MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144610/FH/2025
Date registered valid:	10 December 2025
Proposal:	Erection of a single-storey side, replacement side extension and replacement porch.
Address:	36 Zetland Road, Manchester, M21 8TH
Ward(s):	Chorlton Park Ward
Applicant:	Mr Barry Clark
Agent (if any):	Mr Simon Casey, BlueChip Architecture Ltd
Case officer:	Ciara Gettinby Tel: 0161 234 3048 Email: ciara.gettinby@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**21 April 2026**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14 January 2026

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 16 December 2025 Expired: 9 January 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
The property that is subject of this householder application is a two-storey C3 dwellinghouse. The property features red brickwork and white window frames. To the front of the property is a hardstanding driveway with capacity for one car parking space. The property is bordered by a low-rise brick will with stone copings which are considered to have heritage significance to the area. As existing, there is a side extension with conservatory style features. Although the property is not in a Conservation Area, the property is considered to have heritage value through its design.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area
Zetland Road is a residential street situated in the Chorlton ward of Manchester. The surrounding properties are of a similar age and built design. The area benefits from sustainable transport links with multiple bus routes, cycling lanes and Metrolink tram stops nearby. The area also benefits from pockets of green infrastructure including Beech Road Park and Chorlton Nature reserve within walking distance. The property's garden is bounded by other residential gardens, and the site is bounded to the south by a retirement home.

Description of development
The applicant is seeking planning permission for the erection of a single-storey side, replacement side extension and replacement porch.

Consultations & Notification Responses
Neighbours, as per appendix 1- no comments or objections.

Tree officer- no objections to the proposed works, an informative is attached for work to be carried out in accordance with BS3998. The tress adjacent are considered to be affected by the proposed but due to the nature of the construction being shallow foundation and concrete pre-fab the works should be acceptable.

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 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 side extension 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 proposals siting scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Planning History
No relevant planning history.

Siting Scale and Massing
The proposed front porch element:
The porch would project forwards of the original dwellinghouse by 1.5m. The porch would extend across the front of the property by 1.9m and the height would measure totally to 3.5m sloping down to meet the eaves at 2.8m. The porch would introduce ten windows, in which six would be on the front elevation and face onto the street scene. The remaining two windows would be inserted on the side elevation of the porch.

As existing, the existing porch projects forwards by 1.3m and measures 2.2m in width. The roof currently measures to 2.8m sloping down to meet the eaves at 2.4m. The existing porch is made up of multiple windows.

The side extension element:
The proposed side extension would project sideways from the original dwellinghouse by 2.6m. The extension would expand from the front existing building line down the side of the property to the rear building line, a total of 9.4m in length. The extension proposes a height of 4.1m sloping down to meet the eaves at 2.9m. Towards the rear of the property, the roof height decreases to 3.5m sloping down to meet the eaves at 2.9m. The side extension would include Crittall style windows on the front, rear and side elevation with the addition of roof lights.

The current side extension projects 1.5m from the original dwellinghouse and extends along the side of the property by 3.7m. The existing roof measures to 3.3m and slopes down to meet the eaves at 2.7m. The extension is of a conservatory style, made up of multiple windows on the rear, side and front elevation.

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 site plan demonstrates the private outdoor amenity space that would be retained to the rear.

Residential Amenity
The adjoining neighbour, no 34 Zetland Road sits north of the applicant site. This neighbour would be separated from the side extension and would not experience any residential amenity impacts from this. Additionally, the front porch would not pass the existing building line of the front bay window. The proposed would slightly pass the front building line of the existing porch by 0.2m. The slight increase in scale is not considered to significantly impact the neighbouring property. Due to the siting of the development, it is not considered to cause any issues associated with overshadowing, loss of light nor privacy or perceived onlooking.

Located to the south of the applicant property is a block of flats for a senior living community. The building is located circa 17m away and the side extension would not pass the front building line of the flats. The development is not considered to cause any overshadowing or significant loss of light to the neighbouring occupiers. The existing side extension would reduce the impact of the proposed development on the neighbouring properties and street scene. Although the development proposes a reconfiguration of fenestration, one of the windows is in an existing position and the other would be conditioned to be obscurely glazed. Overall, given there have been no objections, the neighbouring property is not considered to be significantly impacted by the front, side of rear development. The distance between the properties is considered to be adequate enough to not affect the existing levels of privacy, and considering the existing side windows, and the permitted development fallback, the extension is not considered to cause issues associated with privacy and onlooking. The front porch would not significantly impact the neighbouring property.

The property to the rear, no. 8 Chestnut Avenue is located 17m away from the applicant property. Although windows on the side extension would face towards the neighbouring property, the distance between the properties is considered adequate so not to impact existing levels of privacy between neighbouring units. Additionally, the extension is not considered to give rise to any overshadowing or loss of light to the neighbouring property.

Given the above reasons and considering there has been no objections received, the proposed extension and porch should not cause issues associated with overshadowing, loss of light, or loss of outlook nor should it introduce an overbearing presence in the area. The proposal therefore accords with saved Policy DC1 of the Unitary Development Plan for City of Manchester and Policies DM1 and SP1 of the Manchester Core Strategy.

Appearance and Visual Amenity
The submitted application form indicates that the porch and side extension would be built using matching materials to the original dwellinghouse. The walls would be built with matching brick with the addition of a timber and zinc cladding detail. The roof of both the porch and the side extension would be made of slate to match the existing. Materials for the windows would be painted hardwood and black aluminium. The materials and scale of the extension and porch would be in-keeping with existing precedent of residential extensions on this locale. The existing side extension and porch would reduce the impact of the proposed development within the street scene as it would be replacing the footprints of these extensions.

The extension would also introduce the addition of timber and zinc cladding, whilst of a modern style, the porch and side extension would be of a consistent design. The introduction of new materials would not significantly affect the appearance of the property as the incorporation of matching materials would help blend the dwellinghouse.

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.

Impact on Trees
The application underwent an arboriculture consultation due to the trees located south of the site. Although it is considered that the trees would be impacted, the nature of the construction is considered to be acceptable. A condition is attached to ensure the protection of these trees.

Waste Storage and Parking
As the side extension does not pass the existing front building line the extension is not considered to impact the current parking arrangements. Additionally, as the side extension is replacing the existing, it would not impact upon the existing waste storage arrangements.

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 Policy JP-P1joint 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 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.

(2) The development hereby approved shall be carried out in accordance with the following documents:

Drawing site plan, ref- 220
Location plan, ref- 200
Drawing proposed floor plans, ref- 201

Received on 24 November 2025

Proposed elevations, ref- 210 A

Received on 17 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 as follows:

- *[brickwork to match existing and timber & zinc cladding detail]*
- *[Roofing tiles to match existing]*
- *[black aluminium window frames]*

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) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998:2010 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

(5) The window on the ground floor of the side elevation (to the room marked kitchen on the plans submitted) 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. Any parts of the window that can be

opened must be more than 1.7 metres above the floor of the room in which the window is installed.

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

6 Chestnut Avenue, Manchester, M21 8BE
31 Zetland Road, Manchester, M21 8TJ
33 Zetland Road, Manchester, M21 8TJ
29 Zetland Road, Manchester, M21 8TJ
Flat 8A, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 1, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 15, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
37 Zetland Road, Manchester, M21 8TJ
32 Zetland Road, Manchester, M21 8TH
Flat 12, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 11, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 10, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 21, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 20, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 19, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 9, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 8, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 7, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 6, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 5, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 4, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 3, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 2, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
8 Chestnut Avenue, Manchester, M21 8BE
Flat 18, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 17, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 16, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
Flat 14, Holland Court, 382 Barlow Moor Road, Manchester, M21 8BF
34 Zetland Road, Manchester, M21 8TH
35 Zetland Road, Manchester, M21 8TJ
39 Zetland Road, Manchester, M21 8TJ

Appendix 2 – Planning constraints

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