  - F4: Assessing flood risk for decision-making

ASSESSMENT

Principle of development

Many people prefer to extend their existing homes rather than move, and the planning system needs to accommodate this demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The Council is not generally in favour of dealing with this issue by laying down firm rules about home extensions with each case looked at on its individual merits, having regard to a range of criteria.

In this case the principle of the development is acceptable.

As stated in Policy DM 1 of the Manchester Core Strategy, all development should have regard to the following specific issues:

Appropriate siting, layout, scale, form, massing, materials, and detail

The new addition is designed to match the style and features of the current building by using matching brick and render to the existing dwellinghouse and matching window fenestrations. New rendering introduced matches the rendering to the principal elevation and retains the existing brick quoins to ensure detailing is retained.

The proposed rear extension is designed to be subservient to the original dwelling house by being entirely at ground floor and to the rear and using matching materials. Its is noted that existing structures are located on the rear elevation which have been accepted.

Impact to No23

Given No.23 has an existing rear extension that projects to a similar level the impact to no.23 is acceptable. Furthermore, the existing conservatory being demolished has been an accepted addition.

Impact to No.19

The impact to No19 is greater however given the single storey nature, the distance retained to the shared boundary, the existing rear outrigger at No19, and the fact the proposal replaces an existing outrigger and detached garage at the location the impact to massing would likely be better given the removal of the garage on the boundary.

Due to its, size, position and location in relation to neighbours, the proposal would not create and over-dominant or overbearing feature.

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.

Only minimal views of the main proposed works are capable of being seen from the street. Given the position of the extension and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby, notably an extension approved at No23 and would not therefore disrupt the area's existing features.

Effects on amenity

Privacy

The proposal includes adding bifold doors to the new rear elevation however given these are at ground floor and replace similar windows on this elevation the impact to privacy is minimal.

The proposal includes a new side facing door and window on the existing side elevation, given these are on the original elevation and are at ground floor these would have likely been a PD addition and are therefore acceptable.

Light
Given the proposal is entirely at ground floor level and the existing ground floor extensions at either neighbour the impact to light is acceptable.

Noise
The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal does not change how people can get in and out of the building.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.

The proposal removes external access to the rear of the property, and the applicant has confirmed that waste bins are to be stored in the garage/bin store as denoted on the submitted plans.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property.

Green Infrastructure including open space, both public and private

The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

Flood risk and drainage.

The site has been identified as being susceptible to surface water flooding. Given the proposed development is a residential extension, a full Flood Risk Assessment was not required as it would be disproportionately onerous given the limited scale and nature of the works, and the LLFA was satisfied that suitable Property Flood Resilience (PFR) measures can be incorporated to mitigate residual risk. An informative has been attached to the decision advising the applicant to incorporate PFR measures.

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.

PLANNING BALANCE & CONCLUSION

The proposal has been assessed against local and national planning policy, with particular regard to its design, impact on neighbours, flood risk and provision for refuse storage. The extension is of an appropriate scale and appearance, respects the character of the property and surrounding area, and would not cause unacceptable impacts on neighbouring homes. The updated bin storage arrangement ensures the property can function independently without relying on access across adjacent land. Although the site is susceptible to surface water flooding, the scale of development is modest and appropriate property level flood resilience measures can satisfactorily manage any residual risk. Taking all relevant considerations into account, the scheme represents a balanced and sustainable form of development, and the application can therefore be supported.

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. There were minor changes required to meet the requirements for approval, and the officer and applicant worked together to find an amicable solution.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-year time limit

The development must be begun not later than three years beginning with the date of this permission.

Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Specified plans

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

a. Drawing - Location Plan 02 Feb 2026 THE LOCATION PLAN
b. Drawing - Proposed 02 Feb 2026 26-07-20-001 FLOOR PLAN
c. Drawing - Proposed 02 Feb 2026 26-07-20-002 ELEVATIONS

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Materials to match

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. Bin store

The secure and ventilated bin store for the storage of waste containers, including segregated and recyclable waste, as listed with the drawings above, shall be implemented prior to the first use of the extension hereby approved and thereafter retained and maintained, in perpetuity.

Reason - In the interests of residential and visual amenity pursuant to saved policy DC1 of the Unitary Development Plan for Manchester and policies SP1 and DM1 of the Core Strategy for Manchester.

5. Flat roof restriction

The flat roof of the extension(s) shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

INFORMATIVE(S)

1. Minor extension applications in Flood Zones 2/3/climate change, or at risk of flooding from surface water

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.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

MCC Flood Risk Management

10 Haddon Road, Manchester, M21 7QU

8 Haddon Road, Manchester, M21 7QU

16 Aldermary Road, Manchester, M21 7QN

16 Derwent Close, Manchester, M21 7QT

18 Aldermary Road, Manchester, M21 7QN

14 Aldermary Road, Manchester, M21 7QN

20 Aldermary Road, Manchester, M21 7QN

14 Derwent Close, Manchester, M21 7QT

23 Aldermary Road, Manchester, M21 7QW

19 Aldermary Road, Manchester, M21 7QW

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