

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 144322/FH/2025

Date registered valid: 12 November 2025

Proposal: Erection of a two-storey side extension, a two storey rear extension and single storey front extensions

Address: 13 Pasture Field Road, Manchester, M22 5JW

Ward(s): Sharston Ward

Applicant: Mrs Nia Singh

Agent (if any): Mr David Huxley, Platinum Architecture

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
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications:	Printed: 24 November 2025 Expired: 15 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
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of site/building

The proposal relates to a two-storey detached dwellinghouse on Pasture Field Road. The property features an existing ground floor front extension and side conservatory style porch extension along with a small rear extension. The property features garden to front, sides and rear along with hardstanding to the front for off street vehicle parking.

Description of area

The property is in a mostly residential part of the Sharston ward of Manchester. The property is bounded to the east and south by open green space (Greater Manchester Green Belt) and Gatley Brook.

Description of development

The original description of development: Erection of a two-storey side extension, a two-storey rear extension and single storey front extensions; erection of rear dormer roof extension, along with an increase in overall ridge height

Two storey side extension

The proposed two storey side extension projects 5400mm from the existing side elevation and spans 9835mm to meet the rear elevation of the proposed rear elevation. The proposed side extension is finished in matching brick and gable end tiled roof. New glazing features to front and rear.

Two storey rear extension

The proposed two rear extension projects 2025mm from the existing rear elevation across the full 15855mm of the rear of the original dwelling and proposed side extension. The extension is finished in matching brick and tiled roof.

New rear dormer

The proposed rear dormer sits within the main roof slope and runs 10155mm along the full extent of the existing roof. The proposed dormer features hanging tile to match and 3no rear facing windows.

Single storey front extensions

The proposed front extensions project 1125mm from the existing principal elevation at ground floor. The existing garage and porch roof is infilled with a gable front extension finished in matching brick and roof tile.

Increase in overall ridge height

The proposal would increase the ridge height by 700mm to allow the full rear extension to sit within the main roof slope.

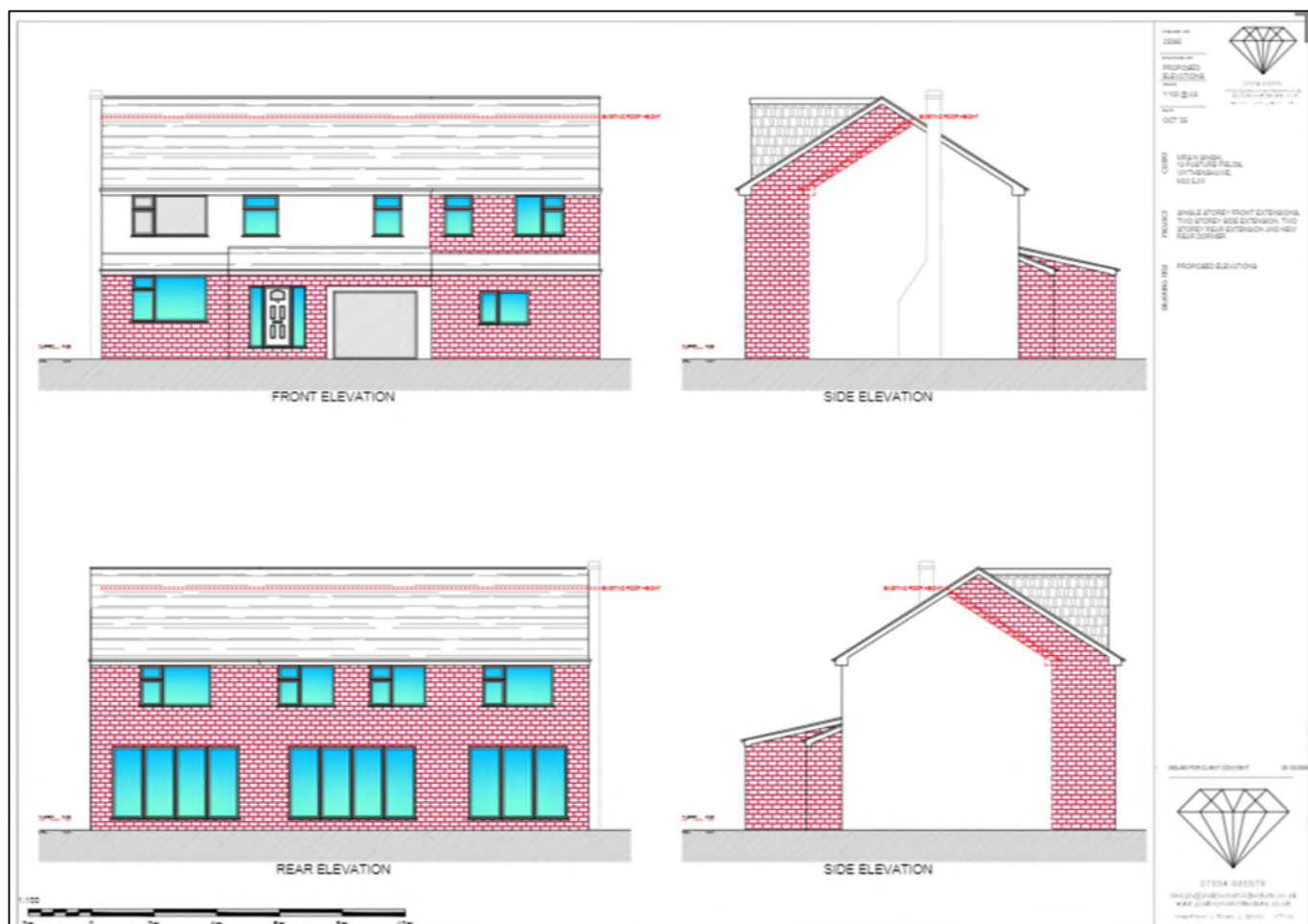


Figure 1. Submitted elevations

PLANNING HISTORY

143516/FH/2025

Description: Erection of two storey side extension, single storey rear extension, new rear dormer and single storey front extensions

Decision: Approve 16/09/2025

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents

No representations received.

NEGOTIATIONS

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

1. The proposed increase in roof height would result in a building that appears disproportionate and visually incongruous within the street scene and the wider character area. The existing roof is already higher than the adjacent property, and any further increase would exacerbate this imbalance, causing harm to the established character and appearance of the locality.
2. The proposed rear extension, by virtue of its excessive depth, height, and lack of subservience to the original dwelling, would result in an unduly dominant and overbearing form that projects significantly rearwards. This would cause an unacceptable impact to the occupiers of No. 11, thereby harming their residential amenity

The updated scheme would maintain the existing roof height and the 2000mm rear extension would be tied into the main roof with 3 no gable features, replacing the proposed dormer. These gables will have the same ridge height as the main dwelling and feature rear facing windows.

Architectural drawings of a proposed extension for a three-story house. The drawings include a Front Elevation, Side Elevation, Rear Elevation, and another Side Elevation. The house is shown with red brickwork and white window frames. The extension is a single-story structure with a gabled roof. A scale bar at the bottom indicates 0 to 10 meters. The drawings are labeled "FRONT ELEVATION", "SIDE ELEVATION", "REAR ELEVATION", and "SIDE ELEVATION".

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Notifications

1no comment received neither objecting nor supporting with comments regarding:

- ## RELEVANT POLICIES

For Manchester, the development plan comprises:

- The Core Strategy (2012–2027)
- Saved policies of the Unitary Development Plan (UDP)
- The Places for Everyone Joint Development Plan Document (2022–2039)

These documents are considered up to date and carry substantial weight in decision-making. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance.

The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

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](#)
 - o Development Management and Planning Obligations
 - DM 1 - Development Management
 - o Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - o Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 19 – Waste
- [Guide to development in Manchester](#) - supplementary planning document and planning guidance, April 2007
- [Hot Food Takeaway](#) - supplementary planning document, March 2017
- [Exant Unitary Development Plan \(UDP\)](#) –
 - o Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC26 - Development and Noise
- [Places for Everyone Plan](#) Joint Development Plan Document 2022-2039-
 - o Strategy
 - JP-Strat9: Southern Areas
 - o Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - o Places for People
 - JP-P1 Sustainable Places
- [National Planning Policy Framework \(NPPF\)](#) December 2024–
 - o Section 2 - Achieving sustainable development
 - o Section 4 – Decision-making
 - o Section 12 – Achieving well-designed places
- [National Planning Policy Framework Draft for Consultation December 2025](#) - National decision-making policies
 - o Chapter 3 – Decision-making policies
 - DM1: Preparing development proposals
 - DM2: Information requirements
 - DM3: Determining development proposals
 - DM6: Use of planning conditions and obligations
 - DM7: Relationship with other regulatory regimes
 - o Chapter 4 - Achieving sustainable development
 - S3: Presumption in favour of sustainable development

- S4: Principle of development within settlements
- o Chapter 12 - Making effective use of land
 - L4: Residential extensions
- o Chapter 14 - Achieving well-designed places
 - DP3: Key principles for well-designed places
 - DP4: The Design process

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 extensions have been designed to respect the character of the existing dwelling. Matching brickwork, roof tiles, and window fenestrations ensure visual continuity with the original property. The overall design approach is subservient, using complementary materials and forms.

The rear extension is limited to 2,000mm and integrates with the main dwelling through three gable features. These gables present a similar visual impact to a dormer of comparable size (as approved under application 143516/FH/2025) and are considered to result in only limited additional harm.

The two-storey side extension aligns with the existing elevations. Given the property's detached nature, generous boundary distances, and open aspect to the side and rear, there is no risk of creating a terracing effect.

The single-storey front extension introduces some additional massing; however, this is mitigated by the presence of the existing garage and porch, as well as the separation from neighbouring boundaries. Consequently, the visual impact is minimal.

In terms of neighbouring amenity, the main consideration is the effect on No. 11. The rear extension would project 2,000 mm while retaining a 4,500 mm separation from the shared boundary. Its modest depth, together with the gable roof pitched away from the boundary and the retention of the existing roof height, helps to reduce perceived bulk and massing.

Overall, the proposal's size, siting, and relationship to adjacent properties ensure it would not appear over-dominant or overbearing.

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.

The main elements of the proposal that would be visible from the street are the two-storey side extension and the single-storey front additions. From the street scene, the side extension represents the most noticeable change; however, due to the use of matching materials, consistent fenestration detailing, and the retention of the existing ridge height, the extension integrates well with the host dwelling. As such, it would not harm the general character or appearance of Pasture Field Road.

The rear extension, although of two-storey height, is sited to the rear where visibility from the public street is limited. The way the property angles away from the street further restricts views, and the modest rear projection ensures the extension remains subordinate in form. The proposed gable features maintain the established roof character when viewed obliquely from Pasture Field Road, and the design would not introduce visual intrusion or disrupt the prevailing pattern of development.

Given the location of the extensions within the plot, the matching external materials, and the detached nature of surrounding properties, the proposal would not unduly affect the character or appearance of the street. The scale and massing are comparable to extensions already present within the area, including a recently approved extension at No. 11 and other sizeable additions to detached dwellings along Pasture Field Road. The proposal would therefore sit comfortably within its context and would not detract from the area's established features.

Effects on amenity

Privacy

The proposal includes new glazing to the rear elevation of the proposed extension. These windows would be positioned in a similar location to the existing rear-facing glazing, albeit projected by 2,000mm. Given the generous boundary distances and the open aspect to the rear, the impact on privacy is considered acceptable.

Light

Given the location of the proposal and the distance to the boundaries, the impact to local light is 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 introduces a new porch however doesn't create an accessibility issue to the property.

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 itself has little impact on waste from the site. It uses the current storage and collection methods on site and maintains external access to the rear of the property.

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.

Landscape

The application site shares its rear boundary with land designated as part of the Greater Manchester Green Belt. However, the proposed development is contained within the existing curtilage and does not encroach onto Green Belt land. As such, the proposal would not affect the openness or purposes of the Green Belt, and Green Belt policies within the NPPF and the Manchester Core Strategy are not engaged.

Green Infrastructure including open space, both public and private

The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

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 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.

PLANNING BALANCE & CONCLUSION

The revised proposal has addressed earlier concerns regarding roof height and massing, resulting in extensions that are proportionate, well-integrated and in keeping with the character of Pasture Field Road. The scale and siting of the additions, together with generous boundary distances, ensure no unacceptable impact on neighbouring amenity, particularly at No. 11. The development maintains adequate internal and external space and raises no issues relating to highways, access or refuse storage. While the installation of swift bricks is encouraged, there is no policy basis to require them by condition.

Overall, the scheme accords with the Manchester Core Strategy, saved UDP policies, Places for Everyone and the NPPF. There are no material considerations indicating otherwise, and approval is therefore recommended.

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 | 22 Jul 2025 | THE LOCATION PLAN |
| b. | Drawing - Site Plan | 22 Jul 2025 | BLOCK PLAN OF THE SITE |
| c. | Drawing - Proposed | 08 Dec 2025 6 | ELEVATIONS |
| d. | Drawing - Proposed | 08 Dec 2025 5 | FLOOR AND ROOF PLAN |

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.

INFORMATIVE(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

10 Pasture Field Road, Manchester, M22 5JU

23 Pasture Field Road, Manchester, M22 5JX

8 Pasture Field Road, Manchester, M22 5JW

6 Pasture Field Road, Manchester, M22 5JW

11 Pasture Field Road, Manchester, M22 5JW

APPENDIX 2 – PLANNING CONSTRAINTS

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

Green Belt Land - Greater Manchester Green Belt Local Plan 1984

Airport Noise Index Zone - Noise and Nuisance Index - 40-49

Area Team Boundary - Name: SOUTH AREA