

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144224/FH/2025
Date registered valid: 8 October 2025
Proposal: Erection of single storey side and rear extension.
Address: 36 Homewood Road, Manchester, M22 4DW
Ward(s): Northenden Ward

Applicant: Dr Phil Webb
Agent (if any): Mr Phil Ryan, Cube Design Solutions
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve
Date of recommendation: **24 November 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 29 October 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 21 October 2025 Expired: 11 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 subject of this householder application is a semi-detached C3 dwellinghouse. The property features red brickwork, white uPVC windows and a hip to gable roof. As existing, the property has a rear outrigger and detached garage. To the front of the property is a hardstanding driveway and to the rear is a moderately sized garden and patio.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

Homewood Road is a residential street situated in the Northenden ward of Manchester. The street is located north of the Assembly Hall of Jehovah's Witness, a listed building. The area benefits from a large amount of green space, with fields west of the applicant property and Shandon Avenue Woodland situated north. The area comprises similar properties of the same design and age of the applicant property, many of these properties benefit from planning permission.

Description of development

The applicant is seeking planning permission for the erection of a single storey side and rear extension. The rear extension would act as an infill, providing a dining room. The side extension would facilitate a utility and shower room. The addition of the side and rear extension would result in the existing outriggers roof changing from a pitched roof to a hipped roof.

Consultations & Notification Responses

Neighbours, as per appendix 1, no comments or objections.

POLICY

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP)- The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

-Policy DC1- Residential Extensions

The Manchester Core Strategy- Development Plan Document 2012-2027 (The Core Strategy) was adopted by the City Council on the 11th of July 2012, it is a key document for the local plan which provides a framework that planning applications are assessed against.

Policy DM1-Development Management

Policy SP1- Spatial Principles

Policy EN19- Waste

The National Planning Policy Framework (December 2024)- The Government's own planning policies for England and how they are expected to be applied.

-Chapter 8- Promoting healthy and safe communities

-Chapter 12- Achieving well-designed and beautiful places

Places for Everyone- 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 (Bolton, Bury, Rochdale, Oldham, Tameside, Stockport, Manchester, Trafford, Salford, Wigan) and took into effect and become part of the statutory development plan on March 21, 2024.

-Policy JP-P1: Sustainable Places

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seeks to ensure that any new built development enhances or creates character, meets local needs and enhances the built environment and its design, scale and appearance of the proposed development that is appropriate to its context. Policies DC.1, DC1.2 and DC1.3 of the UDP for the City of Manchester relate specifically to residential extensions and set out several criteria against which proposals for extensions will be assessed. Although the latter policies are of age, they are of long-established practice with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future residents.

Principle

The principle of erecting a single storey side and rear extension for additional living accommodation is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. Resident's homes should enable growth by providing sufficient space to accommodate changing needs and circumstances. However, consideration must be given to the proposals siting scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Planning History

No relevant planning history.

Waste Storage and Parking

The proposal is not considered to impact the current parking arrangements. The side extension would maintain an 803mm gap between the shared boundary and side extension which would allow bins to be moved to and from the rear to the front of the property.

Siting Scale and Massing

The rear extension element-

The extension would be situated northeast of the applicant property and would project 2750mm backwards from the host dwellinghouse. The extension would extend to the existing rear building line and would expand along the rear of the dwellinghouse by 3321mm to meet the existing outrigger. Although there is a tree in proximity to the rear extension, the root preservation zone is not considered to be impacted by the extension. Overall, the existing outrigger and the rear extension would result in a total of 7850mm across the rear of the property. The extension would be set off the north-eastern shared boundary by approximately 178mm. The roof would be mono-pitched and measure to 3647mm tall sloping down to meet the eaves at 2508mm. In many cases this type, and scale of development is considered permitted development subject to the limitations and conditions set by Part 1, Schedule 2, Class A of the Town and Country Planning Order 2015. The rear extension proposes the addition of seven new windows. Four windows would be bi-folding doors and face into the rear garden, replacing full length windows on the original property. The other three windows are proposed to be roof lights.

The side extension element-

The side extension would be located south-east of the property. It would measure 5893mm along the side of the dwellinghouse and project sideways from the dwellinghouse by 1421mm. This would result in an 803mm gap between the side extension and shared boundary with neighbour no. 34 Homewood Road. The side extension proposes the addition of two windows and one door. One window is proposed on the front elevation to face towards the street scene. The second window and door are proposed to be on the side elevation of the property; the window is proposed to be obscure glazed. The side elevation windows would be replacing an existing door and window on the side elevation. The roof would measure to 3203mm tall sloping down to meet the eaves at 2495mm.

The overall siting scale and massing of the proposal is acceptable as the extension is understood as being subservient to the host dwellinghouse and given the remaining amenity space to the rear is considered to be acceptable in this instance. The side and rear extension is not considered to cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. Sufficient private outdoor amenity space would also be retained to the rear.

Appearance and Visual Amenity- The submitted application form indicates that the extensions would be built of brick to match existing, materials of uPVC would be used to match the existing windows. The proposed roof would be made of brown roof tiles to match the existing property.

Through the use of matching materials, the extensions would ensure that the overall character of the property and its surrounding area would not be significantly harmed by these works. The scale and single storey element of the extensions ensure that the proposed would read as an addition to the dwellinghouse. Although the side extension would be seen from the street scene, it would be set back by approximately 10m and would provide a blended appearance to the host dwellinghouse.

The extensions would be in-keeping with maintaining private outdoor amenity space to the rear of the property. The design and appearance of the extension therefore accord with saved Policy DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy

Framework. The side and rear extensions are considered to be a small addition to the street scene and would not be unusual or out of character for the area. A materials condition has been attached to ensure that materials are adhered to pursuant with The Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved policies DC1 of the UDP.

Residential Amenity -The adjoining neighbour, no. 38 Homewood Road sits north of the applicant property. As existing, the property benefits from a rear extension, the proposed extension would not pass the neighbouring extensions rear building line. Regarding sunlight, the extension is not considered to cause any significant overshadowing to the neighbouring property. The rear extension would be set off the shared boundary and would be similar to no. 38 Homewood Road's existing extension. This neighbouring property is separated from the side extension and therefore is not considered to be impacted by it. No windows are proposed to face towards the neighbouring property and therefore would not impact the existing levels of privacy between the neighbouring units.

The non-adjoining neighbour, no. 35 Homewood Road sits south-east of the applicant property. The neighbouring property benefits from an outrigger and conservatory. The neighbour would be separated from the rear extension. Although the side extension element would extend along the shared boundary, it would be set back by 803mm, combined with the one storey element it would lessen any feelings of overbearingness for this neighbour. Although one window is proposed to face towards the neighbouring property, it would be obscure glazed and therefore would not impact the existing levels of privacy between the properties. Additionally, the mono-pitched roof would ensure that the mass and bulk of the extension is not imposed onto no. 35 Homewood Road.

The proposal would be in-keeping with providing enough private external amenity space. Overall, the proposal is not considered to give rise to any overlooking, significant loss of light nor privacy implications to the surrounding properties, pursuant to Policy DC1 of the UDP and the Core Strategy policies SP1 and DM1.

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 policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework and Policies JP-P1 of the Places for Everyone joint development plan document.

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.

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. No significant problems have arisen during the consideration of this application, and the application has been determined in a timely manner, in accordance with the policies with the development plan.

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

- (1) The development must have begun no later than the expiration of three years beginning with the date of permission. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act of 1990.
- (2) The development hereby approved shall be carried out in accordance with the following documents:

Proposed ground floor plan, ref- 1493-03

Proposed elevations, ref 1493-04

Location plan, ref- 1493-05

Received on 8 October 2025

Reason- to ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

- (3) The materials to be used on the external surfaces of the extensions hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture including:

- Brickwork to match the existing property
- Roof tiles to match the existing property
- uPVC to match the existing property.

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 policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

- (4) Before first occupation the window and door in the ground floor shower and utility room as shown in 'Proposed elevations- ref, 1493-04' shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Informative:

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

Ground Floor, 460 Palatine Road, Manchester, M22 1DJ
460 Palatine Road, Manchester, M22 1DJ
34 Homewood Road, Manchester, M22 4DW
Bartree House, 460 Palatine Road, Manchester, M22 4DJ
9 Wood View, Manchester, M22 4GD
13 Wood View, Manchester, M22 4GD
11 Wood View, Manchester, M22 4GD
32 Homewood Road, Manchester, M22 4DW
40 Homewood Road, Manchester, M22 4DW
38 Homewood Road, Manchester, M22 4DW

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) -
Area Team Boundary - Name: SOUTH AREA