

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145544/FH/2026

Date registered valid: 26 March 2026

Proposal: Erection of single-storey rear extension following demolition of existing single storey rear extension together with works associated with the conversion of the basement to additional living accommodation

Address: 50 Old Lansdowne Road, Manchester, M20 2WU

Ward(s): Didsbury West Ward

Applicant: Mr and Mrs Alex and Lauren Thatcher

Agent (if any): Mrs Stephanie Procter MAST Architecture Ltd

Case officer: Ciara Gettinby
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Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 15 May 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 17 April 2026

Standard consultations:

Printed: 8 April 2026 Expired: 29 April 2026

Neighbour notifications

Printed: 8 April 2026 Expired: 29 April 2026

Site notice

Posted: 17 April 2026 Expired: 28 April 2026

Press advert

Published: 14 April 2026 Expired: 6 May 2026

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 family dwellinghouse. The property features red brickwork, white uPVC window frames and grey slate roof tiles. The property is considered to be of heritage significance. To the front of the property is a hardstanding driveway with the parking provision for one vehicle and an area of soft landscaping. To the rear of the property is an existing single storey extension and a moderately sized rear garden.

Old Landsdowne Road is a residential street in the Didsbury West ward of Manchester. The street is situated east of Burton Road and nearby West Didsbury Metrolink stop. The area also benefits from sustainable transport links such as bus routes. The area benefits from small pockets of green infrastructure such as Cavendish Park and Marie Louise Gardens. This street is located in the Albert Park Conservation Area and features many protected trees within the street.

Listed building: Not applicable

Conservation area: Albert Park Conservation Area 1988

Tree Preservation Order: There is a tree preservation order to the rear of the garden sufficiently located away from this development proposal.

Description of development

The applicant is seeking planning permission for the erection of a of single-storey rear extension following demolition of existing single storey rear extension together with works associated with the conversion of the basement to additional living accommodation. This has been submitted as a joint application with 145545/FH/2026 which is applying for consent for a rear dormer.

Consultations & Notification Responses

Neighbours, as per appendix 1- no comments or objections.

West Didsbury Residents Association- no objections to the proposal but requested additional conditions to ensure that the property is not subdivided and used as separate flats.

The resident would require consent to use the basement as anything other than ancillary to the dwellinghouse and therefore no conditions would need to be imposed onto this application.

Proposed plans:



Site Photos:



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 relevant:

- Policy DC1- Residential Extensions
- Policy DC18. 1 – Conservation Areas

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
- Policy EN3- Heritage

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
- Chapter 16- Conserving and enhancing the historic environment

Para 131 – 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.

Para 135 – Planning policies and decisions should ensure that developments:

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;
are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
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);
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;
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
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.

Para 202 – Heritage assets should be conserved in a manner appropriate to their significance.

Para 207 – Local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

Para 208 – LPAs should ensure that any conflict between the heritage asset's conservation and any aspect of the proposal is avoided or minimised.

Para 210 – In determining applications, LPA's should take account of, the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness.

Para 212 – When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

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

-Policy JP-P2: Heritage

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seeks to ensure that any new built development enhance 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 DC1, 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 extension 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 and basement conversion for additional living accommodation is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. Residents' homes should enable growth by providing sufficient space to accommodate changing needs and circumstances. However, consideration must be given to the proposal's siting scale and massing, appearance and impact upon visual amenity, residential amenity and impact on the conservation area.

Siting Scale and Massing

Single storey rear extension element:

The rear extension would be located west of the property and would project backwards from the host dwellinghouse by 3.1m. It would expand along the rear of the dwellinghouse by 5.5m and would feature a flat roof measuring to 3.8m. The dimensions of the single storey rear extension closely replicate the footprint of the existing single storey extension. Overall, the extension would propose five windows, three of which would face into the applicant's rear garden. One window is proposed on the side elevation and would be obscurely glazed and another would be a roof light.

The basement conversion:

The conversion of the basement would be a reconfiguration of internal works but would not result in any external dimensional changes to the size and scale of the existing basement.

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.

Visual Amenity and Appearance

The appearance of the proposed extension would closely match that of the existing single storey rear extension and would not be introducing a new feature to the street scene. The submitted application form indicates that the extension would be built from materials to match the existing dwellinghouse. The window frames and brickwork would match that of the existing property. The extension would not be visible from the street scene and would not be considered a large addition to the overall street scene. The basement conversion is not considered to have an effect on the property externally and therefore would not affect the visual amenity of the property. As the level of harm is considered to be minimal and certainly less than substantial harm then the public benefits of the scheme, including improvements to the internal space available/ improving housing stock outweighs harm.

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. The overall character of this property and its surrounding area should not be significantly harmed by these works. The design and appearance of the extension therefore accord with saved Policy DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework.

Residential Amenity

The adjoining property, no. 48 Old Landsdowne Road is situated to the north of the applicant property. The rear extension would be sited 2.6m from the adjoining boundary and would not project further than the existing structure. The extension is not considered to cause any additional overshadowing or loss of light to the neighbouring property as it would not pass the current rear building line. The scale of the extension is not considered to create an overbearing impact nor would it affect the existing levels of privacy as no windows would face the neighbouring property. This neighbouring property is not considered to have any residential amenity implications associated with the basement conversion.

The neighbouring property who sits southwest of the applicant site is no. 52 Old Landsdowne Road. This neighbouring property is not considered to have any residential amenity implications associated with the basement conversion. The neighbouring properties are separated by approx. 7m, and the proposed development would not affect the current distance between the boundaries. A larger window would be inserted on the side elevation of the property, facing towards no. 52 Old Landsdowne, however this would be obscurely glazed and given the

existing window situated on the existing extension, is not thought to affect the existing levels of privacy between the neighbouring properties. Regarding sunlight, the proposed is not expected to cause any further overshadowing or loss of light.

Given the above reasons, and that there have been no objections, the proposed extension should not give rise to issues associated with overshadowing, 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.

Impact on Albert Park Conservation Area

Development control in the Albert Park Conservation Area is aimed at encouraging development which enhances the prosperity of the area whilst paying attention to its special architectural and visual qualities. Property owners in the area are encouraged to retain the original character and details of their houses. This should include the details, colour and materials of window frames, doors and other elements of the buildings.

The proposal would be sited at the rear of the property and would not be visible from the wider street scene. Additionally, the extension would utilise matching materials to those already featured on the dwellinghouse, which would provide a blended appearance with the existing property, minimising the degree of harm caused to the visual amenity of the area and character of the conservation area. The extension would provide benefits in the form of improved and enlarged living accommodation for the residents, which in this instance is considered to outweigh any potential less than substantial harm caused to the Albert Park Conservation Area.

The proposal is therefore considered to accord with paragraph 215 of the National Planning Policy Framework, which stipulates 'where development proposals will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use' as well as Policy DC18 of the UDP, Policy EN3 of the Core Strategy and Policy JP-P2 of the Places for Everyone.

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 8 and 12 of the National Planning Policy Framework 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 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 applicant has been determined in a timely manner, in accordance with the policies in 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:

Drawing existing and proposed, ref- 0238-MASTA-DR-A-1000

Proposed elevations, ref- 0238-MASTA-DR-A-0501

Location plan, ref- 0238-MASTA-DR-A-0202

Proposed floor plan, ref- 0238-MASTA-DR-A-0302

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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.

Appendix 1 – List of consultees & neighbours notified

West Didsbury Residents Association

47 Clyde Road, Manchester, M20 2JJ
Flat 5, 43 Old Lansdowne Road, Manchester, M20 2PA
Flat 3, 43 Old Lansdowne Road, Manchester, M20 2PA
Flat 2, 43 Old Lansdowne Road, Manchester, M20 2PA
45 Old Lansdowne Road, Manchester, M20 2PA
Flat At, 52 Old Lansdowne Road, Manchester, M20 2WU
Flat 3, 48 Old Lansdowne Road, Manchester, M20 2WU
Flat 2, 48 Old Lansdowne Road, Manchester, M20 2WU
Flat 1, 48 Old Lansdowne Road, Manchester, M20 2WU
Flat 6, 43 Old Lansdowne Road, Manchester, M20 2PA
Flat 4, 43 Old Lansdowne Road, Manchester, M20 2PA
Flat 1, 43 Old Lansdowne Road, Manchester, M20 2PA
52 Old Lansdowne Road, Manchester, M20 2WU

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Albert Park Conservation Area 1988
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA