

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144278/FH/2025
Date registered valid: 28 October 2025
Proposal: Erection of single storey side and rear extension
Address: 15 Redland Crescent, Manchester, M21 8DL
Ward(s): Chorlton Park Ward

Applicant: Christina Barnes
Agent (if any): Mrs Magdalena Haener, Pride Road Manchester South
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 15 January 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 25 November 2025

Standard consultations:

Printed: 11 November 2025

Expired: 2 December 2025

Neighbour notifications

Printed: 11 November 2025

Expired: 2 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

The property that is subject to this planning application is a semi-detached C3 dwellinghouse. The property features red brickwork with white uPVC window frames and brown roof tiles. To the front of the property is a hard standing driveway and low-rise brick wall which around the boundary of the site. To the rear of the property is a moderately sized rear garden with associated landscaping. As existing, the property features an outrigger and standing to the side of the property is a garage.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

Redland Crescent is a residential street situated in the Chorlton ward of Manchester, surrounded by many other family dwellinghouses of a similar brick design and age. Many other residents within the area benefit from planning permission. Redland Crescent is situated south of Chorltonville, a conservation area within Chorlton. A site of contaminated land lies directly west of the area. The street benefits from multiple green spaces including Chorlton Nature Reserve and Chorlton Water Park within walking distance.

Description of development

The applicant is seeking planning permission for the erection of a single storey side and rear extension. This would follow the demolition of the existing garage. The rear extension would be facilitating a larger kitchen, and the side extension would feature a utility room, study room and dining area.

Consultations & Notification Responses

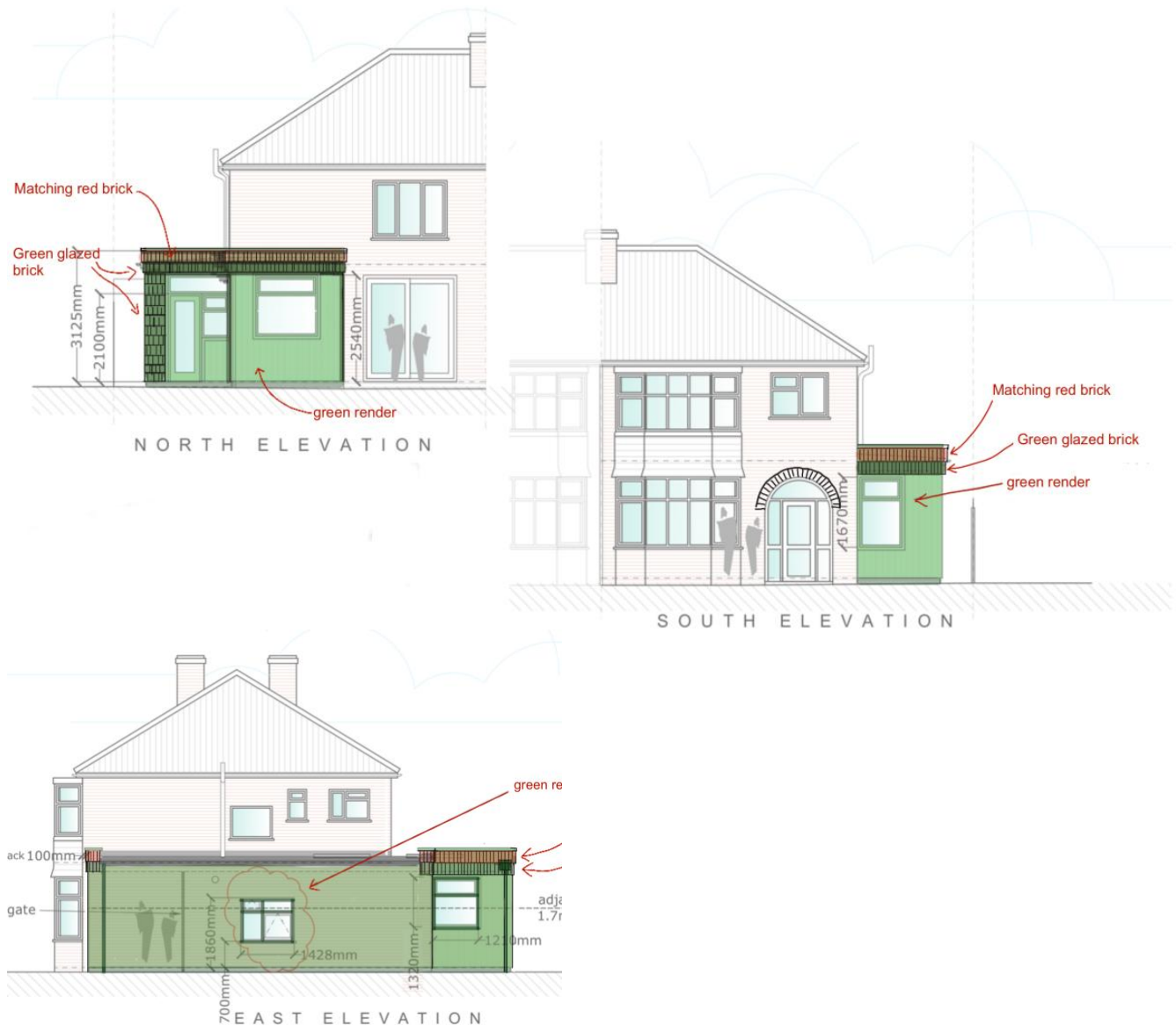
Neighbours, as per appendix 1- no comments or objections.

Environmental Health, recommended a condition to be attached.

Site Photos:



Proposed Plans



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 of 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 2024)- 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 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- 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 (Bolton, Bury, Rochdale, Oldham, Tameside, Stockport, Manchester, Trafford, Salford, Wigan) and took into effect and became 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 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 side and rear extension is acceptable given that many individuals prefer to extend 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.

Planning History

No relevant planning history.

Siting Scale and Massing

Rear extension element:

The single storey rear extension would be situated east of the applicant property and would project backwards by 3.3m. As existing there is an outrigger that measures 3.3m in length, the proposed extension would replicate the existing footprint. Additionally, the extension would be set back from the south-east boundary by 2.7m. The extension would expand 2.8m along the rear of the property and combined with the side extension, result in a width of 4.8m. The existing outrigger features a lean to roof that measures to 4.1m tall that slopes down to meet the

eaves at 2.5m. The proposed extension would feature a flat roof measuring to 3.5m. The proposed would be introducing two additional windows onto the rear elevation through the insertion of the bi-fold doors and a roof light. The extension would be set back from the adjoining neighbouring property by 3.3m.

Side extension element:

The side extension would be situated south of the applicant property and would project sideways by approximately 2.04m from the original dwellinghouse. As existing, the garage adjoining the side of the property measures 6.5m in length and 3m in width, the garage currently obstructs any side access. The extension would expand along the side of the property by approx. 9.2m. The extension would reduce the distance between the property and the shared southeastern boundary, leaving a 0.72m gap. This gap would be sufficient in allowing bins to be wheeled from the rear of the property to the street scene. There would be a reconfiguration of fenestration along the side extension, retaining one window and removing the remaining window and door. It will include the addition of two windows, in which one would be a roof light and the other to face towards the south-eastern boundary.

The overall siting scale and massing of the proposal is acceptable as the development is understood as being subservient to the host dwellinghouse and given the remaining amenity space to the rear, the proposed layout 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.

Appearance and Visual Amenity

The submitted application form indicates that the extension would be built with green glazed brick and matching red brick. Other elements of the extension would be built with green render, and the roof would be made of grey EPDM. Although the proposal includes contemporary materials and finishes, there is a strong precedent for works within the street. Particularly, at no.40 Redland Crescent, (planning application reference- 139030/FH/2024) which features green cladding and render on a single storey extension and rear dormer. Considering there has been no objections to the materials used from neighbours; the proposal is not considered to be detrimental to the street scene and original dwellinghouse.

The proposal's features would be consistent within itself and would include some matching elements to the original dwellinghouse. The rear extension would not be visible from the street scene, and the side extension would be set back by approx. 5m from the public pavement and therefore, passers-by. The proposed extension would replace the presence of the garage and could be considered an improvement given the disrepair and appearance of the existing garage.

Moreover, the insertion of windows on the side elevation would be obscure glazed to not affect the existing privacy levels between neighbouring properties, and the rear elevation windows are not considered to cause any issues associated with overlooking or perceived overlooking.

As such, it is not considered that the proposal would have a detrimental impact upon the character of the property itself, nor the area within which it is located, given the precedent for works in the street. The rear and side extension is 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 maintained. 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, no. 13 Redland Crescent sits north of the applicant property. The proposed extension is not expected to pass the rear building line and would replicate the

existing outrigger's dimensions. Additionally, no windows face towards the neighbouring property so therefore would maintain the existing levels of privacy between neighbouring residential units. The distance between the shared boundary and the extension (of 3.8m) would be retained. Considering that the extension would reduce the height of the existing outrigger and maintain the current footprint of the existing extension, the proposal is not considered to contribute to any issues surrounding overshadowing, loss of light, privacy or perceived onlooking for the adjoining neighbour.

The non-adjoining neighbour, no. 17 Redland Crescent sits south of the applicant property. As existing, the garage extends all the way up to the shared boundary with the neighbouring property. Regarding sunlight, the proposal is not considered to cause any significant overshadowing to no. 17 Redland Crescent. The extension would result in a 0.72m gap between the property and the shared boundary which would be considered an improvement to the existing garage. Although the side extension would expand along the side of the property, the one storey height and flat roof design would lessen any feelings of overbearingness for the neighbouring property. The windows featured on the side elevation that face towards the neighbouring property would be obscure glazed and therefore would not affect the existing levels of privacy between the neighbouring residential units.

The neighbour to the rear of the property no.15 Hurstville Road is located approximately 50m away and although the rear windows would face towards this property, it is considered to be an adequate distance away to maintain the existing levels of privacy. Given the above reasons, and considering there has been no objections received, the proposed extension should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence in the area. The proposal therefore accords with saved Policy DC1 of the Unitary Development Plan for the City of Manchester and Policies DM1 and SP1 of the Manchester Core Strategy.

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, DP3 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 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 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:

Proposed floor plans, ref- BR M591 10 Rev B

Proposed elevations, ref- BR M591 11 Rev C

Location plan, ref- 14332897v1

Received on 22 December 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 those as specified on approved plan/drawing ref. 'BR M591 11 Rev C' and BR M591 10 Rev B.'

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) GAS01

Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented prior to occupation as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

(5) Obscure Glazed Condition

The windows in the ground 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.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

30 Redland Crescent, Manchester, M21 8DL
26 Redland Crescent, Manchester, M21 8DL
13 Redland Crescent, Manchester, M21 8DL
28 Redland Crescent, Manchester, M21 8DL
17 Redland Crescent, Manchester, M21 8DL
17 Hurstville Road, Manchester, M21 8DJ
15 Hurstville Road, Manchester, M21 8DJ
13 Hurstville Road, Manchester, M21 8DJ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Historic Landfill Site 50m Buffer -
Area Team Boundary - Name: SOUTH AREA