

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 144328/FH/2025

Date registered valid: 29 October 2025

Proposal: Erection of a part single, part two storey rear extension to provide additional living accommodation.

Address: 111 Ivygreen Road, Manchester, M21 9FX

Ward(s): Chorlton Ward

Applicant: Ms Lynda Moseley

Agent (if any): Mr Mohamed Muse, Muse Architects

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 18 December 2025

APPLICATION DETAILS

Type of application:	Full Householder Application	
Development type:	Householder	
Date of site visit:	13 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	
Listed building:	Not applicable	
Conservation area:	Not applicable	
Tree Preservation Order:	Not applicable	

Description of site/building

The proposal is related to a two-storey semidetached dwellinghouse on Ivygreen Road. The property features an existing single storey flat roofed side garage and rear conservatory. The property features hardstanding to the front for off street vehicle parking and a garden to the rear. The property is notable for its mansard roof with dormer windows to the first floor.

Description of area

The proposal is in a mostly residential part of the Chorlton ward of Manchester. Ivy Green is located to the southern boundary with the property sitting within the buffer zone for the historic landfill. The property also sits within Flood Zone 2.

Description of development

Erection of a part single, part two storey rear extension to provide additional living accommodation.

Ground floor rear extension

The proposed ground floor rear extension would project 4250mm from the existing rear elevation (demolishing the existing rear conservatory) and span the full 9860mm width of the curtilage. The ground floor parts are finished in matching brick with flat roofs to match the existing side garage.

First floor rear extension

The first-floor part of the rear extension projects the same 4250mm from the existing rear elevation but spans 3760mm across the rear front in line with the existing side elevation to leave a 3000mm gap to the shared boundary. The first floor is finished in matching brick to rear with a matching tile mansard roof angled to fit within the existing roof line.

The proposal also converts the garage to living accommodation replacing the existing garage door with window to match.

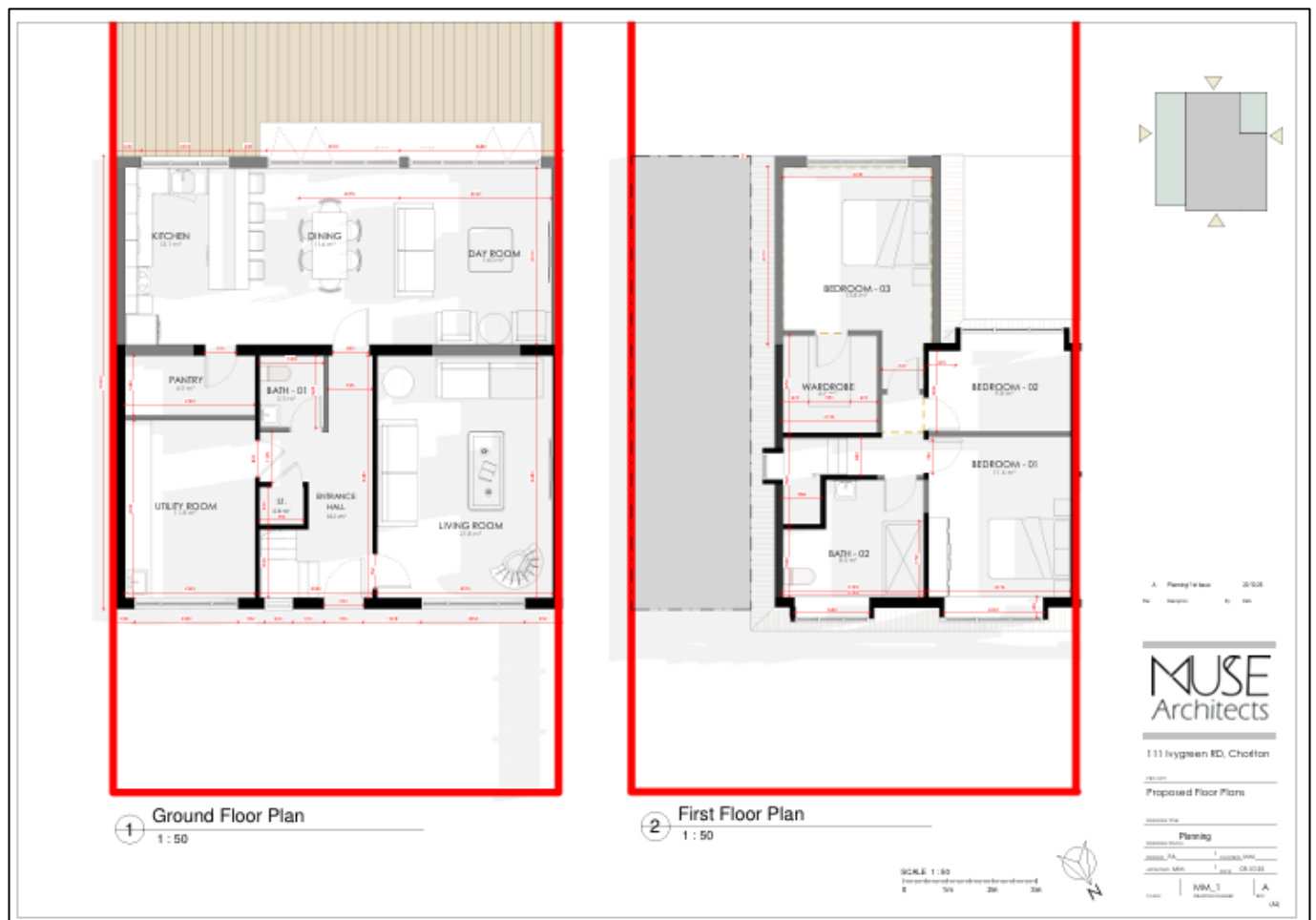


Figure 1. Proposed floor plans

PLANNING HISTORY

There is no planning history at the address.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester City Council Environmental Health

Manchester City Council Environmental Health were consulted on this application and had no objection recommending a construction hours condition and a gas membrane condition.

Manchester City Council Flood Risk Management

Manchester City Council Flood Risk Management were consulted on this application and had no comments to make.

Notifications

Local Residents

1no. neutral representation made regarding

- Advocating the use of swift bricks in the development.

NEGOTIATIONS

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

- Given the removal of the garage a new bin store would need to be provided to the front of the dwelling.

- The existing plans don't seem to be to scale and do not match proposed
- The rear projection will need to be reduced to 3650mm (UDP DC1) to be aligned to other extensions in the area.

Updated proposed development

The updated scheme:

- Shows a new bin store to the front of the property
- Updates the existing plans
- Reduces the rear projection to 3650mm.

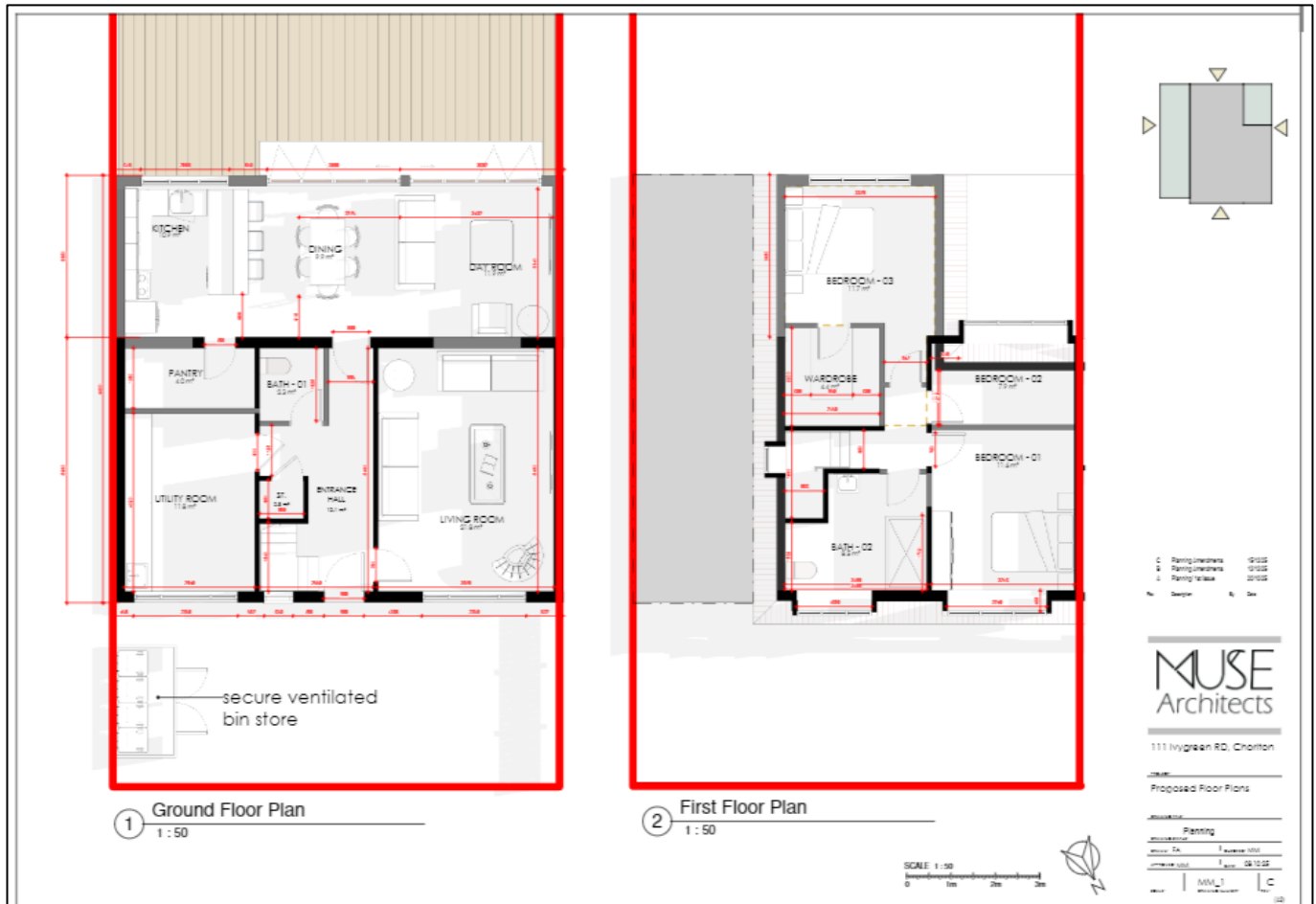


Figure 2. updated floor plans

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Not required due to reduction in massing.

RELEVANT POLICIES

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

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](#)
 - 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 8 – Adaptation to Climate Change (partially replaced by PfE Policies JP-S 2, JP-S 4 and JP-G 8)
 - EN 14 – Flood Risk (partially replaced by PfE Policy JP-S 4)
 - EN 18 - Contaminated Land and Ground Stability
 - 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-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - JP-S4: Flood Risk and the Water Environment
 - Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\)](#) –
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 8 – Promoting health and safe communities
 - Section 12 – Achieving well-designed places
 - Section 14 - Meeting the challenge of climate change, flooding and coastal change
- [National Planning Policy Framework Draft for Consultation December 2025](#) - National decision-making policies
 - 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
- Chapter 4 - Achieving sustainable development
 - S3: Presumption in favour of sustainable development
 - S4: Principle of development within settlements
- Chapter 12 - Making effective use of land
 - L4: Residential extensions
- Chapter 14 - Achieving well-designed places
 - DP3: Key principles for well-designed places
 - DP4: The Design process
- Chapter 17 - Pollution, public protection and security
 - P2: Ground Conditions
- Chapter 18 - Managing flood risk and coastal change
 - F4: Assessing flood risk for decision-making
 - F6: Development in areas at risk of flooding from rivers or the sea
 - F7: Ensuring development is safe from flooding

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.

It is noted that the proposal includes the conversion of the existing garage and replacement of garage door with a new window. This is permitted development and does not require the benefit of consent.

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 reflect the architectural style and materials of the existing dwelling, incorporating matching brickwork, roof tiles, and window fenestration. The first-floor element continues the existing mansard roof form, with the side elevation of the extension blending into the existing roof profile.

The extension is positioned to the rear of the property and remains subservient in scale and form, respecting the character of the original dwelling.

In terms of neighbouring amenity, the impact on No. 113 Ivygreen Road is considered minimal. The proposed ground floor extension replaces an existing 3.0m deep conservatory and, while it projects slightly further (to 3650mm) this increase is not considered significant enough to warrant refusal. The first-floor element is set 3.0m from the shared boundary, which mitigates any potential overbearing impact.

The relationship with No. 109 Ivygreen Road is more sensitive, but the impact remains acceptable. The ground floor extension would project marginally beyond the rear elevation of No. 109, but not to a degree that would result in an unacceptable sense of enclosure. The first-floor element aligns with the existing side elevation and, due to its mansard roof design, would not appear overbearing.

Overall, due to its siting, scale, and design, the proposal would not result in an over-dominant or overbearing form of development.

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 proposed extension would be largely screened from public view, with only limited visibility from the street. Owing to its rearward position, modest massing, and the use of matching materials, including brickwork and the continuation of the mansard roof form, the development would integrate well with the host dwelling and would not detract from the character of the street scene.

The scale and design of the proposal are consistent with other extensions in the vicinity, including those approved at Nos. 105 and 117 Ivygreen Road. As such, the development would not appear incongruous or disrupt the established pattern of development in the area

Effects on amenity

Privacy

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

The new first-floor rear window is positioned away from the shared boundary and aligns with the existing first-floor rear window. As such, it does not introduce any significant issues of overlooking or loss of privacy.

Light

Given that the proposed extension is located at ground floor level adjacent to the shared boundaries, and the first-floor element follows the existing side elevation, the impact on daylight and sunlight to neighbouring properties is considered minimal. It is also noted that the rear elevation is south facing, which ensures the property and its neighbours benefit from a good level of direct sunlight throughout the day.

Noise

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

Environmental Health recommended the attachment of a condition on the hours of construction however given it is a small-scale householder development, this would be overly onerous on the applicant, and the condition has not been attached.

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 features a new secure ventilated bin store to the front of the property which is acceptable.

Vehicular access and car parking

The proposal would remove a vehicle parking garage but maintains off street parking at the property. It is noted that this change would be permitted development.

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.

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 proposal is located in Flood Zone 2. The applicant provided the required information and, Flood Risk as the LLFA, accepted that the proposal was acceptable.

The proposal has a negligible impact on drainage using the existing drainage on site.

Existing or proposed hazardous installations.

The proposal is within the buffer zone for the historic Ivy Green landfill site. Environmental Health recommended that a Gas Membrane is required and has been conditioned.

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 proposed part single, part two-storey rear extension has been assessed against the relevant policies of the Manchester Core Strategy, saved UDP policies, Places for Everyone, and the NPPF. The scheme is considered acceptable in principle and, through its siting, scale, and design, would respect the character of the host dwelling and surrounding area. Impacts on neighbouring amenity in terms of light, privacy, and outlook are minimal and do not warrant refusal. Technical matters relating to flood risk and ground gas have been addressed through appropriate conditions. On balance, the proposal represents sustainable development that accords with the development plan and there are no material considerations indicating 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	21 Oct 2025	LOCATION AND SITE PLAN
b.	Drawing - Site Plan	21 Oct 2025 MM_4	PROPOSED
c.	Drawing - Proposed	15 Dec 2025 111.3 C	ELEVATIONS
d.	Drawing - Proposed	15 Dec 2025 MM_1 C	FLOOR PLANS
e.	Drawing - Proposed	15 Dec 2025 MM_2 B	ROOF PLAN
f.	Flood Risk Assessment or Drainage ASSESSMENT	21 Oct 2025	FLOOD RISK

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. Gas Membrane

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 in close proximity to a potential historical source of landfill gas (Ivy Green Landfill) pursuant to policy EN18 of the Manchester Core Strategy (2012).

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

Environmental Health

MCC Flood Risk Management

124 Ivygreen Road, Manchester, M21 9FX

113 Ivygreen Road, Manchester, M21 9FX

109 Ivygreen Road, Manchester, M21 9FX

126 Ivygreen Road, Manchester, M21 9FX

122 Ivygreen Road, Manchester, M21 9FX

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 -

Historic Landfill Site 50m Buffer -

Area Team Boundary - Name: SOUTH AREA