MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no.	145348/FH/2026
Date registered valid:	6 March 2026
Proposal:	Erection of a single ~~two-~~ storey rear extension ~~together within the installation of a rear roof dormer.~~
Address:	66 Ladysmith Road, Manchester, M20 6HL
Ward(s):	Didsbury East Ward
Applicant:	Mr Leon Dally
Agent (if any):	Mr Chris Wilkinson, CD Wilkinson Plans
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **27 April 2026**

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 27 March 2026

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 11 March 2026 Expired: 1 April 2026

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 mid-terrace dwelling house on Ladysmith Road. The property features an existing single storey rear outrigger, small rear and front gardens.

Description of area

The proposal is in a mostly residential part of the Didsbury East ward of Manchester.

Description of development

Erection of a two-storey rear extension together within the installation of a rear roof dormer.

Two-storey rear extension

The proposed two storey rear extension projects 3000mm at ground floor and 2450mm at first floor and spans 3770mm from connected to the adjacent extension at No64 to just off the boundary with No68. The two-storey extension is finished in matching brick with a flat roof. New glazing is featured to the rear.

Installation of a rear roof dormer.

The proposed roof former is sat within the main rear roof slope and spans the full width of the property. The dormer fascias are finished in hung tile with rear facing window.

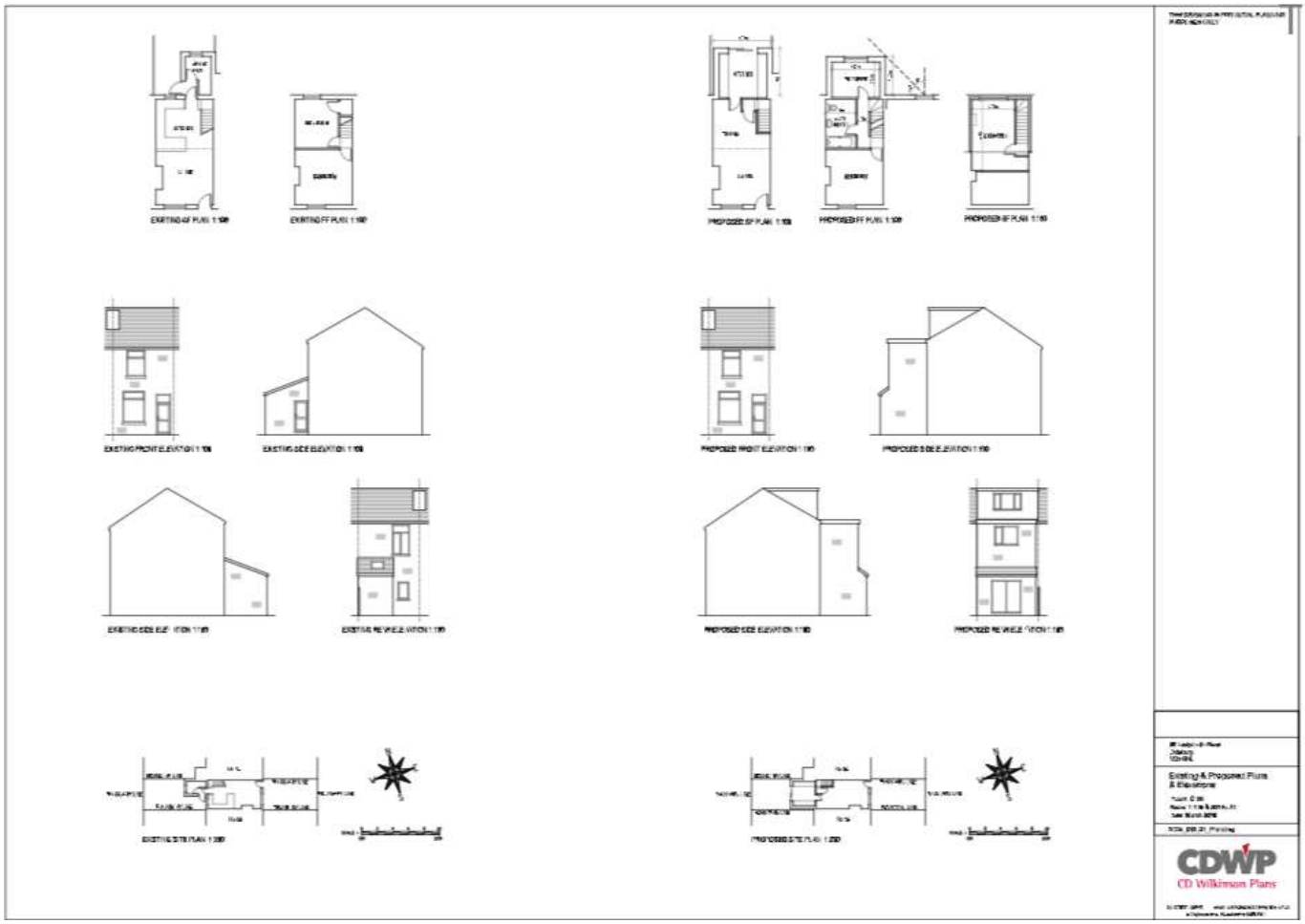


Figure 1. Existing and proposed plans and elevations

PLANNING HISTORY

129294/FH/2021

Description: Erection of two storey rear extension to provide additional living accommodation

Decision: Withdrawn 25/08/2021

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents

Three representations were received from neighbouring residents in relation to the originally submitted proposal for a two-storey rear extension and rear roof dormer. Of these, two objected to the development and one comment was received in support.

Material planning considerations raised

Objectors raised concerns that the proposal would be overly large and out of keeping with the existing terraced properties, particularly in relation to the proposed rear dormer, which was considered visually incongruous within the wider roofscape.

Concerns were also raised regarding loss of privacy, overshadowing, and loss of natural light to neighbouring rear windows and garden areas. It was argued that the scale and height of the two-storey extension would appear overbearing, particularly given its proximity to the shared boundary and the orientation of the affected properties. Further objections related to the extent of rear garden loss, which was considered indicative of overdevelopment.

One neighbouring resident confirmed that they had no objections to the proposal and supported the application. No specific material planning considerations were raised in support.

Non-material considerations raised
Additional concerns were raised relating to party wall matters, boundary ownership and potential encroachment, leasehold and freeholder notification, and the accuracy or currency of the submitted plans. These matters do not carry weight in the determination of a planning application.

NEGOTIATIONS
Issues were identified during the consultation stage that required positive and proactive negotiation with the applicant.

Two-storey extensions on terraced properties are generally not supported as they can create an overbearing impact on both neighbouring homes. The Council also normally resists flat-roofed designs on two-storey extensions, although this point is secondary in this case.

Updated proposed development
The updated scheme removes the first-floor part of the extension and removes the dormer addition. An updated description of development reads ‘erection of a single storey rear extension’.

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 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
    - Places for People
        - JP-P1 Sustainable Places
- National Planning Policy Framework (NPPF) December 2024–
    - Section 2 - Achieving sustainable development
    - Section 4 – Decision-making
    - Section 12 – Achieving well-designed places
- 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

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.

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 new addition is designed to match the style and features of the current building by using matching brick and tile to the existing dwellinghouse and matching window fenestrations.

The proposal is designed to be subservient to the original dwelling house by being entirely at single storey and using matching materials

Given the 3m projection the effect to neighbours is minimal and it's impact which is similar to permitted development rear extensions.

Due to its, size, position and location in relation to neighbours, the proposal would not create and over-dominant or overbearing feature.

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.

Only minimal views of the main proposed works are capable of being seen from the street. Given the position of the extension and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby and would not therefore disrupt the area's existing features.

Effects on amenity

Privacy
The proposal includes adding bifold doors to the new rear elevation however given these are at ground floor and replace similar windows on this elevation the impact to privacy is minimal.

New rooflights are proposed however given their location and aspect present no immediate harm.

Light
Given the proposal is entirely at ground floor level and the 3m projection the impact to light from the added massing is acceptable.

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

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 itself has little impact on waste from the site. It uses the current storage and collection methods on site.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property.

Green Infrastructure including open space, both public and private

The proposal has no impact on green infrastructure.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment.

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

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.

PLANNING BALANCE

The amended proposal, which now comprises a single-storey rear extension only, would provide additional living accommodation for the occupiers of the property. Following the removal of the first-floor element and rear dormer, the development is of a scale, siting and form that is subservient to the host dwelling and respects the character of the surrounding terrace. By reason of its reduced depth and height, the proposal would not result in an overbearing impact, unacceptable loss of light, or material harm to the privacy or amenity of neighbouring occupiers. While objections were raised to the originally submitted scheme, these concerns have been addressed through the revised plans. When assessed against the development plan as a whole, including the Manchester Core Strategy, saved UDP policies, the Places for Everyone Plan and the National Planning Policy Framework, the proposal is considered to represent sustainable development, and there are no material considerations that indicate planning permission should be withheld.

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 06 Mar 2026 THE LOCATION PLAN

b. Drawing - Existing & Proposed PLANS AND ELEVATIONS 09 Apr 2026 3106_DID_01_PLANNING_REV_B

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.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

54 Dundonald Road, Manchester, M20 6RU

56 Dundonald Road, Manchester, M20 6RU

Flat 7, 51 Whitehall Road, Manchester, M20 6RY

Flat 4, 51 Whitehall Road, Manchester, M20 6RY

Flat 1, 51 Whitehall Road, Manchester, M20 6RY

64 Ladysmith Road, Manchester, M20 6HL

Flat 6, 51 Whitehall Road, Manchester, M20 6RY

Flat 5, 51 Whitehall Road, Manchester, M20 6RY

Flat 3, 51 Whitehall Road, Manchester, M20 6RY

Flat 2, 51 Whitehall Road, Manchester, M20 6RY

Flat 8, 51 Whitehall Road, Manchester, M20 6RY

68 Ladysmith Road, Manchester, M20 6HL

26 Arthog Road, Manchester, M20 6HG

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