Planning

Growth & Development

Delegated officer report for planning application

Application no.	144613/FH/2025
Date registered valid:	8 December 2025
Proposal:	Erection of single storey rear extensions and installation of rear dormer
Address:	29 Cheltenham Road, Manchester, M21 9GL
Ward(s):	Chorlton Ward
Applicant:	Mr Daniel Foggo
Agent (if any):	Mr Richard Whiting, Brighter Architecture and Building Ltd
Case officer:	Ciara Gettinby Tel: 0161 234 3048 Email: ciara.gettinby@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**26 January 2026**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 15 January 2026

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 12 December 2025 Expired: 5 January 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

Description of site/building
The property that is subject of this householder application is a terraced C3, two-storey family dwellinghouse. The property features red brickwork, white uPVC window frames and grey roof tiles. To the front of the property is a private pathway leading onto Cheltenham Road, with a low-rise brick wall and associated shrubbery. To the rear of the property is a modest sized rear garden with an alleyway adjacent.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

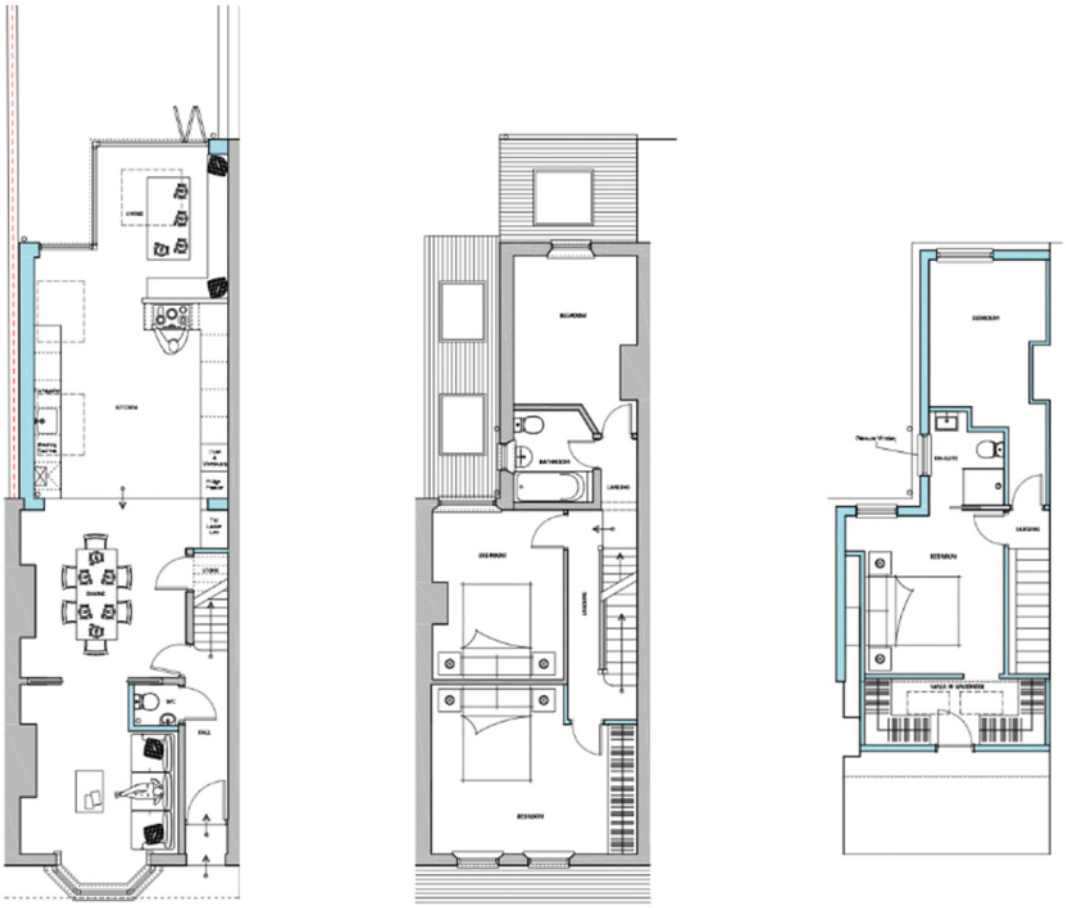
Description of area
Cheltenham Road is a residential street situated in the Chorlton ward of Manchester. The property is surrounded by similar built family properties. Other dwellings in the areas consist of terraced houses of a similar design and age. Many other properties in the area benefit from planning permission. The street and surrounding area benefits from areas of green infrastructure, including Longford Park and Chorlton Nature Reserve.

Description of development
The applicant is seeking planning permission for the erection of a single storey rear extension, enlargement of existing outrigger extension and installation of rear dormer, this would facilitate two additional bedrooms, a bathroom and enlarged kitchen.

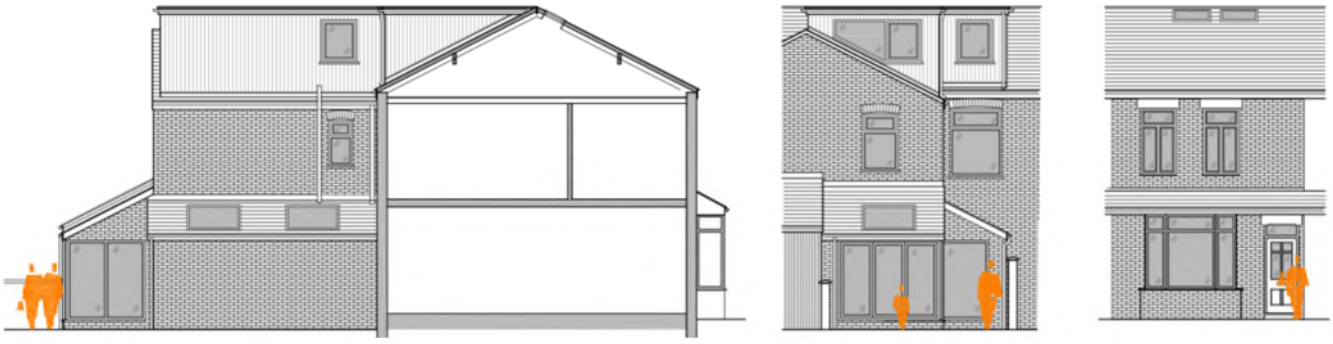
Consultations & Notification Responses

Neighbours, as per appendix 1- no comments or objections.

Proposed Plans:



Ground floor proposed plans



Proposed elevations

Site Photos:







POLICY
The following policies are considered relevant in the consideration of this application:

Unitary Development Plan (UDP)- The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered relevance:

-Policy DC1- Residential Extensions

The Manchester Core Strategy- Development Plan Document 2012- 2027 (The Core Strategy) was adopted by the City Council on the 11th of July 2012, it is a key document for the local plan which provides a framework that planning applications are assessed against.

Policy DM1- Development Management
Policy SP1- Spatial Principles
Policy EN19- Waste

The National Planning Policy Framework (December 2025)- The Government's own planning policies for England and how they are expected to be applied.

-Chapter 8- Promoting healthy and safe communities
-Chapter 12- Achieving well-designed and beautiful places

The DRAFT National Planning Policy Framework (December 2025)- The Government's new national planning policies and how they are to be implemented through local authorities. Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it.

Policy S4- Achieving sustainable development
Policy DP2, DP3 and DP4- Achieving well-designed places

Places for Everyone- Along 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 (Bolton, Bury, Rochdale, Oldham, Tameside, Stockport, Manchester, Trafford, Salford, Wigan) and took into effect and become part of the statutory development plan on March 21, 2024.

-Policy JP-P1: Sustainable Places

Issues
Policies SP1 and DM1 of the Manchester Core Strategy seeks to ensure that any new built development enhances or creates character, meets local needs and enhances the built environment and its design, scale and appearance of the proposed development that is appropriate to its context. Policies DC.1, DC1.2 and DC1.3 of the UDP for the City of Manchester relate specifically to residential extension and set out several criteria against which proposals for extensions will be assessed. Although the latter policies are of age, they are of long-established practice with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future residents.

Planning History
No relevant planning history.

Principle
The principle of erecting a single storey rear extension, enlargement of the existing outrigger extension and installing a rear dormer is acceptable given that many individuals prefer to extend their homes and alter their homes to meet changing needs and circumstances. However, consideration must be given to the proposals siting scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Siting Scale and Massing
The rear extension elements:
The single storey rear extension would project backwards from the original dwellinghouse by 5.7m. As existing, there is a single storey rear extension on the outrigger that projects backwards by approximately 2m. The proposed extension would infill from the original dwellinghouse to match the outrigger's rear building line. The extension would measure to 1.5m in width, projecting sideways from the original dwellinghouse. The roof height would measure to 3.3m sloping down to meet the eaves at 2.3m.

The existing outrigger extension would be replaced and improved and would increase the roof height from 1.9m to 3.8m sloping down to meet the eaves at 2.4m. The projection of the extension would stay the same. The rear extension would introduce three windows, one as a bi-fold door that would face into the applicant's rear property. Two are proposed to be roof lights. There would also be a reconfiguration of fenestration with the insertion of three bi-fold doors on the rear elevation and one proposed roof light. The side elevation of the existing extension would include bi-fold doors.

The rear dormer element:
The rear dormer is proposed as an 'L' shape, extending from the original dwellinghouse roof onto the outrigger roof. The dormer element situated on the outrigger roof would project forwards from the dwellinghouse by 2.9m and have a length of 5.8m. The dormer itself would be 2.2m in height and would not extend higher than the ridge of the original house. This element of

the dormer would feature two windows, one on the rear elevation and an obscurely glazed side elevation window. The dormer would be set back from the eaves by 0.3m.

The dormer element on the original roof would project forwards from the dwellinghouse by 3.5m and expand 5.3m in length across the roof. The dormer would measure to a height of 2.69m and be set back 0.8m from the shared boundary. This element would feature two roof lights and one window on the rear elevation. The dormer proposes a flat roof.

The overall siting scale and massing of the proposal is acceptable as the extension is understood as being subservient to the host dwellinghouse and given the remaining amenity space, is considered to be acceptable in this instance. The proposal is not considered to cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. The proposed layout plan demonstrates the private outdoor amenity space that would be retained to the rear.

Appearance and Visual Amenity
The submitted application form indicates that the rear extensions would be built of brickwork to match the existing dwellinghouse. The rear extensions roof would be made of slate to match the original dwellinghouses roof. Materials of uPVC and aluminium would be used on the proposed windows and doors to match the existing property. The dormer's roof would be made of a vertical clad, fireproof European larch in dark grey to match the existing tiles. By matching the existing roof, the dormer would blend into the original dwellinghouse.

The outrigger extension would improve the appearance of the existing extension through the use of matching materials. As existing, the extension does not look subservient to the host dwellinghouse due to the use of the white render. Overall, the development would be considered an improvement to the appearance of the dwellinghouse.

This type of development would not be out of character for the area as many nearby properties benefit from planning permission. There are multiple properties in the area with the similar 'L' shape dormer design setting a clear precedent for the works. Additionally, there are approved side extensions of a similar nature in the area, in particular, no. 14 and no. 16 Ransfield Road. The use of matching materials would ensure that the overall character of this of this property and its surrounding area should not be significantly harmed by these works. The rear extension and dormer would blend with the host dwellinghouse. The design and appearance of the extension and dormer therefore accord with saved Policy DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework.

Both rear extensions and dormer are not considered excessively large or bulky in pursuant with Policy DC1.2. The submitted location plan demonstrates that sufficient private outdoor amenity space would be retained to the rear, and the parking provision would be retained. A materials condition has been attached to ensure that materials are adhered to pursuant with the Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved policies DC1 of the UDP.

Residential Amenity
The adjoining neighbour who sits north-west of the applicant property is no. 31 Cheltenham Road. The development to the outrigger extension would not increase the projection and the proposed height would not pass the neighbouring extensions height. Overall, the development on the outrigger extension is not considered to cause any additional residential amenity implications. This property would be separated from the rear extension as it would not pass the existing rear building line, it is expected to maintain the current distance between the shared boundary and properties. The extension would be separated from this neighbour's property and garden and is not considered to cause issues associated with privacy. Additionally, the rear

dormer would be situated partially behind the existing outrigger and set off the shared boundary. The distance from the shared boundary and the shielding from the existing outrigger would limit any impact of the development on no. 31 Cheltenham Road.

The adjoining neighbour who sits south-east of the applicant property is no. 33 Cheltenham Road. No proposed windows are considered to impact the existing levels of privacy between the neighbouring properties as the dormer's side elevation window would be obscurely glazed. The reconfiguration of fenestration on the existing rear extension would result in a bi-fold door facing the side elevation towards the neighbouring property. The proposed window would be set back 1.75m from the shared boundary and would face towards the boundary wall, the window is not considered to cause any overlooking into the neighbouring property. Although the rear extension would cause some slight overshadowing to the neighbouring property in the summer afternoon hours, it is not considered to be so undue to warrant a reason for refusal. The one storey height and roof design would ensure that any mass and bulk is contained onto the applicant property. The rear extension would not pass the rear building line of no. 33 Cheltenham Road.

The rear dormers siting on the roof of the property, set below the existing ridge and above the existing eaves should ensure it does not cause issues associated with overshadowing, loss of light or loss of outlook, nor should it introduce an overbearing presence into the area, given that its mass and bulk would not impact the path of light to the neighbouring properties significantly beyond that of the host dwellinghouse house itself.

The neighbour opposite, no. 32 Kensington Road is circa 22m away from the proposed development. Although the proposed windows face into the opposing neighbours direction, the distance between the properties is considered to be an adequate distance in terms of privacy and onlooking.

Therefore, the proposed extensions would be in-keeping with providing enough private external amenity space. Privacy between neighbouring residential units will be unaffected. Overall, the proposal is not considered to give rise to any overlooking, significant loss of light nor privacy implications to the surrounding properties, pursuant to Policy DC1 of the UDP and the Core Strategy policies SP1 and DM1.

Waste Storage and Parking
The proposal would retain the existing parking arrangements to the front of the property and would not affect the current bin storage arrangements. As existing, bins are stored in the alleyway and wheeled to and from the street and the property utilises on-streetcar parking.

Conclusion
Given the above issues it is considered that the scheme for 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 Policy DC1 of the Unitary Development Plan for the City of Manchester, Policies DM1 and SP1 of the Manchester Core Strategy, Chapter 8 and 12 of the National Planning Policy Framework, the draft NPPF policies S3, S4 and DP4 and policies JP-P1 of the Places for Everyone Joint Development Plan Document.

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 problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application, and the application has been determined in a timely manner, in accordance with the policies with the development plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

(1) The development must have begun no later than the expiration of three years beginning with the date of permission. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act of 1990.

(2) The development hereby approved shall be carried out in accordance with the following documents:

Drawing existing and proposed, ref- 0E3
Location plan, ref- B0086
Drawing proposed floor plans, ref 02E

Received on 25 November 2025

Reason- to ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

(3) The materials used in the external surfaces of the development hereby approved shall be as follows:

- [Brickwork to match existing]
- [Roofing tiles to match existing]
- [uPVC and aluminium window frames to match existing]
-[dark grey vertical clad, fire proof European larch]

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 window on the second floor of the 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.

(5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved drawings.

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

32 Cheltenham Road, Manchester, M21 9QN
31 Cheltenham Road, Manchester, M21 9GL
27 Cheltenham Road, Manchester, M21 9GL
40 Cheltenham Road, Manchester, M21 9QN
36 Cheltenham Road, Manchester, M21 9QN
28 Kensington Road, Manchester, M21 9QJ
33 Cheltenham Road, Manchester, M21 9GL
36 Kensington Road, Manchester, M21 9QJ
32 Kensington Road, Manchester, M21 9QJ
30 Kensington Road, Manchester, M21 9QJ
38 Cheltenham Road, Manchester, M21 9QN
34 Cheltenham Road, Manchester, M21 9QN
25 Cheltenham Road, Manchester, M21 9GL
34 Kensington Road, Manchester, M21 9QJ

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) -
Flood Zone Plus Climate Change -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH AREA