MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144163/FH/2025
Date registered valid:	23 October 2025
Proposal:	Erection of single storey rear extension and two storey side extension.
Address:	4 Laneside Road, Manchester, M20 5PD
Ward(s):	Didsbury East Ward
Applicant:	Mrs Louise Dunn
Agent (if any):	Mr Bradley Clarke, Clarkes Bespoke Design Ltd
Case officer:	Janet Lawless Tel: 0161 234 4535 Email: janet.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	28 January 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 17th December 2025

Standard consultations:
Printed: 31 October 2025 Expired: 21 November 2025

Neighbour notifications
Printed: 31 October 2025 Expired: 21 November 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 the subject of this householder planning application is a two storey red brick built semi- detached property with a tiled roof. It has hardstanding and off- road parking to the front of the property with garden to the rear accessed from alongside of the property. It has historically had the benefit of a two- storey rear extension and a single storey side extension. The property identified as number 4 Laneside Road is set at an angle to the next pair of semis that sit at the beginning of the cul-de-sac facing towards Kingsway.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
The area is predominantly residential with properties of a similar age (inter- war) and style to the proposal site, many of which have had similar extensions to the property. The area comprises of small Cul-de Sacs that feed off the main A34 Kingsway. It sits close to the District boundary formed by the river and south of the Parrs Wood leisure, retail and transport amenities.

Description of development
The proposal is for the erection of a two- storey side extension with a considerably lowered ridge line when viewed against the existing ridge, and a single storey infill extension to the rear. The additional two storey side extension will create accommodation that will provide a utility room to the ground floor tagging onto the existing ground floor bathroom, with a bedroom and study to the first floor. The single storey rear infill extension will create additional accommodation in the form of an extended open plan kitchen diner. There would be two pairs of French windows in the ground floor rear elevation that would overlook the applicants own garden.

Consultations & Notification Responses
Local Residents were informed- One letter of support has been received - These properties are small and need to be extended for growing families. It is impossible to move to a bigger property within the same area as it is too costly. Other properties within the area have extended the same as this proposal without having an impact upon the area.

Flood Risk Management- The site is within flood Zone 2, the Didsbury Critical Drainage Area (CDA) and an EA Flood Warning Area. The Flood Risk Management assessment together with the completed proforma have been reviewed, and there is no objection to the proposal, nor are there any conditions required.

Issues
Policies
Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. The relevant policies are SP1, DM1, EN17 and EN19.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. The relevant saved is policy DC1

Policy DM 1, Development Management, - Follows the principles advocated in the aforementioned policies and informs that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are given below:-

o Appropriate Siting, layout, scale, form, massing, materials and detail.
o 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.
o Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 'Spatial Principles' which states that priority will be given to the creation of neighbourhoods of choice outside of the regional centre. In particular, developments which make a positive contribution and enhance areas for residents will be supported.

The National Planning Policy Framework (December 2024) - The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

c) approving development proposals that accord with an up-to-date development plan without delay; or
d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear strong reason for refusing the development proposed; or
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Draft National Planning Policy Framework (NPPF-2025)
The Government has published a consultation draft of the NPPF. the proposed changes are intended to improve the current housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. Although the draft is not yet adopted, it carries sufficient weight to be of a material consideration.

Chapter 4- Achieving Sustainable Development
Policy S3: Presumption in favour of sustainable development.
Chapter 14- Achieving Well Designed Places
Policy DP3: Key principles for well designed places.

Places for Everyone - is 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 and took effect and became part of the statutory development plan on March 21, 2024.
Policy JP-P1: Sustainable Places

Unitary Development Plan (UDP)
The UDP has been superseded by the Core Strategy Development Plan, however, some policies have been saved and are still considered as part of the planning process. Policy DC1 for Residential Extensions is still considered of relevance, it permits residential extensions to meet changing household needs, and states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- the general character of the property,
- the effect upon the amenity of neighbouring occupiers,

Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings);
- they do not create an undue loss of sunlight, daylight or privacy;
- they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details;

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle of the Proposal
The principle of the proposal is acceptable in that the property is a residential property within an established residential area, and the applicant proposes to use the extension as additional living accommodation. Notwithstanding this, consideration must be given to the proposed developments siting, design, appearance, scale and massing, and to the proposal's impact upon existing levels of residential amenity.

Residential Amenity
The applicant proposes to erect a single storey rear and two storey side extension to form additional living accommodation.

At the rear the ground floor proposes a single storey infill 2.8m high metre flat roof extension with windows on the rear and a rooflight set within the flat roof. There are no windows proposed on the side elevation along the common boundary with number 6 Laneside Road. It is also proposed to set the single storey element in from the existing rear of the property along that same common boundary. At single storey and with a rearward projection of 3.3m and width of 2.9 m it is not considered that the proposal would have a detrimental impact upon the level of amenity currently enjoyed by the neighbouring properties. To the side the two -storey extension would project towards number 2 Laneside Road by 1.37 m which is the same as the existing single storey side extension and run along the side up to the existing rear building line of the original property. It would be set down considerably from the existing ridge height, and this together with the juxtaposition of number 4 Laneside Road to number 2 Laneside Road reduces the bulk and impact along that common boundary, and due to the angled siting of the two properties, would not result in the terracing effect.

On balance it is considered that there will be no privacy issues arising from the window on the rear elevation. In terms of residential amenity, it is not considered that there will be any significant impact upon the existing levels of residential amenity currently being enjoyed by occupants of adjoining properties including loss of privacy, light or overshadowing. The proposed development therefore accords with Core Strategy Policy DM1.

Siting, scale and massing
The proposal has been sited and designed to ensure that it is subservient to the original dwellinghouse, is not excessively large or bulky, the roof has been set down considerably to provide a physical break in the continuous ridge, and in this instance it was not considered necessary to set the extension back from the property frontage as again, given the relationship with the neighbouring properties there is a physical break retained, and no possible terracing. The proposed side extension is relatively modest, occupying the same width as the existing single storey side extension. There are other properties within the immediate vicinity that have carried out similar extensions where the relationships to their neighbouring properties are the same as this proposal, and it is therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1 and DM1 of the Core Strategy.

Design
The design of the extension is in keeping with the existing and surrounding properties in the area and materials proposed will be brick and tile. The design of the proposed extensions are similar in design to others in the immediate area and are typical of this type of development.

Disabled access - The proposal has no implications for access to the property.

Bins
It is anticipated that the bins will be stored at the side or rear of the property as there will be sufficient space retained.

Parking
Parking is not affected by this proposal, off road parking is still available on the 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.

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. Any problems that have risen during the consideration of this application have been resolved, however there was nothing of any great significance. The proposal has been assessed against both national and local policies and is considered acceptable.

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

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:
PL-003 Rev P3-Proposed Floor Plans and Elevations received by email 28th January 2026

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The materials used in the walls, roof or other element of any exterior work of the development hereby approved shall be similar in appearance to the materials used in the majority of the equivalent element of 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) 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 plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

Informatives

1) Informative:

Environment Agency Flood Warning and Met Office severe weather warnings: It is recommended that all residents/building operators sign up for the Environment Agency Flood Warning service and Met Office severe weather warnings email alert service.

Existing Surface Water Drainage System

If the applicant proposes to re-use the existing surface water drainage system, it is recommended that a full survey of the existing drainage infrastructure is undertaken. Any identified remedial works should be completed, and an ongoing maintenance scheme should be established to ensure that the existing drainage system is fit for purpose for the lifetime of the development.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

1 Laneside Road, Manchester, M20 5PD
903 Kingsway, Manchester, M20 5NU
9 Selsey Drive, Manchester, M20 5WW
7 Selsey Drive, Manchester, M20 5WW
6 Laneside Road, Manchester, M20 5PD
905 Kingsway, Manchester, M20 5NU
901 Kingsway, Manchester, M20 5PB
2 Laneside Road, Manchester, M20 5PD

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 -
Area Team Boundary - Name: SOUTH AREA