Planning

Growth & Development

Delegated officer report for planning application

Application no.	142992/FH/2025
Date registered valid:	12 June 2025
Proposal:	Erection of single storey rear extension and first floor extension above existing garage to form additional living accommodation
Address:	71 Shawdene Road, Manchester, M22 4AJ
Ward(s):	Northenden Ward
Applicant:	Winter
Agent (if any):	Anna Meredith, ALM Architect Ltd
Case officer:	Ellie Knowles Tel: 0161 219 6633 Email: ellie.knowles@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: **31 October 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 3 July 2025

Standard consultations:
Printed: 26 June 2025 Expired: 17 July 2025

Neighbour notifications
Printed: 26 June 2025 Expired: 17 July 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/area

The application relates to a two-storey semi-detached residential dwellinghouse, constructed with dark brown brickwork with contrasting light-coloured mortar and brown concrete pantile hipped roof. The property affords a block paved driveway to the front, single storey side garage extension and private garden to the rear.

The application property has been previously extended by a single storey extension to the side, which has been mirrored by the adjacent property 73 Shawdene Road, creating a link-detached effect.

Boundary treatment consists of low brickwork walling with railings atop and sliding gate across the site frontage, alongside timber fencing and hedging around the rear garden curtilage.

The surrounding area is predominantly residential in character, featuring semi-detached properties of a similar character and scale, however, comprise a variety of forms. It is acknowledged that there are a number of examples of two storey side extensions evident in the local area.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The applicant is seeking permission for the erection of a single storey rear extension and first floor extension above existing garage to form additional living accommodation.

Following the discussion of initial visual amenity concerns, the proposed side extension has been revised to include a set back of 0.8m from the principal elevation, set down from main ridge and an inset from the shared boundary by 0.7m (see figure 2).

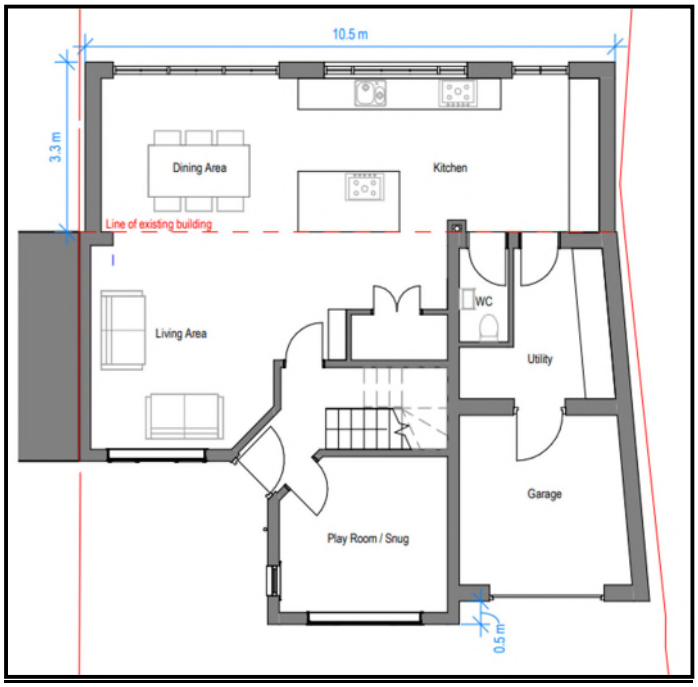


Figure 1: Original proposal, featuring only a 0.5m setback from principal elevation.

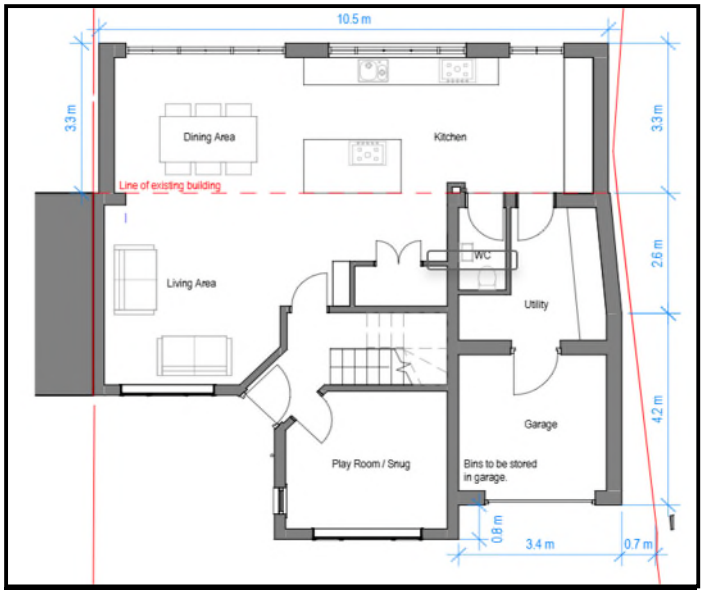


Figure 2: Revised proposal, featuring a 0.8m setback from principal elevation and 0.7m inset from the southern side boundary.

Consultations & Notification Responses

Local responses
None

Consultee responses

High Speed Two (HS2) Limited – No comments received.

Relevant Planning History

None recorded at the application site; however, it is evident that the property has previously been extended via a historic single storey side extension, which has been mirrored at the adjacent neighbouring property, no.73 Shawdene Road.

History of negotiations

The planning officer requested that the proposed first floor side extension was amended to achieve greater subservience to the main dwelling house and reduce the risk terracing, through a setback from the front elevation, inset from the shared southern side boundary and set down from the main ridgeline. Following lengthy negotiation, the agent submitted revised plans showing a subordinate proposal on 28.08.2025.

Local Planning Policies

Places for Everyone (2022-2039) – 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.

The PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-S1 – Sustainable Development
JP-P1 – Sustainable Places

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
EN 19 – Waste

The relevant saved **UDP** policies for this application are:

DC1– Residential Extensions

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester's Emerging Space Standards)

National Planning Policy Framework

The NPPF (December 2024) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places

Paragraph 135 states – Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users51; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Issues

Principle of development:

The principle of erecting a single storey rear extension and first floor side extension to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Impact on visual amenity and the streetscene:

The proposed rear extension would be sited at the rear of the property. It would project 3.3m rearwards from the host dwellinghouse, with an overall width of 10.5m and be designed with a lean to roof with an overall height of 3.4m, eaves height of 2.5m and four rooflights. It would be sited within 0.1-0.3m from the side boundaries.

The proposed first floor side extension would be sited atop of the existing single storey garage extension. The proposal has been revised to achieve a subservient form, which also includes the reduction in footprint of the existing garage element at ground floor level, from the front and side (as shown in figure 2). As such, the revised side extension would feature a setback of 0.8m from the principal elevation and a sidewards projection of 3.1-3.4m from the host dwellinghouse.

At first floor the proposed extension would measure 6.8m in overall length and has been designed flush with the original rear elevation. The side extension would be inset 0.7m from the shared boundary with no.73 Shawdene Road at the front. The side extension would accommodate hipped roof forms that mirror the main roofscape, with matching eaves height and pitches, albeit set down 0.3-0.5m from the main ridge. A single rooflight is proposed to the front roofscape.

The proposed extensions would be built of brickwork to match the existing dwellinghouse with anthracite uPVC-framed openings. The submitted plans indicate that all side elevations would be blank, and fenestration would be proposed in the front and rear elevations only. The side extension would feature a garage door at ground floor and single window at first floor in the front elevation, alongside a single first floor window to the rear. The single storey rear extension would feature 1.no access door, 1.no window and 1.no sliding doors all designed in a Crittall style coloured black.

The overall siting, scale, and massing of the proposal is considered to be acceptable on balance, as the development is understood as being subservient to the host dwellinghouse in terms of their dimensions, would avoid resulting in ‘excessively large or bulky’ additions to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing overbearing features into the area. Sufficient private outdoor amenity space would also be retained to the rear.

It is acknowledged that initial concerns were raised in relation to the proposal's potential to create a terracing effect with no.73, however, it is considered that the side extension's 0.8m set back from the principal elevation and inset from the shared boundary by 0.7m would adequately mitigate such effects.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Sited at the side and rear of the property, the extensions would be visible within the street scene and public realm, however their use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that they do not form prominent visual features. The overall character of the property and its surrounding area should therefore not be significantly harmed by these works.

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.

Impact on residential amenity:

With regard to the side extension, it is acknowledged that a degree of harm may be caused to those occupying No.73 Shawdene road in terms of introducing an overbearing feature, as a result of the side extension's proximity to the shared boundary. However, it is acknowledged that the neighbouring property affords a different built form to the application property. As such, given the proposed setback, set down and reduced ridge height of the side extension, it is not considered that any harm would be significant. In terms of the side extension's capacity to cause a loss of light and overshadowing, it is considered that such affects would be negligible, given that the extension would be sited to the south of the host dwellinghouse. Given that the side extension would not feature any side-facing windows, it is considered that it should not detrimentally affect the privacy of those occupying No.73 Shawdene Road.

On the basis, that the proposed rear extension would be single storey with a maximum lean to roof height of 3.4m and a rearward projection of 3.3m, it is considered that the proposal should

not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, fenestration is proposed to the rear elevation only, which would not give rise to any indue overlooking and loss of privacy of neighbouring occupiers.

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.

Impact on Highway Safety:

The proposed development would not interfere with the existing off-street parking provision within the site curtilage, as such is considered acceptable in this regard.

Waste:

The current waste storage arrangements would be unaffected by the proposal.

Conclusion:

Given the above issues, it is considered that 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 policies DC1 of the UDP, policies DM1 and SP1 of the Core Strategy, policy JP-P1 and JP-P2 of the Places for Everyone joint development plan document and chapter 12 of the NPPF.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan, Places for Everyone and other material considerations. In this instance negotiations took place with regards to the proposed scale and form of the side extension. Amended plans were submitted showing a subservient addition and the application has been determined with the attachment of appropriate conditions.

Condition(s) to be attached to decision for approval

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 documents labelled:

- 'Proposed Site and Roof Plan', numbered 'P25.05_1010 D', stamped as received by the City Council as Local Planning Authority on the 28/08/2025.
- 'Proposed Plans', numbered 'P25.05_1011 C', stamped as received by the City Council as Local Planning Authority on the 28/08/2025.
- 'Proposed Elevations', numbered 'P25.05_1012 E', stamped as received by the City Council as Local Planning Authority on the 28/08/2025.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1 and DC1.2 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no windows or doors shall be inserted in the development hereby approved, other than those expressly authorised by the granting of this planning permission.

Reason - In the interests of residential and visual amenity since any additions to the approved dwelling may adversely impact upon the neighbouring occupiers, pursuant to saved policy DC1 of the Unitary Development for the City of Manchester Policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

High Speed Two (HS2) Limited

12 Mapley Avenue, Manchester, M22 4AP
73 Shawdene Road, Manchester, M22 4AJ
2 Bartley Road, Manchester, M22 4BG
10 Mapley Avenue, Manchester, M22 4AP
70 Shawdene Road, Manchester, M22 4AL
72 Shawdene Road, Manchester, M22 4AL
69 Shawdene Road, Manchester, M22 4AJ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA