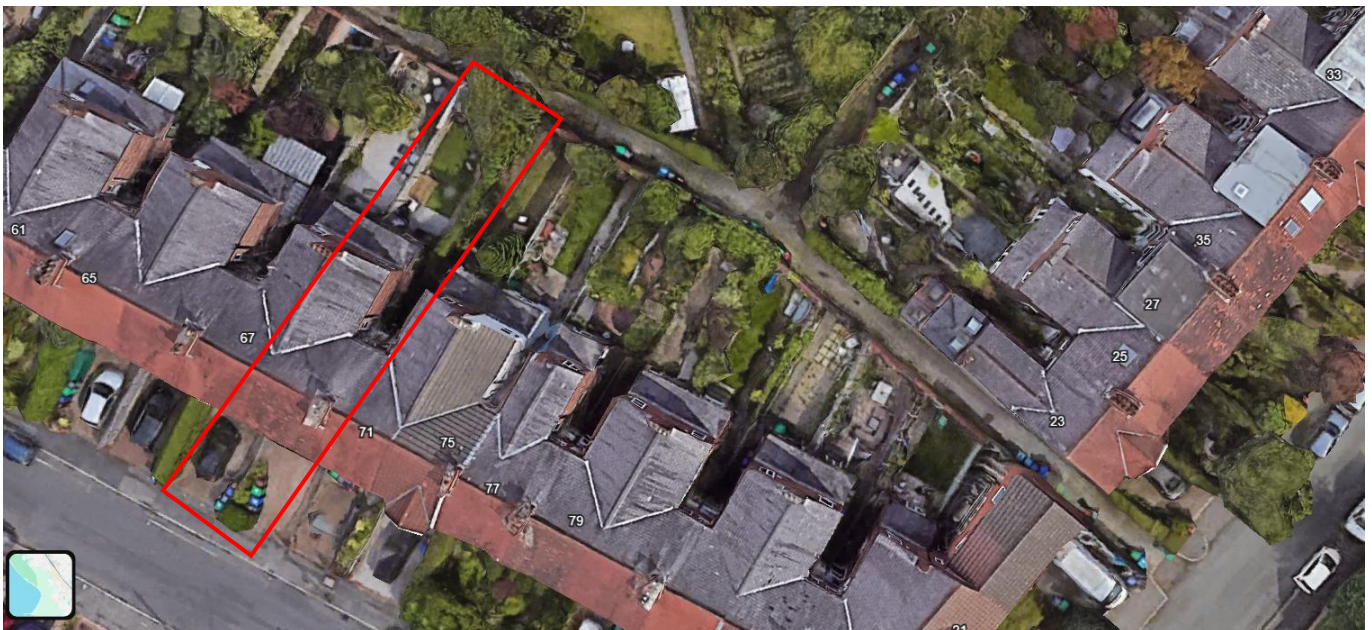


## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 143934/FH/2025  
**Date registered valid:** 9 September 2025  
**Proposal:** Erection of a single storey side extension together with raised decking to the rear.  
**Address:** 69 Atwood Road, Manchester, M20 6TB  
**Ward(s):** Didsbury East Ward  
  
**Applicant:** Rebecca Sullivan  
**Agent (if any):** Mr. Ian Grainger, Blu Room Architecture  
**Case officer:** Tracie Simpson  
Tel: 0161 234 4537  
Email: [tracie.simpson@manchester.gov.uk](mailto:tracie.simpson@manchester.gov.uk)  
  
**Recommendation:** Approve  
**Date of recommendation:** 10th November 2025



**Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 23 September 2025

**Standard consultations:**

No consultations have been printed and sent.

**Neighbour notifications**

Printed: 22 September 2025

Expired: 13 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:** Not applicable

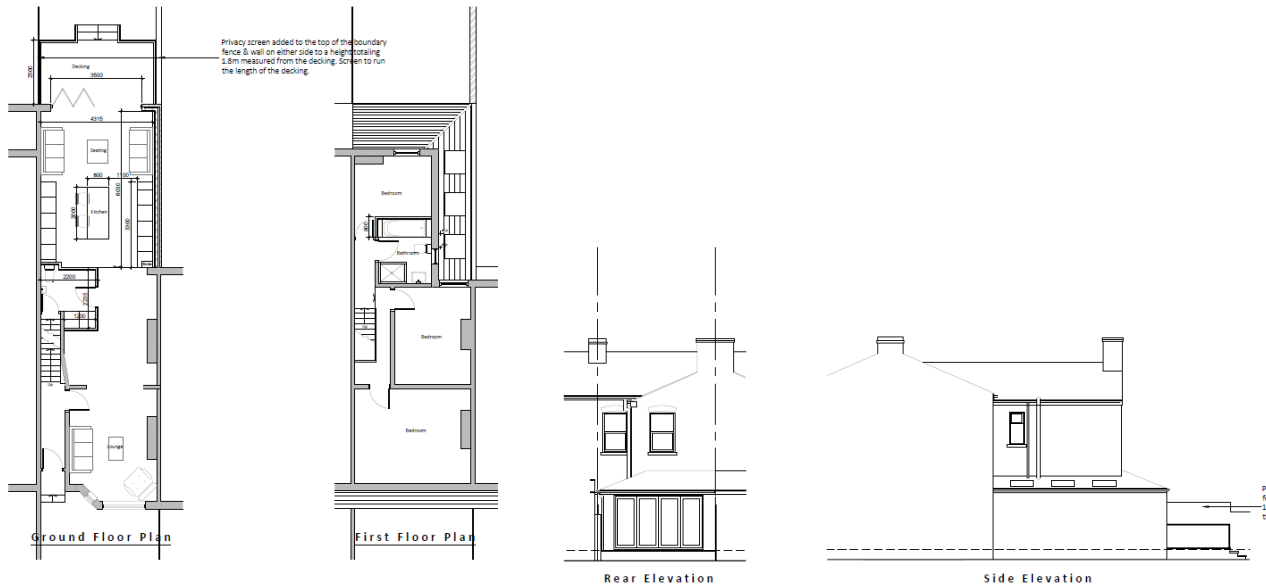
**Tree Preservation Order:** Not applicable

**Description of area**

The surrounding area is predominantly residential in character, comprising a mix of semi-detached and terraced housing. These properties generally reflect traditional architectural styles typical of the locality, contributing to a cohesive streetscape

**Description of development**

The applicant is seeking planning permission for the erection of a single storey side extension together with raised decking to the rear.



## **Consultations & Notification Responses**

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received.

## **Policy and Issues**

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN19 - Waste Management
- o The National Planning Policy Framework (NPPF)

## **Places for Everyone Plan (2022 - 2039)**

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development

JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

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

## Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed changes are deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

## History relating to 69 Atwood Road

No previous planning applications relating to this site.

## Residential Amenity

The applicant is seeking planning permission for the erection of a single storey side extension. This would provide additional living space for the occupants of the property.

The proposal would extend off the rear wall of the property extending the length of the existing outrigger measuring 6.3m to a width of approximately 1.0m. This would provide an infill off the side wall of the outrigger to the shared boundary with 71 Atwood Road. The height to eaves would measure 2.7m approximately with a total height to ridge measuring approximately 3.3m. The roof would slope away from the boundary forming a wrap around adjoining the existing projection along the rear and would include three roof lights. No windows are proposed on the side elevation; bi folding doors would feature along the rear elevation.

While the extension spans a considerable length along the shared boundary, the design mitigates potential impacts through the use of a sloping roof that reduces the perceived bulk and scale when viewed from the neighbouring property. The maximum height of 2.7m at the boundary is considered modest and unlikely to result in significant overshadowing or loss of outlook. The design is sympathetic to the neighbouring amenity and is not considered to result in an overbearing impact. In addition, no objections have been received, and the proposal is considered to comply with the relevant policies.

The proposed extension would be located at the rear of the property and would not be visible from the public highway, therefore would not feature in the street scene. While the surrounding properties have undergone various alterations and extensions over time, the character of the area has been broadly retained. The proposed development is in keeping with this evolving context and is considered to have an acceptable appearance. Its impact upon visual amenity is therefore considered negligible.

## Decking

The application also seeks planning permission for the installation of decking to the rear of the property, extending from the existing rear extension. The proposed decking will project approximately 2.5m from the rear elevation and span the full width of the property. It will be raised to a height of approximately 400mm above ground level, with steps leading down into the rear garden. In addition, privacy screening is proposed along the length of the decking to mitigate potential overlooking and maintain residential amenity.

On balance, the extension and decking can be acceptably accommodated at the application property.

Overall, the changes to the property are considered to be acceptable in this location and it is not considered that the proposal would create any undue loss of privacy, loss of light or have an overbearing impact upon neighbouring occupiers and therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

### Scale and Mass

The size and footprint of the extension is not believed to provide an overbearing impact upon the residential amenities of surrounding properties especially as it does not project further than the existing outrigger. It is therefore considered that the design, scale and appearance of the proposed changes are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

### Design

The design of the proposed extension is considered to be in keeping with the existing dwelling and surrounding properties. The application specifies the use of matching brickwork and roof tiles, which will help ensure visual continuity with the host property. A condition has been attached to secure the use of these materials.

The overall design reflects what is typically expected of a single-storey rear extension and does not introduce any features that would be out of character with the area. It is not considered to result in any undue harm to residential amenity or the established character of the locality.

On balance, the design and appearance of the proposed development are considered acceptable and in accordance with Core Strategy Policies DM1 (Design and Amenity) and EN1 (Design Principles).

### Waste storage

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site and maintains external access to the rear of the property. Therefore the proposal complies with policy EN19 of the Manchester Core Strategy

### Conclusion

On balance, it is believed that the proposal would not interfere with the character of the area and in terms of residential amenity it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

## **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**

Positive and proactive working 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. The application has been determined in a timely manner and in accordance with the policies within the Development Plan

### **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:

Received 10<sup>th</sup> November 2025 numbered 03 Revision A Proposed Ground and First Floor Plans  
Received 10<sup>th</sup> November 2025 numbered 04 Revision A Proposed Rear and Side Elevations

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 to be used on the external surfaces of the hereby permitted development shall match the existing property in form, size, type, 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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

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 additional 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.

5) Prior to first use of the raised decking hereby approved, details and finish of the privacy screen shall be submitted to and agreed in writing with the City Council as Local Planning authority, the agreed details shall be installed prior to the first use of the terrace and be retained in situ thereafter.

Reason - To ensure that the residential and visual amenity is maintained, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

### **Appendix 1 – List of consultees & neighbours notified**

42A Atwood Road, Manchester, M20 6TD  
Flat 4, 40 Atwood Road, Manchester, M20 6TD  
40A Atwood Road, Manchester, M20 6TD  
Flat 2, 40 Atwood Road, Manchester, M20 6TD  
71 Atwood Road, Manchester, M20 6TB  
67 Atwood Road, Manchester, M20 6TB  
Flat 1, 42 Atwood Road, Manchester, M20 6TD  
Flat 3, 42 Atwood Road, Manchester, M20 6TD  
Flat 2, 42 Atwood Road, Manchester, M20 6TD  
Flat 3, 40 Atwood Road, Manchester, M20 6TD  
Flat 1, 40 Atwood Road, Manchester, M20 6TD  
38 Gaddum Road, Manchester, M20 6SZ

### **Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4  
Area Team Boundary - Name: SOUTH AREA