

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 144967/FH/2026

Date registered valid: 9 February 2026

Proposal: Erection of single-storey rear extension with canopy and terrace following demolition of extension and conservatory.

Address: 126 Brantingham Road, Manchester, M21 0TU

Ward(s): Chorlton Park Ward

Applicant: Jacob Morisson & Tavia Spencer

Agent (if any): Tomislav Vuletic, FLOCC STUDIO LTD

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20 March 2026

APPLICATION DETAILS

Type of application:	Full Householder Application	
Development type:	Householder	
Date of site visit:	27 February 2026	
Standard consultations:	Printed: 13 February 2026	Expired: 6 March 2026
Neighbour notifications:	Printed: 13 February 2026	Expired: 6 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	
Listed building:	Not applicable	
Conservation area:	Not applicable	
Tree Preservation Order:	Not applicable	

Description of site/building

The proposal relates to a two-storey detached dwellinghouse on Brantingham Road. The property features an extension single storey outrigger and rear conservatory extension along with a front porch extension and hardstanding to the front and side for off street vehicle parking.

Description of area

The property is a mostly residential part of the Chorlton Park ward of Manchester. St Bedes College Sports Grounds sit opposite. Part of the site sits within Flood Zone 2 and surface water flooding risk areas.

Description of development

Erection of single-storey rear extension with canopy and terrace following demolition of extension and conservatory.

Single-storey rear extension

The proposed rear extension demolishes the existing outrigger and conservatory to replace them with a rear extension that projects 5000mm and spans the full 6231mm across the rear of the existing property. The proposed extension is finished in matching brick with an asymmetrical gable end sloping tiled roof. Glazing is featured to both sides and rear along with rooflights.

Canopy and terrace

The terrace projects a further 5050mm from the rear elevation of the proposed extension and would sit at internal floor height around 190mm above ground level. The canopy projects a further 650mm from the rear elevation of the proposed and is set directly above the fenestration below the eaves.

PLANNING HISTORY

There is no planning history at the address.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester City Council Flood Risk Management

The Lead Local Flood Authority advised that a Flood Risk Assessment (FRA) would normally be required as the site lies within Flood Zone 2.

Notifications

Local Residents

No representations received.

NEGOTIATIONS

During the consultation stage, several issues were identified which required positive and proactive negotiation with the applicant and agent:

- Glazing on the boundary: A high level window was shown on the side elevation directly on the boundary. This would prejudice the neighbour's ability to extend in the future and therefore needed to be removed. Revised plans were requested.
- Boundary fencing: A fence and gate appear to exist on the opposite side (as seen on aerial imagery). Clarification was sought on whether this boundary treatment is to be retained and how it would interact with any proposed side facing window, in order to understand any potential overlooking issues.
- Canopy materiality: Confirmation of the proposed materials for the canopy was requested, with a requirement that this be clearly annotated on the plans.
- Terrace: Clarity was required on the height of the proposed terrace.

Updated proposed development

The applicant has submitted revised plans which:

- Remove the high level window located on the boundary.
- Confirm that the existing boundary fence will be retained.
- Confirm that the canopy will be constructed from 10 mm painted plate steel, with the finish colour to match the window frames.
- Confirm that the new terrace will be at the same height as the existing deck so no change to the exiting heights.

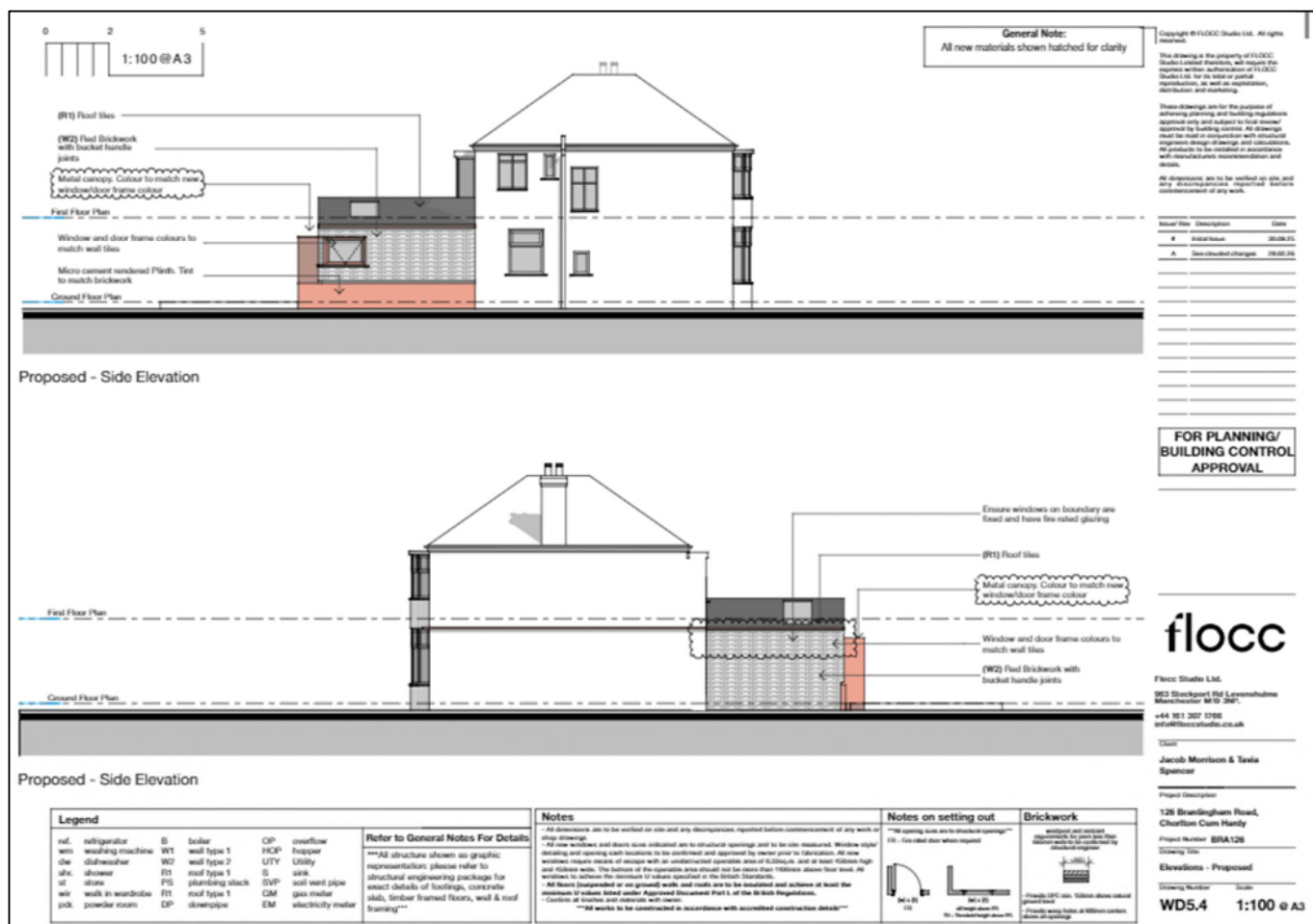


Figure 1. Updated elevations

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Further consultation was not required, as the amendments made were minor and resulted in a positive effect on neighbouring amenity.

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](#)
 - o Development Management and Planning Obligations
 - DM 1 - Development Management
 - o Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - o 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 \(UDP\)](#) –
 - o Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC26 - Development and Noise
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - o Strategy
 - JP-Strat9: Southern Areas
 - o Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - JP-S4: Flood Risk and the Water Environment
 - o Places for People
 - JP-P1 Sustainable Places
- [National Planning Policy Framework \(NPPF\)](#) December 2024–
 - o Section 2 - Achieving sustainable development
 - o Section 4 – Decision-making
 - o Section 12 – Achieving well-designed places
 - o 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
 - o 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
 - o Chapter 4 - Achieving sustainable development
 - S3: Presumption in favour of sustainable development
 - S4: Principle of development within settlements
 - o Chapter 14 - Achieving well-designed places
 - DP3: Key principles for well-designed places
 - DP4: The Design process
 - o Chapter 18 - Managing flood risk and coastal change
 - F4: Assessing flood risk for decision-making
 - F6: Development in areas at risk of flooding from rivers or the sea

- F7: Ensuring development is safe from flooding

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 extension has been designed to sit comfortably with the existing house, using matching brick, roof tiles and window styles. As it is single-storey and positioned at the rear, it remains clearly subordinate to the main dwelling.

The extension aligns with the existing side walls and follows the pattern of rear extensions already present at neighbouring properties. This means the overall massing is appropriate and will not create additional visual impact, particularly as it replaces the existing extensions currently on the site.

Given its size, location and relationship with nearby homes, the extension would not appear over-dominant or have an overbearing effect on neighbouring amenity.

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 limited views of the proposed extension would be possible from the street. Because it is positioned to the rear, uses matching materials and has a modest overall scale, it would not harm the character or appearance of the street.

The extension is comparable in size and form to others in the local area, including the extension at No. 124 Brantingham Road. As a result, it would sit comfortably within its surroundings and would not disrupt the established character of the area.

Effects on amenity

Privacy

The proposal includes new bifold doors on the rear elevation. As these are at ground-floor level and replace existing openings in the same position, they would not lead to any material change in overlooking or loss of privacy.

A new side-facing window is also proposed, located next to an existing boundary fence. The applicant has confirmed that this fence will be retained. As the current extension already contains a side window that has previously been accepted without causing harm, the new opening would not result in unacceptable overlooking. To ensure suitable screening is maintained, a condition is recommended requiring the boundary fence to be kept in place permanently.

The proposed brick terrace would sit at the same height as the existing timber decking. As there would be no additional impact on the relationship with No.124 beyond what already exists, any further privacy screening would be unnecessary given the boundary treatment that is already in place and has been accepted.

Light

Given the proposal is entirely at ground floor level, is similar to rear extension and the impact to light from the added massing is minimal.

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 itself has little impact on waste from the site. It uses the current storage and collection methods on site and maintains external access to the rear of the property.

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 lies within Flood Zone 2, where there is a medium probability of flooding. The Lead Local Flood Authority (LLFA) initially advised that a Flood Risk Assessment (FRA) would normally be required, even for minor development, to outline the level of flood risk and consider any potential impact on flooding elsewhere. However, the proposal relates to a modest single-storey rear extension with no meaningful increase in built footprint or ground-level changes. Following further clarification, it is considered that the standard householder flood-risk informative provides a proportionate response for this type of development. On this basis, an FRA is not required for the determination of the application.

A standard informative has been attached outlining Property Flood Resilience (PFR) measures the applicant should take.

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.

PLANNING BALANCE

The proposal has been assessed against the development plan and all other relevant material considerations. The extension is modest, uses appropriate materials and would sit comfortably within the existing building and surrounding area. It would not cause unacceptable harm to neighbouring amenity, visual character or flood-risk matters, and the revised plans address all identified concerns. On balance, the scheme represents sustainable development and is considered acceptable, and approval is therefore recommended.

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 | 16 Jan 2026 | WD2.1 | THE LOCATION PLAN |
| b. Drawing - Existing & Proposed | 03 Mar 2026 | PACK X8 | COMBINED PLANS |

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.

of the Core Strategy and the requirements of the National Planning Policy Framework.

3. Materials as approved on plan

The materials used in the external surfaces of the development hereby approved shall be those as noted on the following drawings:

- | | | | |
|----------------------------------|-------------|---------|----------------|
| a. Drawing - Existing & Proposed | 03 Mar 2026 | PACK X8 | COMBINED PLANS |
|----------------------------------|-------------|---------|----------------|

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. Retention of Boundary Fence (Privacy Protection)

The existing boundary fence along the western boundary (with No130 Brantingham Road) shall be retained and maintained at its current height and position, unless otherwise agreed in writing by the Local Planning Authority.

Reason - To protect the privacy of neighbouring occupiers by ensuring adequate screening to the side-facing window, in the interests of residential amenity, pursuant to Policy DM1 of the Manchester Core Strategy and the residential extensions guidance contained within saved UDP Policy DC1.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

MCC Flood Risk Management

128 Brantingham Road, Manchester, M21 0TU

81 Manley Road, Manchester, M16 8WF

79 Manley Road, Manchester, M16 8WF

77 Manley Road, Manchester, M16 8WF

124 Brantingham Road, Manchester, M21 0TU

APPENDIX 2 – PLANNING CONSTRAINTS

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

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA