

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144893/FH/2026
Date registered valid: 8 January 2026
Proposal: Erection of a single-storey rear extension.
Address: 22 Metcombe Way, Manchester, M11 3BY
Ward(s): Ancoats & Beswick Ward

Applicant: Mr Ernest Chisha Chitupi
Agent (if any): Mr Eren Malkoc Gusuu Design and Consultancy Ltd
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 25 February 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 9 February 2026

Standard consultations:

Printed: 13 January 2026 Expired: 3 February 2026

Neighbour notifications

Printed: 13 January 2026 Expired: 3 February 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 two-storey, C3, semi-detached dwellinghouse. The property features red brickwork, grey roof tiles and white uPVC window frames. To the front of the property is a hardstanding driveway and soft landscaping. To the rear of the property is a moderately sized garden which borders onto The East Manchester Academy and is bordered by neighbouring gardens to all other aspects.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

Metcombe Way is a residential street located in the Ancoats and Beswick Ward of Manchester. The surrounding area is residential in nature, with multiple family properties of a similar design and age. The area benefits from sustainable transport links such as multiple bus routes nearby. The area also benefits from nearby green spaces such as North Ridge Recreation Area.

Description of development

The applicant is seeking planning permission for the erection of a single storey rear extension. The application has been submitted as a joint application with the neighbouring property, no. 24 Metcombe Way (planning application reference- 144918/FH/2026.)

Consultations & Notification Responses

MCC Flood Risk: Recommend approval with no further condition required.

MCC records highlight that an underground culvert is located within close proximity to the site (approximately 35 m to the north of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link:

https://manchester.portal.uk.empro.verintcloudservices.com/site/myaccount/request/pr_watercourse_land.

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

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.

Achieving sustainable development

Policy S3- Presumption in favour of sustainable development

Policy S4- Principle of development within settlements

Achieving well-designed places

Policy DP3- Key principles for well-designed places

Policy DP4- The design process

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 DC1.2, and DC1.3 of the UDP for the City of Manchester relate specifically to residential extensions 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.

Principle

The principle of erecting a single storey rear extension for additional living accommodation is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. Resident's homes should enable growth by providing sufficient space to accommodate 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.

Planning History

No relevant planning history.

Siting Scale and Massing

The rear extension would project backwards from the host dwellinghouse by approx. 5m and expand along the rear of the property by approx. 4.6m. The roof height would measure to 3.8m tall sloping down to meet the eaves at 2.2m. The extension would introduce five windows total, three of which would be roof lights. Two windows are proposed to be patio doors on the side elevation and another window on the rear elevation facing into the applicant's rear garden. The extension would be set back by 6.4m from the shared boundary with the non-adjoining neighbour.

The overall siting scale and massing of the proposal is acceptable as the extension is understood as being subservient to the host dwellinghouse and in the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area.

3.8m tall eaves at 2.2m

The extension would be set back from the non-adjoining neighbour by 6.4m

5 windows total – reconfiguration of fenestration

Projecting backwards by approx. 5m.

Appearance and Visual Amenity

Residential Amenity

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.

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 in the development plan.

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

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

20 Metcombe Way, Manchester, M11 3BY

18 Metcombe Way, Manchester, M11 3BY

24 Metcombe Way, Manchester, M11 3BY

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

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: CENTRAL

Area Team Boundary - Name: NORTH AREA