

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145273/FH/2026

Date registered valid: 5 March 2026

Proposal: Erection of single- storey rear extension, new windows and doors to the rear, alterations to existing garage including new roof, parapet and windows, new lightwells formed on the front bays with railings and new basement windows

Address: 2 Burlington Road, Manchester, M20 4PY

Ward(s): Withington Ward

Applicant: James Kerr

Agent (if any): Mr Chris Rodgers, Guy Taylor Associates

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@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: 17 March 2026

Standard consultations: Printed: 13 March 2026 Expired: 4 April 2026

Neighbour notifications: Printed: 13 March 2026 Expired: 4 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

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey detached dwellinghouse of redbrick with a grey slate hipped roof. The property features timber-framed windows, including two ground-floor bays to the front, a front garden bordered by a mid-level brick wall with a piers and mature hedging, a gravel driveway to the side, a single storey attached garage to the side, a two-storey rear outrigger, and a spacious rear garden.

Burlington Road is a residential street situated within the Withington ward of Manchester, close to Wilmslow Road, Ladybarn Park, and Old Moat Park. The area is predominantly residential in terms of its character, consisting of detached and semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

The property is not listed, nor is it sited within a Conservation Area.









Description of development

The applicant is seeking planning permission for the “Erection of single- storey rear extension, new windows and doors to the rear, alterations to existing garage including new roof, parapet and windows, new lightwells formed on the front bays with railings and new basement windows”.

Planning history

No previous history.

Consultations & Notification Responses

Local residents – no representations received.

Withington Civic Society – no representations received.

Withington Village Regeneration Partnership – no representations received.

MCC’s Flood Risk Management made the following comments in response to the application:

- The proposal can be approved with no further comment.
- The applicant is advised to incorporate Property Flood Resilience (PFR) measures to a minimum of 150mm above the surface water flood level or a minimum of 600mm above the fluvial flood level.

Policies

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:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN14 – Flood Risk
- Policy EN19 – Waste

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.

- Policy JP-P1 – Sustainable Places

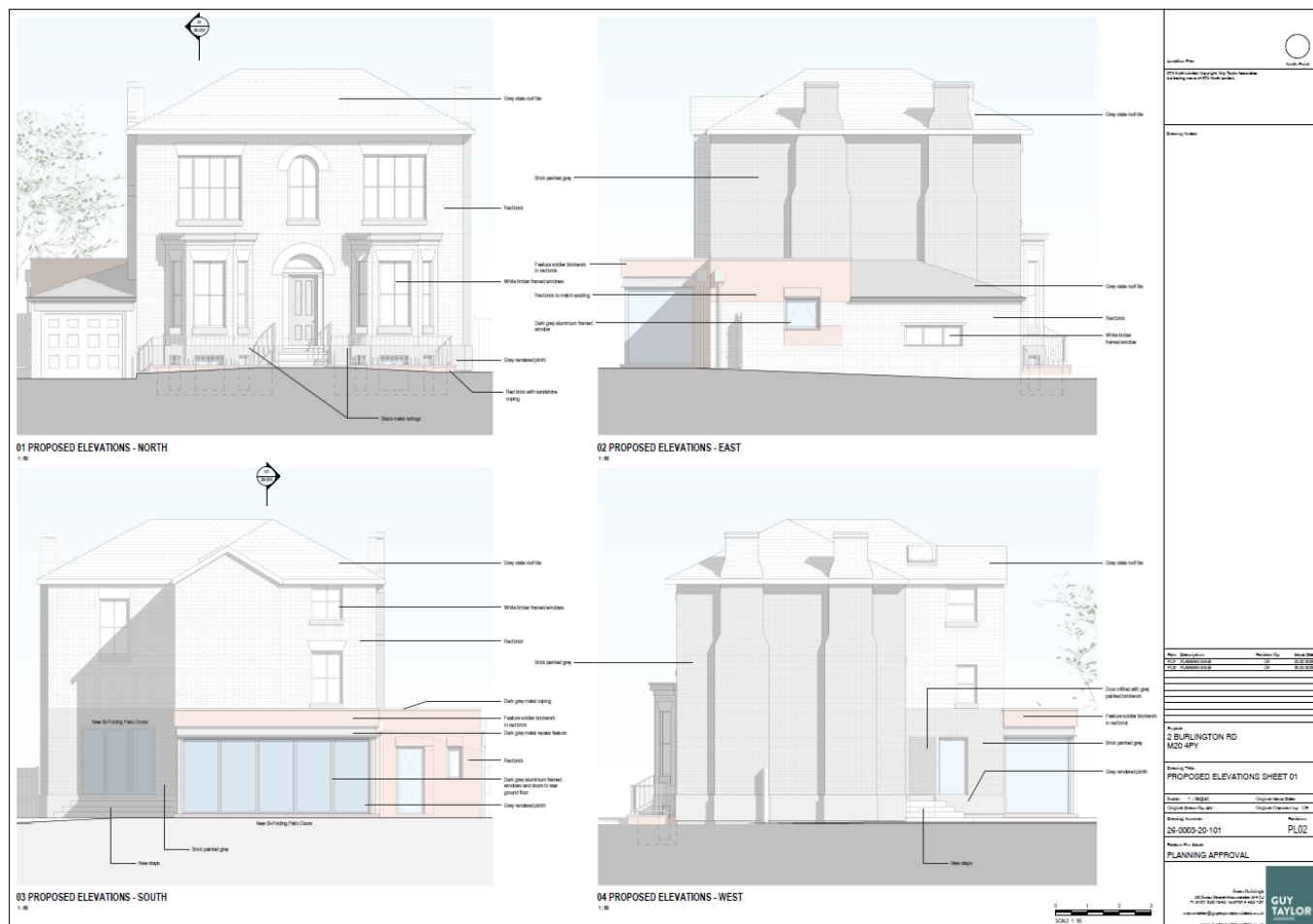
The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places

Draft National Planning Policy Framework (NPPF, 2025)

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.

- Chapter 4 – Achieving Sustainable Development
 - Policy S3: Presumption in favour of sustainable development
- Chapter 12 – Making Effective Use of Land
 - Policy L4: Residential extensions
- Chapter 14 – Achieving Well-Designed Places
 - Policy DP3: Key principles for well-designed places



Submitted proposed elevations

Issues

Principle – the principle of the proposal, to erect a single storey rear extension together with new lightwells and basement windows to the front of the property, alterations to the existing garage (including a new roof, parapet and windows) and elevational alterations, to provide improved and enlarged living accommodation for a dwellinghouse, is acceptable. Notwithstanding this, consideration must be given to the proposal's siting, scale, and massing, appearance, and impact upon visual and residential amenity, waste storage, parking, and flood risk implications amongst other matters.

Siting, scale, and massing – the single storey extension would be sited at the rear of the property, projecting south. It would measure to 2.833m in length and 6.511m in width with a flat-roof height of 3.514m. A gap of approximately 10m would be maintained to the plot's western boundary and a gap of approximately 6m would be maintained to the plot's eastern shared boundary.

Overall, the siting, scale, and massing of the proposal is considered acceptable. The 2.833m rearward projection of the proposed rear extension would not exceed the 3.65m limit set out in saved policy DC1 of the Unitary Development Plan for the City of Manchester. Further to this, the extension would remain visually subservient to the host dwellinghouse on account of its single storey form, and appropriate length, width, and height which would ensure that it would not appear as an excessively large or bulky addition to the property. It is therefore considered that the extension would avoid creating an overbearing presence within the area. Adequate private amenity space would also be retained to the rear of the property.

Appearance and visual amenity – the rear extension would be constructed of redbrick with a feature soldier brickwork header, dark-grey aluminium-framed windows and doors, and a dark-

grey flat roof membrane with dark-grey metal coping. It would feature large areas of glazing, including windows and doors, to its eastern, southern, and western elevations. Its flat-roof would be blank.

The proposal is relatively standard in terms of its design for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Sited at the rear of the property, the proposal would not be highly visible within the street scene or public realm. Further to this, its use of sympathetic materials (i.e., red brickwork) should provide a blended appearance and cohesive relationship with the host dwellinghouse, ensuring that the extension does not form an overly prominent visual feature. Hence, the proposal is not anticipated to result in any significant adverse impact upon the character of the application property or the wider area.

Residential amenity – given that the extension would be single storey in form (measuring to 3.514m in height), sited to the south of the existing dwellinghouse with considerable gaps maintained to the plot's shared boundaries (ranging from 6m to 10m), the proposal is not considered to give rise to significant issues of overshadowing, loss of light, or loss of outlook. Moreover, though the proposal would feature areas of side-facing glazing, such glazing would be sited a sufficient distance away from the plot's shared boundaries (approx. 6m to the east, 10m to the west) so as to avoid unacceptable impacts relating to loss of privacy and overlooking.

Waste storage – the current waste storage arrangements would be unaffected by the proposal as external access to the rear of the site would be retained.

Parking – the current parking arrangements would be unaffected by the proposal as the existing driveway space would be retained.

Flood risk – areas of the application site are located within Flood Zone. However, MCC's Flood Risk Management reviewed the proposal and advised that it could be approved with no further comment. Further to this, they indicated that "The applicant is advised to incorporate Property Flood Resilience (PFR) measures to a minimum of 150mm above the surface water flood level or a minimum of 600mm above the fluvial flood level".

Basement use – the submitted drawings indicate that the property's basement is to be converted from a storage space to a home office, gym / playroom, and bathroom. Such internal alterations do not require planning permission, provided that the use of the basement remains ancillary to the host dwellinghouse. It should be noted that any subsequent conversion of the basement into a self-contained unit would require an application for planning permission.

Lightwells – the proposal also involves the installation of 2no. lightwells to the front of the property (measuring 1.5m by 4m) bordered by black metal railings together with the insertion of 2no. windows and a set of inward-opening doors at lower-ground floor level on each projecting bay to the front of the property. Such interventions are typical features on properties of this style and are already well established within the street scene, with lightwells also present at No.1 and 3 Burlington Road and further examples located to the east. As such, the proposed lightwells are not considered to have an unduly harmful impact upon the visual or residential amenity of the area.

Garage alterations – the proposal also includes alterations to the existing garage comprising the replacement of the current pitched roof with a grey-slate hipped roof to the front, the installation of a parapet wall, and the introduction of a dark-grey flat-roof membrane to the rear with matching dark-grey metal coping. Additionally, the existing ground-floor side window in the eastern elevation of the garage would be replaced with a dark-grey aluminium-framed unit.

Such alterations would not substantially alter the existing conditions of the site, with no greater impact upon neighbouring occupiers than the existing arrangement. On this basis, the alterations are considered acceptable.

Elevational alterations – the proposal includes the following elevational alterations:

- Infilling of an existing doorway in the western side elevation of the dwellinghouse and installation of a window slightly south of its position.
- Replacement of an existing window in the rear elevation of the dwellinghouse with a set of bi-folding doors.
- Installation of a set of steps and a small, raised platform leading up to the sitting room / day room, sited approximately 7m away from the plot's western shared boundary.

These alterations would have a minimal impact upon the visual and residential amenity of the area and are therefore considered acceptable.

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 (2024).

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) 3-year time limit:

The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) Specified plans:

The development hereby approved shall be carried out in accordance with the following documents and drawings:

'PROPOSED SITE PLAN', numbered '26-0003-20-001 PL02', received by the City Council as Local Planning Authority on the 5th March 2026.

'PROPOSED FLOOR PLANS 1 OF 2', numbered '26-0003-20-002 PL02', received by the City Council as Local Planning Authority on the 5th March 2026.

'PROPOSED FLOOR PLANS 2 OF 2', numbered '26-0003-20-003 PL02', received by the City Council as Local Planning Authority on the 5th March 2026.

'PROPOSED ELEVATIONS SHEET 01', numbered '26-0003-20-101 PL02', received by the City Council as Local Planning Authority on the 5th March 2026.

'PROPOSED SECTION AND ELEVATION SHEET 02', numbered '26-0003-20-201 PL02', received by the City Council as Local Planning Authority on the 5th March 2026.

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) Materials:

The materials used in the external surfaces of the development hereby approved shall be as follows:

Rear extension:

Walls: Feature soldier brickwork similar in appearance to the existing building in terms of type, size, colour and texture.

Roof: Dark-grey flat roof membrane with dark-grey metal coping.

Windows/doors: Dark-grey aluminium-framed.

Features: Dark-grey metal recess feature.

Lightwells:

Borders: Red brick with sandstone coping and black metal railings.

Windows/doors: Grey-painted frames.

Features: Grey rendered plinth similar in appearance to the existing building in terms of type, size, colour and texture.

Garage alterations:

Parapet wall: Brickwork similar in appearance to the existing building in terms of type, size, colour and texture.

Roof: Grey slate roof tiles to hipped roof form to front, dark-grey flat roof membrane with dark-grey metal coping to rear.

Windows/doors: Dark-grey aluminium-framed.

Elevational alterations:

Infilled openings: Brickwork similar in appearance to the existing building in terms of type, size, colour and texture.

Windows/doors: Dark-grey aluminium-framed.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Informatives:

1) The applicant is advised to incorporate Property Flood Resilience (PFR) measures to a minimum of 150mm above the surface water flood level or a minimum of 600mm above the fluvial flood level.

Appendix 1 – List of consultees & neighbours notified

Withington Civic Society

Withington Village Regeneration Partnership

Flat 10, 13 Heaton Road, Manchester, M20 4PX
Flat 5, 9 Burlington Road, Manchester, M20 4PY
Flat 3, 9 Burlington Road, Manchester, M20 4PY
Flat 8, 13 Heaton Road, Manchester, M20 4PX
Flat 5, 13 Heaton Road, Manchester, M20 4PX
Flat 2, 13 Heaton Road, Manchester, M20 4PX
Flat 2, Park Lane Court, 31 Parsonage Road, Manchester, M20 4PS
Flat 9, 13 Heaton Road, Manchester, M20 4PX
Flat 7, 13 Heaton Road, Manchester, M20 4PX
Flat 6, 13 Heaton Road, Manchester, M20 4PX
Flat 4, 13 Heaton Road, Manchester, M20 4PX
Flat 3, 13 Heaton Road, Manchester, M20 4PX
Flat 1, 13 Heaton Road, Manchester, M20 4PX
Flat 4, 9 Burlington Road, Manchester, M20 4PY
Flat 1, 9 Burlington Road, Manchester, M20 4PY
4 Burlington Road, Manchester, M20 4PY
11 Burlington Road, Manchester, M20 4PY
15 Heaton Road, Manchester, M20 4PX
33 Parsonage Road, Manchester, M20 4PS
7 Burlington Road, Manchester, M20 4PY
5 Burlington Road, Manchester, M20 4PY
Flat 3, Park Lane Court, 31 Parsonage Road, Manchester, M20 4PS
Flat 8, Park Lane Court, 31 Parsonage Road, Manchester, M20 4PS
Flat 7, Park Lane Court, 31 Parsonage Road, Manchester, M20 4PS
Flat 6, Park Lane Court, 31 Parsonage Road, Manchester, M20 4PS
Flat 5, Park Lane Court, 31 Parsonage Road, Manchester, M20 4PS
Flat 4, Park Lane Court, 31 Parsonage Road, Manchester, M20 4PS
Flat 1, Park Lane Court, 31 Parsonage Road, Manchester, M20 4PS

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA