MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145531/FH/2026
Date registered valid:	26 March 2026
Proposal:	Erection of single storey rear extension
Address:	39 Milwain Road, Manchester, M19 2PX
Ward(s):	Burnage Ward
Applicant:	Mr Gareth Taylor
Agent (if any):	Mr Jayesh Mistry, Mistry Swire Architects
Case officer:	Ciara Gettinby Tel: 0161 234 3048 Email: ciara.gettinby@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**18 May 2026**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 21 April 2026

Standard consultations:
Printed: 8 April 2026 Expired: 29 April 2026

Neighbour notifications
Printed: 8 April 2026 Expired: 29 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/ Area
The property that is subject of this householder planning application is a two-storey, C3, semi-detached property. The property features red brickwork, white uPVC window frames and a grey tiled roof. To the front of the property is a small gravelled are and a paved driveway with the parking provision for one vehicle. To the rear of the property is a canopy and decking and two large outbuildings that received consent retrospectively. A brook runs along the south of the property.

Milwain Road is a residential street in the Burnage Ward of Manchester. Other properties along the street are of similar design and age to the applicant property. The area benefits from areas of green space such as Cringle Park within walking distance. The area also benefits from sustainable transport links nearby such as bus routes and Levenshulme train station within walking distance.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development
The applicant is seeking planning permission for a single storey rear extension and rear decking.

Consultations & Notification Responses
Neighbours, as per appendix 1- one objection was received.

- The development would result in overlooking and privacy issues
- The development would result in increased noise and disturbance levels

- Unsure of the proposed plans and dimensions

All comments on the planning application will be taken into consideration. We have negotiated a new scheme with the insertion of screens to the decking that would be higher than the usual guidance to satisfy the neighbours strong concerns. As the decking area and extension would be part of the original dwellinghouse, the development is not considered to increase noise levels above that of a residential property or that of the existing noise levels.

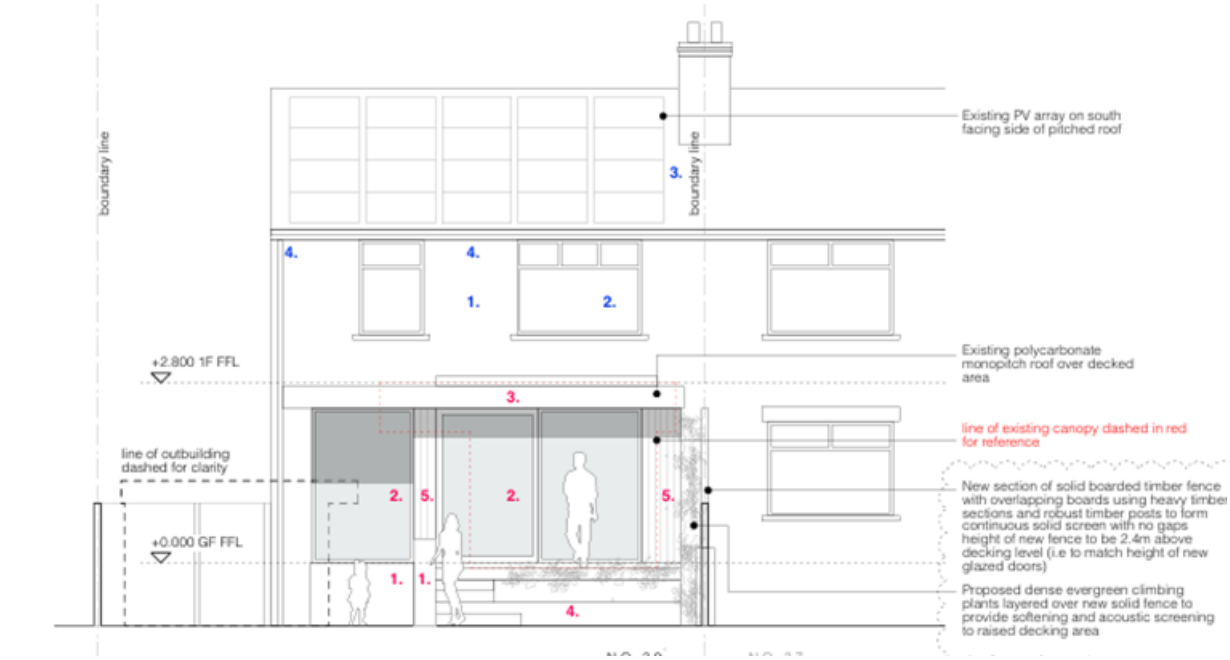
Environment Agency- responded advising to use the flood risk standing advice.

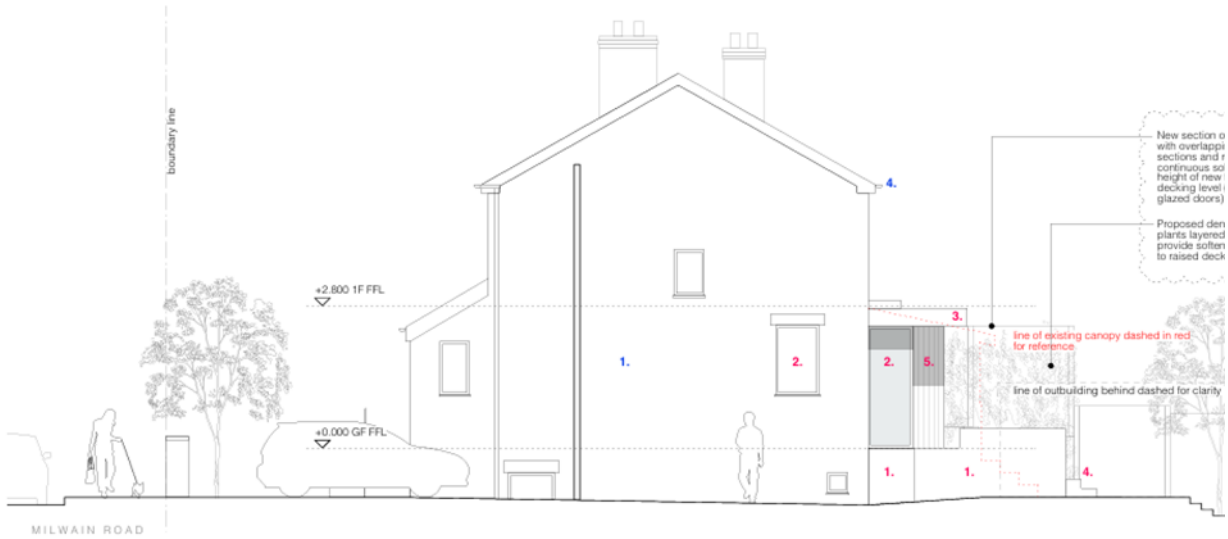
LLFA- *The proposed development is located within Flood Zone 2 and comprises a minor household extension of less than 250 square metres. Given that the site is at a high risk of surface water flooding, the applicant is advised to incorporate Property Flood Resilience (PFR) measures. These should provide protection to a minimum of 150mm above the surface water flood level, or 600mm above the fluvial flood level, whichever is greater.*
An informative has been attached to the decision.

Site Photos:



Proposed Plans:





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 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 2025)- 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

The DRAFT National Planning Policy Framework (December 2025)- The Government's new national planning policies and how they are to be implemented through local authorities. Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it.

Achieving sustainable development

Policy S3- Presumption in favour of sustainable development
Policy S4- Principle of development within settlements

Achieving well-designed places

Policy DP3- Key principles for well-designed places
Policy DP4- The design process

Places for Everyone- Along 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 extension and installing a rear dormer is acceptable given that many individuals prefer to extend their homes and alter their homes to meet 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
125218/FH/2019- Retrospective application for the retention of rear decked area. Approved in 2019.

124044/FH/2019- Retrospective permission for the retention of a single storey ancillary residential accommodation in the rear garden of the existing dwellinghouse. Approved in 2019.

Siting Scale and Massing

The rear extension element:

The rear extension would be situated south of the applicant property and would project backwards from the host dwellinghouse by approx. 1.9m. The extension would extend across the rear of the property by 6.2m. The extension would be set back by 0.3m to the shared boundary with no. 37 Milwain Road and approx. 3m from the western shared boundary. The extension would feature a flat roof which would measure to 3.7m. Overall, the proposal would introduce five new windows to the property. One would be a roof light and three would face into the applicant's rear garden. One window would be situated on the side elevation and would be obscurely glazed.

The rear decking element:

The rear decking would project backwards from the extension by 1.3m and measure a length of 3.8m across the rear of the property. The decking would be raised from ground floor level by 0.8m to match the height of the existing decking.

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, is considered to be acceptable in this instance. The proposal is not considered to cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. The proposed layout plan demonstrates the private outdoor amenity space that would be retained to the rear.

Appearance and Visual Amenity

The submitted application form confirms the extension would be built from red facing brick and black timber cladding. The roof would be built from grey single ply membrane to match the existing dwelling house's roof, and the proposal would feature a grey single ply membrane with a quartz grey zinc fascia. The window frames are proposed to be built with yellow slimline PPC aluminium. Although the proposal would be of a modern design, the new materials are not expected to cause any significant harm to the applicant property.

This development would not be out of character for this area or property as many other properties benefit from planning permission of similar schemes including for rear extensions and a raised decking. The extension would not be considered excessively large or bulky in pursuant with Policy DC1.2. The submitted location plan demonstrates that sufficient private outdoor amenity space would be retained to the rear. 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. 37 Milwain Road is located east of the applicant property. Although the proposed decking would not be increasing in height, it would be extending forwards by 1m. Due to this, the applicant has inserted 1.8m screens in order to protect the privacy of the neighbouring property. The screens would be an improvement to what is already featured and would not affect the existing levels of privacy between the neighbouring property and may improve the current situation. Regarding sunlight, the extension is not considered to cause any significant overshadowing onto the neighbouring property. The applicant would be removing the existing canopy and therefore may improve the openness along the shared boundary. The small projection of the extension, flat roof and slight set back would contribute to ensure the extension would not create an overbearing impact to the neighbouring property. Overall, the scheme is considered an improvement to the existing canopy structure and decking.

The non-adjoining neighbour, no. 41 Milwain Road is situated south of the applicant property. As existing, this property benefits from a single storey rear extension that would pass the development. One window is proposed to face towards this property, however, would be obscurely glazed and therefore would not affect the existing level of privacy between the neighbouring properties. The shared boundary between the properties is not considered to be open and have already been impacted by the large outbuilding along the boundary. The extension would be set back from the shared boundary by approx. 3m and is not considered to create an overbearing impact on the neighbouring property. The proposed decking is considerably set back from the shared boundary by 4.8m and is not considered to give rise to any further overlooking or loss of privacy.

Given the above reasons, the proposed extension and decking should not give rise to issues associated with overshadowing, loss privacy, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. The proposal therefore accords with saved Policy DC1 of the Unitary Development Plan for the City of Manchester and Policies SM1 and SP1 of the Manchester Core Strategy.

Waste Storage and Parking
The proposal would not impact on the current waste storage or parking arrangements.

Conclusion
Given the above issues it is considered that the scheme for 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, Chapter 8 and 12 of the National Planning Policy Framework, the draft NPPF policies S3, S4 and DP4 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 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 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.

Reason - 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 elevations, ref- 013
Proposed roof plan, ref- 012
Proposed First Floor Plan, ref- 011

Received on 29 April 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) 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.

(4) The window in the ground floor of the side elevation of the development hereby approved 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 be retained as such thereafter.

Reason – In order to protect the amenity of neighbouring residents and in accordance with policies SP1 and DM1 of the Core Strategy.

(5) Prior to the first use of the raised decking area as shown on drawing no. 013 Proposed Elevations, received on the 29 April 2026 hereby approved, the privacy screen identified on the approved plan comprising a timber screen or such other alternative equivalent

shall be installed and shall thereafter be retained and maintained whilst the decking area is in use.

Reason - In the interests of residential amenity, pursuant to Policy DM1 in the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
Environment Agency

36 Ranford Road, Manchester, M19 2GL
44 Milwain Road, Manchester, M19 2PS
38 Milwain Road, Manchester, M19 2PS
41 Milwain Road, Manchester, M19 2PX
37 Milwain Road, Manchester, M19 2PX
34 Ranford Road, Manchester, M19 2GL
42 Milwain Road, Manchester, M19 2PS
40 Milwain Road, Manchester, M19 2PS

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Benefitting From Flood Defences -
Area Team Boundary - Name: SOUTH AREA