MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no.	144621/FH/2025
Date registered valid:	8 December 2025
Proposal:	Erection of single-storey rear and two-storey side extension including rear terrace
Address:	11 Nicolas Road, Manchester, M21 9LG
Ward(s):	Chorlton Ward
Applicant:	Ms Suzanne Aggarwal
Agent (if any):	Mr Robert Hunt Steve Hunt Partnership
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **12 January 2026**

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18 December 2025

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The proposal relates to a two-storey semidetached dwellinghouse on Nicolas Road. The property features an original two storey outrigger, existing single storey rear extension, paved rear yard and paved front for off street parking.

Description of area

The property is in a mostly residential part of the Chorlton ward of Manchester. The properties rear boundary is shared with privately owned garages with the Wilbraham Road/Edge Lane Conservation Area beyond.

Description of development

Erection of single-storey rear and two-storey side extension including rear terrace

Single-storey rear extension

The proposed single storey rear extension projects 3330mm from the original rear elevation (demolishing the existing rear extension) to meet the rear elevation of the outrigger. The single storey rear extension is finished in matching brick with sloping tiled roof and new bifold door to the rear.

Two-storey side extension

The proposed two storey side extension projects 1350mm from the existing side elevation of the outrigger (to leave a 125mm gap to the shared boundary) and runs 6935mm from the rear elevation of the side rigger to 4365mm from the principal elevation. The two-storey side is finished in matching brick with a sloping tiled roof running into the main roof. A new side facing window is proposed at first floor.

Rear terrace

The proposed rear terrace projects 350mm beyond the rear elevation and sits 320mm above ground level. Its is constructed of decking with a balustrade.



Figure 1. Proposed elevations

PLANNING HISTORY

There is no planning history at the address.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents

1no. neutral comment received regarding:

- Advocating for the use of swift bricks

NEGOTIATIONS

Issues have arisen in the consultation phase which required negotiations in positive and proactive manner.

- Window on the boundary
- 2m privacy screens required
- Bin store required due to removal of external rear access

Updated proposed development

The updated scheme:

- Removes the window to the boundary and introduced a new front facing rooflight.
- Introduces 2m high fencing to the boundary in lieu of a privacy screen
- Introduces a 3m high fencing to the front in line with the principal elevation to create screening for bin storage.



Figure 2. Updated proposed elevations

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Not required due to minimal changes.

RELEVANT POLICIES

Decisions on planning applications must be made in accordance with the statutory development plan unless material considerations indicate otherwise, as required by Section 38(6) of the Planning and Compulsory Purchase Act 2004.

The development plan for Manchester comprises the adopted Core Strategy (2012–2027), saved policies of the Unitary Development Plan (UDP), and the Places for Everyone Joint Development Plan Document (2022–2039). These documents are considered up to date and carry substantial weight in decision-making.
National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

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
    - Development Management and Planning Obligations
        - DM 1 - Development Management
    - Objective 1 - Spatial Principles
        - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
    - Objective 6 Environment
        - EN 1 - Design Principles and Strategic Character Areas
        - EN 3 – Heritage (Deletions replaced with PfE Policy JP-P2)
        - EN 19 – Waste
- Guide to development in Manchester - supplementary planning document and planning guidance, April 2007

- Extant Unitary Development Plan (UDP) –
    - Citywide Development Control Policies
        - DC1 - Residential extensions
        - DC26 - Development and Noise
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
        - JP-Strat9: Southern Areas
    - Sustainable and Resilient Places
        - JP-S1: Sustainable Development
    - Places for People
        - JP-P1 Sustainable Places
        - JP-P2: Heritage
- The National Planning Policy Framework (The NPPF) –
    - Section 2 - Achieving sustainable development
    - Section 4 – Decision-making
    - Section 12 – Achieving well-designed places
    - Section 16 - Conserving and enhancing the historic environment

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 proposed extension has been designed to respect the character of the existing dwelling. It uses matching brickwork, roof tiles, and window fenestration to ensure visual continuity. The roof form follows the existing structure, and the extension remains subservient to the original dwelling through its scale and design approach.

The two-storey side extension is set back from the principal elevation, which helps avoid a terracing effect and maintains the rhythm of the street scene.

Impact to No 9

The extension projects approximately 3.3m from the existing rear elevation, which is only 0.3m beyond what would be allowed under permitted development rights. It also extends 1.5m beyond the buildings existing extension. The sloping roof reduces the perceived massing, and the relationship is considered acceptable.

Impact to No13

The impact is more noticeable but remains acceptable. The new side elevation does not project beyond the existing outriggers of either property, so it does not introduce additional massing beyond the established building line. It is noted that the neighbouring property has a side facing windows at ground and first floor and whilst the extension would take built form closer to these windows, the side projection is modest and is considered to have limited impact on these windows given the current arrangement.

Given its size, siting, and design, the extension would not appear over-dominant or overbearing. The proposal is considered to comply with relevant design policies and would not cause undue harm to the amenity of neighbouring occupiers.

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 minimal views of the main proposed works are capable of being seen from the street. Given the position of the extension and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby, notably an extension approved at No15 and would not therefore disrupt the area's existing features.

Effects on amenity

Privacy

The proposal includes the installation of bifold doors to the new rear elevation. As these are located at ground floor level and replace similar openings on the existing elevation, the impact on privacy is considered acceptable.

A new rooflight is proposed to the front of the side extension; given its position and orientation, it would not result in any overlooking or loss of privacy.

The proposed rear decking would sit approximately 320mm above ground level at its highest point. In lieu of dedicated privacy screens, the applicant proposes 2m high boundary fencing, which is within permitted development limits and would provide adequate screening to protect neighbouring privacy.

Light

Given the limited additional massing created by the extension, and the fact that it does not project beyond the existing outrigger, the impact on daylight and sunlight to neighbouring properties is not considered to be significant. Furthermore, the rear elevation is south-facing, which ensures that the proposed development would not result in any significant overshadowing or loss of light to adjacent dwellings. The relationship is therefore considered acceptable.

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 removes external access to the rear of the property, and the applicant has confirmed that waste bins are to be stored in the area to the front of the proposed side extension sheltered by a 3m high fence.

Vehicular access and car parking
The proposal doesn't change how vehicles access and park at the property.

Effects relating to biodiversity, landscape, archaeological or built heritage

Biodiversity
The inclusion of swift bricks has been considered in light of a public comment received. While their use is encouraged, it is not a statutory requirement, and no specific local policy mandates their provision. Given the scale and nature of the development, and in the absence of a clear policy basis for enforcement, it is not considered reasonable to impose a condition requiring swift bricks in this instance, however it is recommended the applicant incorporate the feature within the development.

Built heritage
The property sits 15m away from the northern boundary of the Wilbraham Road/Edge Lane Conservation area and given the scale of the additions is not considered to give rise to impacts to the Conservation Area or views into or out of the Conservation Area.

Green Infrastructure including open space, both public and private.
The proposal has no impact on green infrastructure.

Flood risk and drainage.
The site is not located in a flood risk area and therefore does not require a flood statement or assessment. The proposal has a negligible impact on drainage using the existing drainage on site.

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.

PLANNING BALANCE & CONCLUSION
The proposed extensions have been assessed against the relevant policies of the Manchester Core Strategy, saved UDP policies, Places for Everyone, and the NPPF. The design respects the character of the existing dwelling and surrounding area through appropriate scale, siting, and use of matching materials. The impact on neighbouring amenity in terms of privacy, light, and outlook is considered

acceptable, and the proposal does not harm the setting of the nearby conservation area. The scheme provides additional living space without compromising external amenity or highway safety. On balance, the development represents sustainable growth in accordance with local and national policy, and there are no material considerations that indicate otherwise. Approval is therefore recommended, subject to conditions.

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	26 Nov 2025	THE LOCATION PLAN	
b.	Drawing - Existing & Proposed	26 Nov 2025	25-10912_03	SITE PLAN
c.	Drawing - Existing & Proposed	24 Dec 2025	25-10912_01G	FLOOR PLAN
d.	Drawing - Existing & Proposed	24 Dec 2025	25-10912_02F	ELEVATIONS

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.

3. Materials to match

The materials used in the external surfaces of the development hereby approved shall be similar in appearance to the existing building in terms of type, size, colour and texture.

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. Boundary treatment

The rear boundary treatment as denoted on the elevation plan 25-10912_02F, is required to be installed prior to the first use of the hereby approved terrace and maintained and retained thereafter whilst the external terrace is in use.

Reason – In order to ensure the privacy of local neighbours in accordance with DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

INFORMATIVES(S)

1. Swift Bricks

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

4 Vincent Avenue, Manchester, M21 9GR

13 Nicolas Road, Manchester, M21 9LG

7B Nicolas Road, Manchester, M21 9LG

Flat 3, 6 Vincent Avenue, Manchester, M21 9GR

Flat 2, 6 Vincent Avenue, Manchester, M21 9GR

Flat 1, 6 Vincent Avenue, Manchester, M21 9GR

9 Nicolas Road, Manchester, M21 9LG

7C Nicolas Road, Manchester, M21 9LG

APPENDIX 2 – PLANNING CONSTRAINTS

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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA