MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143573/FO/2025
Date registered valid:	17 September 2025
Proposal:	Erection of single storey rear extension
Address:	Flat 4, Linden Court, 10 The Beeches, Manchester, M20 2FR
Ward(s):	Didsbury West Ward
Applicant:	Mr Paul Johnson
Agent (if any):	Mr A Gilbert
Case officer:	Ellie Knowles Tel: 0161 219 6633 Email: ellie.knowles@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**19 December 2025**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 8 October 2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 18 September 2025 Expired: 9 October 2025
Printed: 10 November 2025 Expired: 24 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/area



The application relates to a ground floor apartment, no.4, within the Linden Court development in Didsbury West ward. The application property was significantly extended under planning permission 080215/FO/2006/S2 to form 11 apartments involving a three rear storey extension, basement accommodation, under-croft car parking for 11 cars and associated landscaping.

The application apartment comprises the southwestern corner of the extended property, with wraparound paved raised terrace. The development affords a shared communal garden sited at a lower land level to the rear of the plot and under croft resident carpark.

The surrounding area is predominantly residential in character, featuring large period properties that have been subdivided into apartment alongside mid-century purpose-built residential blocks.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The applicant is seeking permission for the erection of a single storey rear extension to a ground floor apartment, to form additional living accommodation.

Consultations & Notification Responses

Local responses

3 letter(s) of representation were received from local residents raising the following concerns:

- Side window would create overlooking – *Design amended to high level obscure glazed window during application.*
- Impacts upon outlook.
- Can the building sustain the weight of the proposed extension over the existing underground carpark? – *This is a Building Control Matter.*
- Detail how the structure is to be attached to the existing patio/building? – *This is a Building Control Matter.*
- To be reassured that any subsequent issues to the existing structure that is caused by the building of the proposed extension is the sole liability of the applicant to rectify without requesting monies from the existing maintenance funds. – *This is a Civil Legal Matter.*
- Devaluing my property.

Consultee responses
None

Relevant Planning History

At the application site –

080215/FO/2006/S2 – Change of use of existing residential premises to form 11 apartments involving 3 storey extension, basement accommodation, under-croft car parking for 11 cars and associated landscaping. Approved at Planning Committee 23.11.2006.

History of negotiations

Amendments were requested of the proposed elevations, to show accurate projections. Amended plans were received 26/09/25.

During the course of the application following the applicant's discussions with neighbouring residents, the agent submitted revised plans on 02/11/2025 to address residential amenity concerns relating to privacy (side window) and outlook (extension roof line). Neighbours were renotified on the basis of these revised plans.

Local Planning Policies

Places for Everyone (2022-2039) – 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 PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-S1 – Sustainable Development
JP-P1 – Sustainable Places

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)

The relevant saved **UDP** policies for this application are:

DC1– Residential Extensions

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester's Emerging Space Standards)

Consultation draft National Planning Policy Framework (December 2025)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. A draft revised NPPF was published for consultation on 16 December 2025. The consultation period runs for 12 weeks and will close on 10 March 2026.

The draft NPPF proposes significant changes to the structure and content of national policy. These include a move to Local Plan-style policy sections, a clearer distinction between plan-making and decision-making policies, and the reintroduction of strategic planning through

Spatial Development Strategies. Other notable changes include an expanded presumption in favour of sustainable development, policies promoting higher densities around transport hubs, and support for small and medium-scale housing schemes through a new “medium development” category. The draft also integrates National Development Management Policies, strengthens climate change and biodiversity policies, and introduces measures to encourage clean energy and critical minerals development.

Once adopted, the revised NPPF will replace the current framework and form a key part of national planning policy. At this stage, as the document is subject to consultation and has not yet been finalised, while still a material consideration, it can only be afforded limited weight in the determination of planning applications. In this instance, the relevant sections is outlined below:

Policy L4 (Residential extensions) – This policy states that development proposals to extend existing dwelling houses should blend effectively with the existing building and its immediate surroundings in terms of its scale and form; and maintain acceptable living standards for current and new occupiers in terms of access to daylight, sunlight, privacy and external amenity space

National Planning Policy Framework (December 2024)

The NPPF (December 2024) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 4 – Decision-making
- Section 12 – Achieving well-designed places

Paragraph 135 states – Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Issues

Principle of development:

The principle of erecting a single storey rear extension to provide additional living accommodation for a residential dwellinghouse (apartment) is acceptable given that many

individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Impact on visual amenity and the streetscene:

The proposed extension to flat no.4 is sited at the rear of the property, acting as an infill beneath the existing first floor balcony, which would be flush in width. It would project approx. 2.96m rearwards from the host apartment, with an overall width of approx. 7.3m, a flat roof with parapet height set 100mm below the balcony above. A separation distance of 1m would be retained to the rear of the terrace, to maintain access.

The proposed rear extension would be built of white render to match elements of the existing property with grey uPVC-framed fenestration. The submitted plans indicate that its southern facing side elevation would feature a large, glazed panel, its rear elevation would feature the existing glazed unit, and its north facing side elevation would feature a high-level obscured glass window.

The 2.96m rearward projection of the rear extension complies with the limit stipulated within saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m). As such, the overall siting, scale, and massing of the proposal is considered to be acceptable as the developments are understood as being subservient to the host property in terms of their dimensions, would avoid resulting in 'excessively large or bulky' additions to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing overbearing features into the area. Sufficient private outdoor amenity space would also be retained to the rear of the site.

The proposal would be in-keeping with the existing form of the apartment building, with its design mirroring the balcony element above. Sited at the rear of the property, the proposal would not be highly visible within the street scene (The Beeches), however given its elevated position on the terrace, the extension would be visible from the private car parking areas due south. Nevertheless, its use of materials that reflect elements of the building it is to be attached to would provide a blended appearance with the host property, ensuring that the extensions do not form prominent visual features. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Impact on residential amenity:

On the basis, that the proposed rear extension would be single storey and terminate 100mm below the first floor balcony above, accommodate a rearward projection of 2.96m and be inset 3.25m from the shared boundary with the adjoining ground floor apartment due north, it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, given that the proposed rear elevation would afford the same glazing unit as existing, a high-level window with obscure glazing is proposed in the north facing side elevation, the proposed fenestration is not considered to give rise to any indue overlooking and loss of privacy of neighbouring occupiers.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Impact on Highway Safety:

The proposed development would not reduce the existing parking provision within the under-croft carpark, as such is considered acceptable in this regard.

Waste:

The current waste storage arrangements would be unaffected by the proposal.

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 policies DC1 of the UDP, policies DM1 and SP1 of the Core Strategy, policy JP-P1 and JP-P2 of the Places for Everyone joint development plan document and chapter 12 of the NPPF.

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

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, Places for Everyone and other material considerations. In this instance amended plans were submitted showing revised fenestration and reduction in height of

the rear extension, the application has been determined with the attachment of appropriate conditions.

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 documents labelled:

- 'Proposed Elevations', numbered '3', stamped as received by the City Council as Local Planning Authority on the 02/11/2025.
- 'Amended Roof Structure', stamped as received by the City Council as Local Planning Authority on the 02/11/2025.
- 'Existing & Proposed Plans', numbered '1', stamped as received by the City Council as Local Planning Authority on the 04/11/2025.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3) The materials used in the external surfaces of the development hereby approved shall be those as specified on approved plan/drawing ref. Proposed Elevations, numbered 3, dated 2/11/2025.

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) The high-level window in the ground floor of the northern side elevation of the development hereby approved shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall be retained as such thereafter.

Reason - In order to protect the amenity of neighbouring residents and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

7 The Beeches, Manchester, M20 2BG
Flat 11, Linden Court, 10 The Beeches, Manchester, M20 2FR
Flat 10, Irnodale, 11 The Beeches, Manchester, M20 2FR
Flat 7, Irnodale, 11 The Beeches, Manchester, M20 2FR
Flat 6, Irnodale, 11 The Beeches, Manchester, M20 2FR
5 Stanton Avenue, Manchester, M20 2PG
Flat 3, Stanton Gardens, 7 Stanton Avenue, Manchester, M20 2PT
Flat 13, Highover House, The Beeches, Manchester, M20 2BG
Flat 12, Highover House, The Beeches, Manchester, M20 2BG
Highover House, The Beeches, Manchester, M20 2BG
Flat 4, Highover House, The Beeches, Manchester, M20 2BG
Flat 3, Beech House, The Beeches, Manchester, M20 2AH
Flat 9, Beech House, The Beeches, Manchester, M20 2AH
Flat 19, Beech House, The Beeches, Manchester, M20 2AH
Flat 2, Linden Court, 10 The Beeches, Manchester, M20 2FR
Flat 5, Linden Court, 10 The Beeches, Manchester, M20 2FR
Flat 9, Linden Court, 10 The Beeches, Manchester, M20 2FR
Flat 7, Linden Court, 10 The Beeches, Manchester, M20 2FR
Flat 8, Linden Court, 10 The Beeches, Manchester, M20 2FR
11A The Beeches, Manchester, M20 2FR
Flat 10, Stanton Gardens, 7 Stanton Avenue, Manchester, M20 2PT
Flat 4, Stanton Gardens, 7 Stanton Avenue, Manchester, M20 2PT
Flat 14, Highover House, The Beeches, Manchester, M20 2BG
Flat 8, Highover House, The Beeches, Manchester, M20 2BG
Flat 21, Beech House, The Beeches, Manchester, M20 2AH
Flat 32, Beech House, The Beeches, Manchester, M20 2AH
Flat 12, Beech House, The Beeches, Manchester, M20 2AH
Flat 5, Beech House, The Beeches, Manchester, M20 2AH
Flat 24, Beech House, The Beeches, Manchester, M20 2AH
Flat 2, Stanton Gardens, 7 Stanton Avenue, Manchester, M20 2PT
Flat 1, Linden Court, 10 The Beeches, Manchester, M20 2FR
Flat 3, Linden Court, 10 The Beeches, Manchester, M20 2FR
Flat 1, Irnodale, 11 The Beeches, Manchester, M20 2FR
Flat 7, Stanton Gardens, 7 Stanton Avenue, Manchester, M20 2PT
Flat 15, Highover House, The Beeches, Manchester, M20 2BG
Flat 17, Beech House, The Beeches, Manchester, M20 2AH
Flat 25, Beech House, The Beeches, Manchester, M20 2AH
Flat 28, Beech House, The Beeches, Manchester, M20 2AH
Flat 35, Beech House, The Beeches, Manchester, M20 2AH
Stanton Gardens, 7 Stanton Avenue, Manchester, M20 2PT
Flat 2, Irnodale, 11 The Beeches, Manchester, M20 2FR
Flat 3, Irnodale, 11 The Beeches, Manchester, M20 2FR
Flat 1, Stanton Gardens, 7 Stanton Avenue, Manchester, M20 2PT
Flat 7, Highover House, The Beeches, Manchester, M20 2BG
Flat 13, Beech House, The Beeches, Manchester, M20 2AH
9 Stanton Avenue, Manchester, M20 2PG
Flat 3, 6 The Beeches, Manchester, M20 2BG
Flat 5, 6 The Beeches, Manchester, M20 2BG
Flat 10, Linden Court, 10 The Beeches, Manchester, M20 2FR
Flat 5, Irnodale, 11 The Beeches, Manchester, M20 2FR

Flat 8, Irnodale, 11 The Beeches, Manchester, M20 2FR
Flat 11, Highover House, The Beeches, Manchester, M20 2BG
Flat 10, Highover House, The Beeches, Manchester, M20 2BG
Flat 2, Highover House, The Beeches, Manchester, M20 2BG
Flat 6, Highover House, The Beeches, Manchester, M20 2BG
Flat 22, Beech House, The Beeches, Manchester, M20 2AH
Flat 20, Beech House, The Beeches, Manchester, M20 2AH
Flat 10, Beech House, The Beeches, Manchester, M20 2AH
Flat 11, Beech House, The Beeches, Manchester, M20 2AH
Flat 1, Beech House, The Beeches, Manchester, M20 2AH
Flat 31, Beech House, The Beeches, Manchester, M20 2AH
Beech House, The Beeches, Manchester, M20 2AH
Flat 1, 6 The Beeches, Manchester, M20 2BG
Flat 4, 6 The Beeches, Manchester, M20 2BG
Flat 9, Irnodale, 11 The Beeches, Manchester, M20 2FR
11B The Beeches, Manchester, M20 2FR
Flat 8, Stanton Gardens, 7 Stanton Avenue, Manchester, M20 2PT
Flat 9, Highover House, The Beeches, Manchester, M20 2BG
Flat 1, Highover House, The Beeches, Manchester, M20 2BG
Flat 5, Highover House, The Beeches, Manchester, M20 2BG
Flat 29, Beech House, The Beeches, Manchester, M20 2AH
Flat 15, Beech House, The Beeches, Manchester, M20 2AH
Flat 36, Beech House, The Beeches, Manchester, M20 2AH
Flat 26, Beech House, The Beeches, Manchester, M20 2AH
Flat 27, Beech House, The Beeches, Manchester, M20 2AH
Flat 6, Beech House, The Beeches, Manchester, M20 2AH
Flat 4, Beech House, The Beeches, Manchester, M20 2AH
5 The Beeches, Manchester, M20 2BG
Flat 7, 6 The Beeches, Manchester, M20 2BG
Flat 6, 6 The Beeches, Manchester, M20 2BG
Flat 6, Linden Court, 10 The Beeches, Manchester, M20 2FR
Flat 9, Stanton Gardens, 7 Stanton Avenue, Manchester, M20 2PT
Flat 16, Highover House, The Beeches, Manchester, M20 2BG
Flat 14, Beech House, The Beeches, Manchester, M20 2AH
Flat 7, Beech House, The Beeches, Manchester, M20 2AH
Flat 18, Beech House, The Beeches, Manchester, M20 2AH
Flat 34, Beech House, The Beeches, Manchester, M20 2AH
Flat 6, Stanton Gardens, 7 Stanton Avenue, Manchester, M20 2PT
Flat 2, 6 The Beeches, Manchester, M20 2BG
Flat 33, Beech House, The Beeches, Manchester, M20 2AH
Flat 4, Irnodale, 11 The Beeches, Manchester, M20 2FR
Flat 5, Stanton Gardens, 7 Stanton Avenue, Manchester, M20 2PT
Flat 3, Highover House, The Beeches, Manchester, M20 2BG
Flat 23, Beech House, The Beeches, Manchester, M20 2AH
Flat 30, Beech House, The Beeches, Manchester, M20 2AH
Flat 8, Beech House, The Beeches, Manchester, M20 2AH
Flat 16, Beech House, The Beeches, Manchester, M20 2AH
Flat 2, Beech House, The Beeches, Manchester, M20 2AH

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 (Less) -
Area Team Boundary - Name: SOUTH AREA