

Planning

Delegated Officer Report

Summary of application details

Application reference:	145416/FH/2026
Application type:	Householder planning permission
Proposal:	Erection of two-storey side and part single, part two-storey rear extension.
Site address:	17 Bentley Road Manchester M21 9WD
Ward(s):	Chorlton
Date application valid:	12 March 2026
Applicant name:	Joe Ackah
Agent (if any):	Mr Andrew Brodie
Case officer:	Joshua Lee
Recommendation:	Approve
Date of recommendation:	20 May 2026

Description of site, building and/or area

The proposed development relates to a two storey semi-detached dwellinghouse on Bentley Road. The property features an existing single storey outrigger and single storey conservatory extension, together with a detached garage to the rear. The boundary with No.19 is angled reducing the gap between the properties to the front.

The property is in a predominantly residential part of the Chorlton ward of Manchester. The immediate site is susceptible to surface water flooding.

Description of development

Erection of two storey side and part single, part two storey rear extension.

Two storey side

The proposed two storey side extension projects 1810mm from the existing side elevation and runs 4267.5mm (from a 1700mm set back to the principal elevation) where it projects a further 1800mm and runs a further 4602.5mm to the rear. The extension is finished in matching brick with a matching tiled hipped roof. New glazing is featured to front, side and rear of the proposed extension.

Part single, part two storey rear extension.

Following demolition of the existing rear extensions, the proposed rear extension projects 2550mm from the existing rear elevation and, at ground floor, spans 6100mm across the rear elevation from a 3665mm gap to the boundary with No15. The first floor increases the set back to 5911mm, only spanning 3860mm to meet the proposed side extension. The proposed rear extension is finished in matching brick with a sloping tiled roof, with rooflight, at ground floor and a hipped tiled roof at first floor. New glazing is featured to the rear facade.

Relevant planning history

Consultation, notification and publicity responses

Consultations

Manchester City Council Flood Risk Management

Manchester City Council Flood Risk Management were consulted on this application and have no objections to the proposal.

Notifications and publicity

Local residents were notified of the application. One objection was received from a nearby resident. The concerns raised relate to the impact of the proposed two-storey side extension on neighbouring residential amenity, including the potential loss of daylight and sunlight to side- and rear-facing kitchen windows and doors, and the scale and height of the extension being overbearing. The objector also requested that the development be limited to a single-storey extension only in order to avoid adverse impacts on light levels.

These matters are material planning considerations and have been taken into account in the assessment of the application. They are addressed in detail within the sections of this report relating to design, scale and impact on residential amenity.

The objection also referred to personal circumstances, including the length of time residents have lived in their homes, and expressed concerns about the effect of the development on individual feelings, wellbeing and happiness should light levels be reduced. In addition, comments were made about how the applicant ought to design or use their property. While these concerns are noted, they are not material planning considerations and cannot be afforded weight in the determination of the application.

One further representation was received from a member of the public who neither supports nor objects to the proposal. The commentator, an RSPB Swift Champion, requested that if planning permission is granted a condition be imposed requiring the installation of at least one integrated Swift nest brick to enhance biodiversity, citing the national decline in Swift populations and relevant national policy and legislative duties to conserve and enhance biodiversity. This request is a material consideration and is considered within the biodiversity section of this report.

Negotiations

Following initial review of the submitted scheme, concerns were raised regarding the design and siting of the proposed two-storey side extension, including its impact on the street scene and relationship with the neighbouring property. Amendments were requested to revise the roof

form to better reflect the character of the adjoining property and to resolve inconsistencies in the submitted drawings relating to the site boundary.

Further discussions identified concerns with the forward projection of the first-floor element. The applicant was advised to set the first-floor extension back behind the main ridge line to reduce its visual prominence and minimise impacts on neighbouring amenity.

An extension of time was agreed to allow the submission of amended plans and, if necessary, further consultation. Revised drawings were subsequently submitted and have been reviewed. The amended scheme is considered to satisfactorily address the concerns previously raised and is now acceptable pending full assessment below.

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 (December 2025) , 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 14 – Flood Risk (partially replaced by PfE Policy JP-S 4)
 - 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
 - JP-S4: Flood Risk and the Water Environment
 - Places for People
 - JP-P1 Sustainable Places
- [National Planning Policy Framework \(NPPF\)](#) December 2024–
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 11 – Making effective use of land
 - Section 12 – Achieving well-designed places
 - Section 14 - Meeting the challenge of climate change, flooding and coastal change
- [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
 - Chapter 4 - Achieving sustainable development
 - S3: Presumption in favour of sustainable development
 - S4: Principle of development within settlements
 - Chapter 5 - Meeting the challenge of climate change
 - CC2: Mitigation of climate change
 - CC3: Adaptation to climate change
 - Chapter 12 - Making effective use of land
 - L2: 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
- Chapter 18 - Managing flood risk and coastal change
 - F4: Assessing flood risk for decision-making
 - F7: Ensuring development is safe from flooding

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 proposed extension is designed to reflect the appearance of the existing dwelling through the use of matching brickwork, roof tiles and window proportions. The extension is clearly subservient to the original house, being largely positioned to the rear and incorporating lower rooflines.

The two-storey side extension is set back by 4m from the principal elevation and, when read with the angled relationship to the shared boundary, avoids the creation of a terracing effect. While the main impact is on No. 19 Bentley Road, the separation distances to the boundaries and the recessed form of the side extension ensure that its scale and massing remain acceptable. It is also noted that No. 19 itself benefits from a comparable two-storey side and rear extension, alongside which the proposed development would sit.

The impact on No. 15 Bentley Road would be less significant. The removal of the existing conservatory would open up the boundary, and when considered alongside the existing rear extension at No. 15, the overall effect on the relationship between the properties would be neutral to positive.

Having regard to its size, siting and relationship with neighbouring properties, the proposal would not result in an over-dominant or overbearing form of development.

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, notably an extension approved at No19 Bentley Road in 2015 and would not therefore disrupt the area's existing features.

Effects on amenity

Privacy

The proposal includes new windows to the rear elevation of the proposed rear extension at both ground and first floor level. The existing distance between the rear elevation of the dwellings on Maidstone Avenue is 29m, as such the rearward projection of the rear extension at 2.55m would not give rise to a significant impacts in regard to overlooking and loss of privacy.

The proposed ground floor door in the side extension would be in a similar position and orientation to the existing side-facing door, and, given the separation distance to the boundary, would not result in an unacceptable impact to residential amenity.

To address potential issues in relation overlooking in connection with the proposed landing and bathroom windows on the side elevation at first floor level, the proposed side-facing first-floor windows would be fitted with obscure glazing. This requirement is recommended to be secured by condition.

Loss of light

Given that the proposed development is largely positioned to the side of the property and maintains appropriate separation distances to the shared boundaries, and that the rearward extension would 2.5m in depth, whilst it is acknowledged that there would be some loss of sunlight at mid day to no.19 Bentley Road, due to the orientation of nos 17 and 19 Bentley Road, it is not considered that the loss of sunlight/ daylight would be significant or harmful to justify refusal of the proposed development.

It is recognised that two-storey side extensions are a common and generally acceptable form of development in residential areas, subject to appropriate scale and siting. In this case, a comparable form of development has also been accepted at No. 19 Bentley Road.

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 and maintains external access to the rear of the property with a 750mm gap.

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 dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

Effects relating to biodiversity, landscape, archaeological or built heritage

Biodiversity

Given the scale and domestic nature of the proposal, the development is not expected to result in any adverse impact on biodiversity within or around the site. During the consultation period, opportunities for minor biodiversity enhancement were identified, including the potential installation of an integrated swift brick. While such measures are not necessary to make the development acceptable in planning terms and would not meet the tests for the imposition of a planning condition, the applicant is encouraged to incorporate them where practicable. An informative has therefore been attached.

Flood risk and drainage.

The site is not located within a fluvial or tidal flood risk area and, as such, a Flood Risk Assessment is not required.

The site is identified as being within an area of medium surface water flood risk; however, the proposed development would not materially increase flood risk. The works would utilise the existing drainage arrangements on site and are therefore not expected to have a significant impact on surface water flooding.

Conclusion

The proposed development represents a proportionate extension to an existing dwellinghouse that would provide additional living accommodation, consistent with the general objective of supporting householders to adapt and expand their homes. The scheme has been carefully amended to address design and siting concerns and is considered to integrate satisfactorily with the host property and surrounding area. While some limited impacts on neighbouring amenity have been raised, these have been assessed and are not considered to result in significant or unacceptable harm, particularly when viewed in the context of the existing built form and similar extensions nearby. The proposal complies with the relevant policies of the Development Plan, including Core Strategy policies DM1 and EN1, UDP policy DC1, and national guidance within the NPPF. There are no material considerations that indicate a departure from the Development Plan is warranted. On balance, the benefits of the proposal outweigh any limited impacts, and planning permission should therefore be granted.

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 the right to a fair hearing and to this end the Committee 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 of the application 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.

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.

Recommendation: Approve

Conditions attached to this decision

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

- a. Location Plan, 12 Mar 2026
- b. Block Plans, Site Plan, Existing and Proposed, 2518-06 B, 12 May 2026
- c. Proposed Plans, Plan, Ground and First Floor Plans, 2518-04 A, 12 May 2026
- d. Proposed Elevations, Plan, 2518-05 B, 12 May 2026

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policies SP1 and DM1 of the Core Strategy.

- 3) Notwithstanding the materials annotated on the plans referenced in condition no.2, prior to above ground works, samples and specifications of all materials to be used on all external elevations relevant to the development shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved details.

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

- 4) The window in the first 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. 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 Manchester Core Strategy.

Informatives

- 5) It is requested that consideration is given to the installation of Swift Bricks within the proposed development. Swift bricks must be fitted in accordance with the specifications of BS 42021:2022 - Integral nest boxes.