Planning

Growth & Development

Delegated officer report for planning application

Application no.	143783/FH/2025
Date registered valid:	12 September 2025
Proposal:	Erection of a part-single, part-two storey rear extension, single storey side extension and single storey porch.
Address:	10 Lilmore Avenue, Manchester, M40 1EY
Ward(s):	Miles Platting & Newton Heath Ward
Applicant:	Mr Shen Long Zhen
Agent (if any):	Mr Sabin Zannou, LDM Group
Case officer:	Ellie Knowles Tel: 0161 219 6633 Email: ellie.knowles@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**6 January 2026**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 8 October 2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 15 September 2025 Expired: 6 October 2025
Printed: 7 November 2025 Expired: 21 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 site relates to a two-storey brick built semi-detached dwelling situated within the Miles Platting and Newton Heath Ward, Manchester. The property benefits from a bay fronted window along the front elevation with a large area of hardstanding to the front used for off street parking. To the rear is a paved garden currently adorned with construction paraphernalia. Boundary treatment is in the form of timber fencing for the shared side and rear boundaries.

A single storey side extension, partial rear extension and partial single storey front extension and has been erected at the application property.



Site visit photos dated 08/10/2025.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The application seeks planning permission for the erection of a part single, part two storey rear extension, single storey front porch extension and single storey side extension on site to form additional living accommodation.

The proposal has been revised to show a lean-to roof to the side extension, omission of a first-floor side window and a reduction in scale of the front porch extension.

At ground floor the proposed rear extension would extend the full width of the host property (5.5m) and measure 3.6m depth, designed with lean-to roof form to the single storey element sited along the party wall. At first floor the proposed rear extension would feature a stepped arrangement, measuring between 1.95-3.6m in projection from the original rear elevation. Hipped roof forms are proposed which would be set down from the host with original matching eaves level.

The proposed side extension would measure 1.4m in width and run 7.2m in total length. This element would accommodate a lean-to roof with eaves height of 1.25m and ridge height of 1.63m.

The proposed front porch extension would accommodate a gable roof form and measure 1.8m in width by 1.5m in depth (floor area: 2.7m^2), therefore this element would constitute as permitted development.

The proposal would create extended living space (bedroom) at ground floor and two enlarged bedrooms at first floor, including an ensuite bathroom.

The proposal would feature fenestration to the front and rear elevations only, at ground and first floor levels. Materials to be used throughout the proposal would include brickwork, roof tiles and uPVC windows to match existing.

Consultations & Notification Responses

Local responses

One letter of representation was received raising the following matter:

- Two Swift Bricks should be incorporated into the proposal – An informative will be attached advising that this feature should be incorporated into the development.

Consultee responses

Environmental Health – No objections.

Relevant Planning History

At the application site –
141053/FH/2024 – Erection of a part single/part two storey rear, single storey side and single storey front porch extensions. Approved 21.01.2025.

140327/FH/2024 – Erection of part single storey, part two storey rear extension. Refused

21.08.2024.

Enforcement Matters –

ENF/15869/24 – Unauthorised works, pending consideration.

History of negotiations

November 2025
The planning officer raised amenity concerns with the revised proposal as submitted (REV H):

- Accuracy of submitted plans (unauthorised development on site – existing side extension missing)
- Fenestration within sides of the front porch not supported
- First floor side window facing no.12 not supported
- Propose and show on plan bespoke timber waste store of sufficient size (front garden)

The agent submitted revised plans 17/11/2025 (REV P5) which addressed the matters above.

Further concern was raised by MCC Enforcement that existing unauthorised structures remained on site. The agent submitted a written statement (dated 07/11/2025) which states removal of the unauthorised structures will commence from 10/11/2025. MCC enforcement will oversee this matter going forward.

December 2024
The planning officer raised initial amenity concerns with the revised proposal (REV D):

- Fenestration within sides of the front porch not supported
- Flat roof to side extension not supported
- First floor side window facing no.12 not supported
- Propose and show on plan bespoke timber waste store of sufficient size (front garden)

The agent submitted revised plans 18/12/2024 (REV G) which addressed the matters above.

July 2024
The planning officer raised initial amenity concerns (email dated 29/07/2024) relating to:

- Accuracy of submitted plans (unauthorised development on site)
- The proposed two storey rear extension would cause significant outlook and overdominance impacts upon the adjoining dwelling no.12 – 3.3m rear projection at first floor not supported
- Flat roof design wholly contrary to policies DC1.3 (saved UDP) and DM1 (CS)

The planning officer welcomed the submission of one set of revised plans, which a determination would be based off. Revised plans (REV C) were submitted 15/8/2024, showing a reduction in projection at first floor level along the shared boundary and hipped roof forms.

Whilst this revision addressed initial design and amenity concerns with regards to no.12, there remained concern with the standard of accommodation created internally within the application property and could not be supported. Furthermore, the planning officer notified the agent that the unauthorised works to the front and side do not constitute as permitted development and would not be supported under a full planning application, due to their design and materiality. As such, advised this matter would be raised by MCC Enforcement.

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)
EN 1 – Design Principles and Strategic Character Areas
EN 19 – Waste

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)

National Planning Policy Framework

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) 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 2 – Achieving sustainable development
- 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 part-single, part-two storey rear extension, single storey side extension and single storey porch to provide additional living accommodation for a family dwellinghouse 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 revised proposal (REV P5) seeks permission for a part single storey, part two storey rear, single storey side extension and single storey front porch extension.

The proposed rear extensions would sit flush with the side elevations of the original dwelling and measure 1.95-3.6m in overall projection from the original rear elevation. The height of the proposed rear extensions appropriately relate to the height parameters of the existing building, with the two storey element sufficiently set-down from the original ridge, achieving a subservient addition. The part two-storey rear element would be designed with a hipped roof form which is considered sympathetic to the host property.

The revised single storey side and single storey front porch extensions would accommodate matching materials and pitched roof forms. These revised extensions are considered to ameliorate the poor visual impact of the existing unauthorised development on site, as such these elements are considered acceptable on balance, subject to these design amendments.

It is considered that the proposed extensions respond better to the dimensions, design and siting of the neighbouring properties.

Overall, the proposed extensions are considered to be subservient to the existing property therefore, this proposal does not create any significant impacts in terms of visual amenity within the character of the general area and is considered acceptable against the principles set within Saved DC1 and SP1 and DM1 of the Core Strategy.

Impact on residential amenity:

The revised proposal (REV P5) has omitted the first-floor window within the western elevation (facing no.8) and has demonstrated that the 45-degree rule can be achieved with regards to first floor rear extension and the nearest first-floor window of the adjoining neighbouring property, no.12. These revisions are considered to remove original concerns relating to overlooking, loss of outlook and overdominance upon neighbouring properties.

The revised front and side extensions are not considered to give rise to undue impacts upon the residential amenity of neighbouring properties, given the scale and design of these elements which are single storey and designed with blank side elevations.

For the reasons outlined above, the proposed extensions are considered not harm residential amenity of neighbouring occupants and are therefore considered acceptable against the principles set within Saved DC1 and SP1 and DM1 of the Core Strategy.

Impact on Highway Safety:

The proposed development would not interfere with the existing parking provision on street, as such is considered acceptable in this regard.

Waste:

A timber bin store is proposed within the front of the application curtilage, as shown on plan reference A1-002b REV P5.

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 negotiations took place with regards to the proposed porch extension and bin store, omission of the first-floor side window and inclusion of the single storey side extension. Amended plans were submitted showing these amendments, 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 Drawings', numbered 'A1-002b REV P5', stamped as received by the City Council as Local Planning Authority on the 17/11/2025.

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) Notwithstanding the submitted plans, the materials to be used on the external surfaces of all extensions hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture. For the avoidance of doubt this should be matching brickwork to all walling and matching grey roof tiles.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2, and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

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 external 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

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any order revoking and re-enacting that Order with or without modification) no part of the premises shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification other than the purpose(s) of C3(a).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

Informatives:

1. 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

11 Irvin Street, Manchester, M40 1EN
8 Lilmore Avenue, Manchester, M40 1EY
12 Lilmore Avenue, Manchester, M40 1EY
17 Lilmore Avenue, Manchester, M40 1EY
19 Lilmore Avenue, Manchester, M40 1EY
15 Lilmore Avenue, Manchester, M40 1EY
9 Irvin Street, Manchester, M40 1EN

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA