MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144362/FH/2025
Date registered valid:	6 November 2025
Proposal:	Erection of single storey side and rear extension and enlargement of porch
Address:	8 Dalmorton Road, Manchester, M21 0YQ
Ward(s):	Chorlton Park Ward
Applicant:	Carrie Mason
Agent (if any):	Mr Mark Newman, Building Sense Limited
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	17 December 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 25 November 2025

Standard consultations:
Printed: 20 November 2025 Expired: 11 December 2025

Neighbour notifications
Printed: 20 November 2025 Expired: 11 December 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

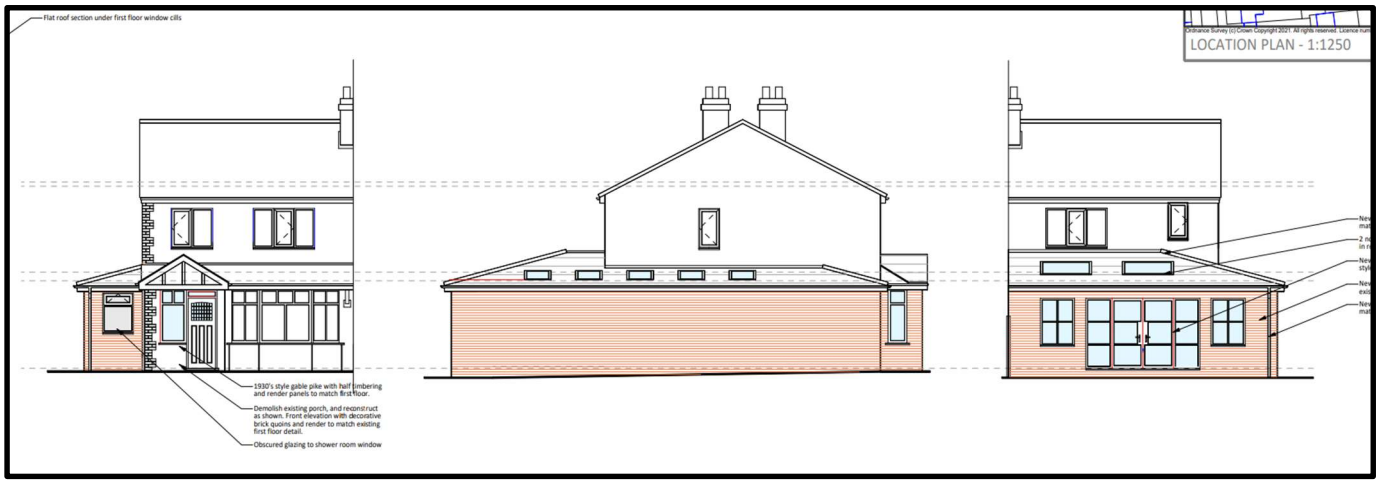
Description of site/building/area

8 Dalmorton Road is a 2 storey Inter-War semi-detached dwellinghouse located towards the eastern end of a short cul-de-sac. The front comprises of a hard surfaced area and modest garden, while at the rear there is a larger garden. The area is predominantly residential in nature.

Listed building: No
Conservation area: No
Tree Preservation Order: No

Description of development

The applicant is proposing to erect a single storey extension to the side and rear of the property to create additional living accommodation. In addition, they are proposing to erect a new front porch following demolition of the existing structure. The proposal is shown below:



Consultations & Notification Responses

Local Residents – No comments received.

MCC Flood Risk Management – No objections to the proposal.

Policies

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.

The National Planning Policy Framework (December 2024) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

c) approving development proposals that accord with an up-to-date development plan without delay; or
d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear strong reason for refusing the development proposed; or
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy 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.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below

Policy SP1, *Spatial Principles,* - Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, *Development Management* – This policy states that all development should have regard to a number of specific issues, of which the following are of most relevance:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Community safety and crime prevention.
- Design for health.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Flood risk and drainage.

Saved UDP Policies – Policy DC1, *Residential Extensions.* – Policy 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 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 street-scene;
e) the effect of the loss of any on-site carparking.

Policy 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 the original buildings);
b) they do not create an 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 street scene by virtue of design, use of materials or constructional 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.

Policy DC1.3 states that 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).

Policy DC1.4 states that in considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

a) the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
b) the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
c) the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

Issues

Principle of the Proposal – A number of the dwellings in the neighbourhood have erected rear and/or side extensions and as such there is no objection in principle to the extension proposed at no. 8 Dalmorton Road. Notwithstanding this, any impact upon existing levels of visual and residential amenity must be assessed, along with any impact on the existing car parking arrangements.

Design – The proposed side and rear extensions, along with the front porch, adopt a traditional design approach. The extensions would be constructed using matching brickwork and finished with roof tiles consistent with the existing dwelling. The front porch would feature decorative brick quoins and render to complement the principal elevation. Given these considerations, the overall design of the development is regarded as acceptable.

Residential Amenity – Given the siting and massing of the proposed extensions, it is not considered that they would subject any adjoining properties to undue overshadowing. In addition, as there are no windows in the side elevations of the proposed extensions it is not considered that the development would lead to undue overlooking and an associated loss of privacy. As a result, it is not considered that the proposal would have a detrimental impact upon the levels of residential amenity enjoyed by the occupants of those dwellings that adjoin the site.

Notwithstanding the above, it is considered prudent to attach a condition restricting the insertion of any additional openings in the side elevations of the proposed development in order to protect residential amenity.

Visual Amenity – Given the design of the proposed extension and porch it is not considered that the development would have an unduly detrimental impact upon the levels of visual amenity enjoyed by the occupants of the adjoining dwellinghouses.

Pedestrian and Highway Safety – The proposal would retain an off-street parking space, as such, it would not result in increased reliance on on-street parking. Consequently, the development is not considered to have an adverse impact on pedestrian or highway safety along Dalmorton Road.

Drainage – A number of properties on Dalmorton Road, as well as sections of the road, have been subject to historic surface water flooding. Flood Risk Management Team were consulted and no objection to the proposal were raised.

Waste Management – The proposed extension maintains a sufficient gap between its side elevation and the common boundary with No. 10 Dalmorton Road. This arrangement enables refuse bins to be stored discreetly at the side or rear of the property, avoiding their placement in the front garden and thereby preserving the visual amenity of the streetscene.

Conclusion

The proposed extensions and front porch at No. 8 Dalmorton Road are acceptable in principle, reflecting the established pattern of development in the area. The design is sympathetic to the existing dwelling, incorporating matching materials and traditional detailing. The scheme would not result in undue harm to residential or visual amenity, nor would it compromise pedestrian or highway safety, as off-street parking provision is retained. Furthermore, matters relating to drainage and waste management have been satisfactorily addressed. Overall, the proposal is considered to comply with relevant planning policies and guidance and is therefore recommended for approval.

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 issues arising from the consideration of this application.

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 received on 6 November 2025:

a) Drawing 25025.01 rev D - Plans and Elevations (Existing and Proposed).

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to 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 Manchester 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 side elevations 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.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
5 Dalmorton Road, Manchester, M21 0YQ
9 Kildare Road, Manchester, M21 0YG
6 Dalmorton Road, Manchester, M21 0YQ
3 Dalmorton Road, Manchester, M21 0YQ
10 Dalmorton Road, Manchester, M21 0YQ
13 Kildare Road, Manchester, M21 0YG
11 Kildare Road, Manchester, M21 0YG
7 Dalmorton Road, Manchester, M21 0YQ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zone Plus Climate Change -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA