MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143871/FH/2025
Date registered valid:	29 September 2025
Proposal:	Erection of part single, part two storey side and rear extension
Address:	117 Church Lane, Lightbowne, Manchester, M9 4WH
Ward(s):	Harpurhey Ward
Applicant:	Mr Oliver Okonkwo Blackley Property Ltd
Agent (if any):	Mr Raja Riaz Raja Riaz
Case officer:	Ian Jarvis Tel: 0161 234 4079 Email: ian.jarvis@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:

Standard consultations:
Printed: 7 October 2025 Expired: 28 October 2025

Neighbour notifications
Printed: 7 October 2025 Expired: 28 October 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

This application relates to a two-storey end terraced property in a mostly residential area, in a row of 10 properties. The property has a large side garden, approximately 10 metres in width and, adjacent to the side boundary there are two properties, on Highdown Walk, whose rear boundaries face onto Church Lane and a third property, on Highdown Walk backs on to the rear of the site.

At the side of the property it is proposed to erect a part single-storey, part 2 storey extension. The single storey element would be flush, with the front of the house, with the upper floor element set-back by approximately 2 metres, and with a lower roof height, compared to the existing house. The two storey element would then extend along the remainder of the side elevation, and extend by a further 1.5 metres, to 'wrap-around' the corner of the house, to link into an existing part single storey-part two storey rear outrigger.

The extension would be used as an additional living room and hallway, on the ground floor, with a bedroom, bathroom and study room on the upper floor.

The extension would be constructed in brickwork and roof tiles to match the existing house.

Consultations & Notification Responses

Local residents - Two comments were received, from local residents, neither of which was a formal objection to the application. On resident was concerned about works that have previously taken place on site and how their boundary has been compromised including rubble over the boundary line. A second resident has asked for two 'swift-nest bricks' to be included in the development.

Flood Risk Management Unit - Makes the following comments:

Manchester City Council records indicate that an underground culvert is located in close proximity to the proposed development site. They would like to clarify that a 5.00 metre easement from the culvert may be achievable, subject to further assessment and confirmation.

A plan was submitted showing the presence of a culvert along the road, on Church Lane. The proposed extension is indicated to be 4.26 metres, from the front boundary of the site, and the additional pavement area indicates that the culvert would be more than 5 metres, from the proposed extension, which would not therefore impact upon the culvert. An informative is, however, proposed.

Issues

National Planning Policy Framework (December 2024) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that 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 visibly 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 users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So to is effective engagement between applicants. Communities, local planning authorities and other interests throughout the process (paragraph 131).

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. 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.

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-
- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-
- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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.
- 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.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.

- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is presently unallocated within the Manchester Unitary Development Plan.

Saved Policy DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:
a. The general character of the property;
b. The effect upon the amenity of the neighbouring occupiers;
c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
d. The overall appearance of the proposal in the a street scene;
e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:
a. 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 original buildings);
b. They do not create undue loss of sunlight, daylight or privacy;
c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

DC1.3 States that, notwithstanding the generality of the above policies, the council will not normally approve:
a) rearward extensions greater than 3.65m (12ft) in length
b) 2 storey extensions with a flat roof, particularly those which would be visible from the public highway
c) 2 storey extensions to terraced properties which occupy the full width of the house
d) flat roofed extensions to bungalows
e) extensions which conflict with the councils guidelines on privacy distances (which are published as supplementary guidance).

Impact of works (relationship with Church Lane) - Although this is a large extension, the site has a wide frontage with a 10 metre gap between the property and the side boundary and a 13 metre gap, to the adjacent property. The proposed extension would have a width of 4 metres, so it would comfortably sit in this gap. Also, the extension is of a reduced height, compared to the existing property, with a 2 metre set-back, on the upper floor, so it would be seen as a subservient extension to the main house. Originally a render finish was proposed, but it has now been confirmed that the extension would have a brick finish, so it is considered that the resulting property frontage would be in keeping with the character of the street.

Impact of works (side extension) - At 10.77 metres in length, the proposed side extension is quite long, but there would be a remaining gap, of 9 metres to the adjacent property. Two windows are proposed, in the ground floor of the side elevation, but the adjoining property has just an obscurely glazed window, in the side elevation, and combined with the large gap, between the two properties, and existing boundary treatment, it is not considered that there would be any adverse privacy implications. As a 'wrap-around' two storey extension, the extension is on the larger size, but the width of the side garden is such that an extension of this size can be accommodated.

Impact of works (rear of property) - originally the application included a further 5 metre x 4.72 metre single storey rear extension, but this was positioned against the rear boundary of no.3 Highdown Walk and led to the loss of virtually the whole rear garden. Notwithstanding that there remains a substantial side garden, this extension was considered to impact on the space around the building, as well as having a negative impact upon the relationship, with no.3 Highdown Walk and leading to the loss of a significant amount of useable amenity space. This element was therefore removed from the scheme, to create an improved arrangement at the rear of the property.

Conclusion - Although the extension is a large addition to the property, the size of the site is such that the extension can be easily accommodated, and improvements have been made to the scheme, including removing a rear extension and changing the finish from render to brickwork. Overall, it is therefore considered that the proposed extension would be in keeping with the character of the property and the surrounding area.

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 / agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application, including making contact, during the application process. In particular negotiations took place in relation to the scale of the proposed works and the proposed materials finish.

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 site location plan and proposed site plan and proposed floor plans, all indicated as rev A, dated 17 November 2025, and stamped as received by the City Council, as Local Planning Authority, on 17 November 2025, and the proposed elevations, indicated as rev A, and stamped as received by the City Council, as Local Planning Authority, on 21 November 2025.

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

3) The development hereby approved shall have a brick finish that shall be similar in appearance to the brickwork on the front elevation, of the property, and the materials used in the roof or other element of any exterior work of the development hereby approved shall be similar in appearance to the materials used in 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 Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no windows, doors or other openings shall be installed in any elevation of the development hereby approved, without planning permission being granted by the Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

6) The proposed upper floor window, in the side elevation of the proposed extension, adjacent to no.4 Highdown Walk,, shall be fitted with obscure glazing, and fixed shut at least up to a level of 1.7 metres above floor level. The window shall thereafter be maintained in that condition.

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

Informatives

1) Manchester City Council records indicate that an underground culvert is located in close proximity to the site. It should be ensured that a minimum 5.00 metre easement is achieved between the culvert and the proposed extension.

2) **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

MCC Flood Risk Management

45 Augustine Webster Close, Manchester, M9 4DG
4 Broadgate Walk, Manchester, M9 4GH
121 Church Lane, Lightbowne, Manchester, M9 4WH
119 Church Lane, Lightbowne, Manchester, M9 4WH
43 Augustine Webster Close, Manchester, M9 4DG
6 Highdown Walk, Manchester, M9 4GG
4 Highdown Walk, Manchester, M9 4GG
13 Thorntree Close, Manchester, M9 4JW
3 Roundham Walk, Manchester, M9 4JG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA