MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

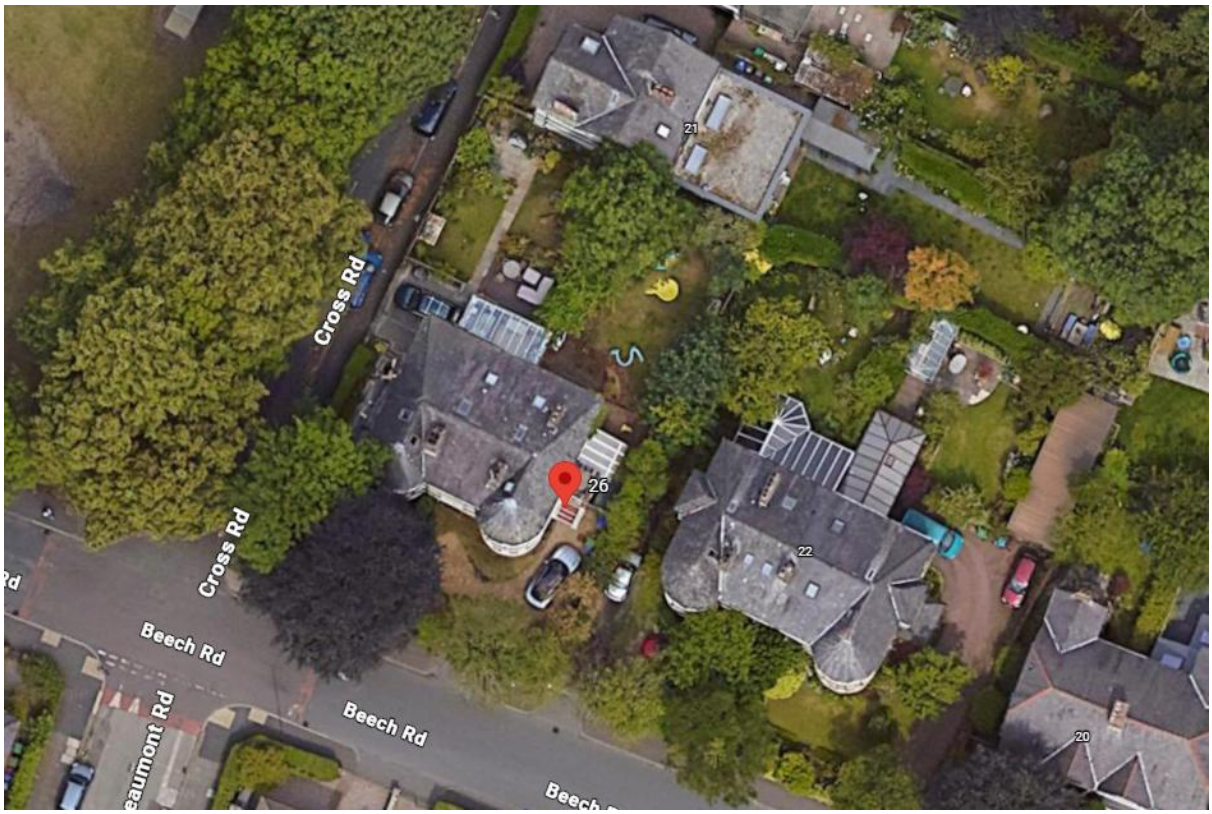
Application reference:	PLA-2026-000272
Application type:	Householder planning permission
Proposal:	Erection of a single-storey rear and side extension to provide additional living accommodation.
Site address:	26 Beech Road, Manchester M21 8BQ
Ward(s):	Chorlton Park
Date application valid:	11 May 2026
Applicant name:	Dr Michael Best
Agent (if any):	Chris Mulholland
Case officer:	Holly Wright
Recommendation:	Approve
Date of recommendation:	01 July 2026

Description of site, building and/or area

The application relates to three-storey semi-detached dwellinghouse (with basement accommodation) of redbrick with a grey slate hipped roof. The property features light grey/blue painted timber-framed windows, including a substantial, rounded corner bay/turret feature to the front, a pebble driveway bordered by a mid-level brick wall, mature hedging, original gateposts, and a metal railings style gate, a side porch and extension, a raised terrace area to the rear, and a spacious rear garden.

Situated within the Chorlton Park ward of Manchester, the surrounding area is predominantly residential in character, consisting of terraced and semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces, such as Beech Road Park.

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




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Description of development

The applicant is seeking planning permission for the erection of a single-storey rear and side extension to provide additional living accommodation.

Relevant planning history

No previous history.

Consultation, notification and publicity responses

Consultations

Chorlton Civic Society – no response received.

Notifications and publicity

One letter of objection was received from a local resident in response to the application; the comments are summarised as follows:

- The extension would be detrimental to neighbouring occupiers, forming an overbearing feature and resulting in overshadowing, loss of daylight and a loss of outlook.
- The original boundary fence associated with the application property was no more than 1m high, it is now almost twice the height.
- The planning submission is misleading as it does not reference the relationship with neighbouring properties, including how some dwellinghouses face different directions.
- The extension would exacerbate existing conditions of the site as it would extend higher (measuring to 3.3m in height) than the existing almost 2m-high boundary fence.
- Existing plants and vegetation would be detrimentally affected by the extension.

Relevant 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

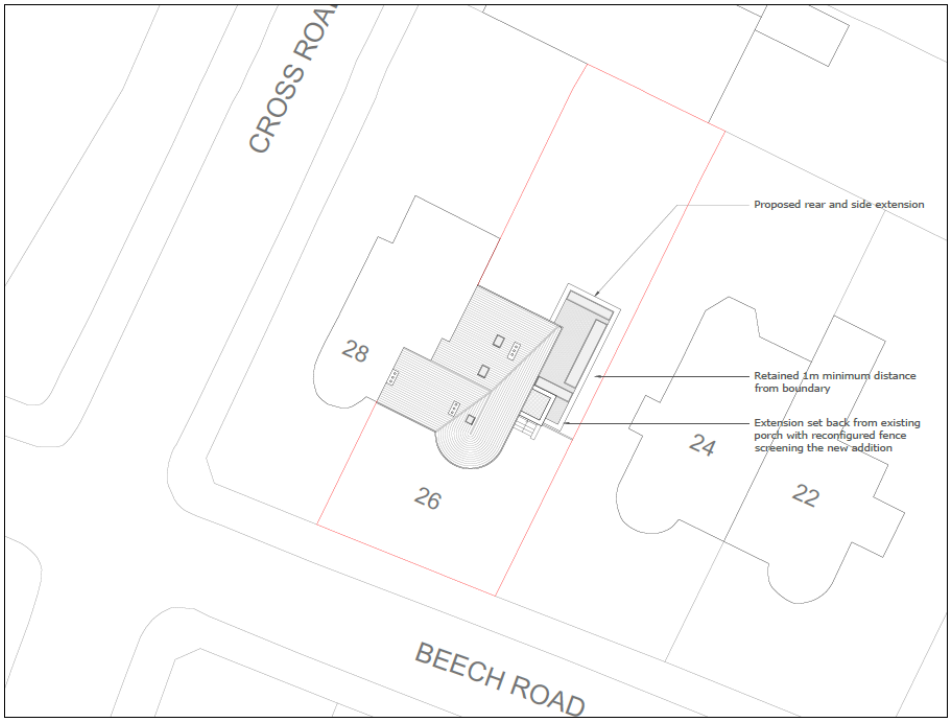
The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN19 – Waste

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

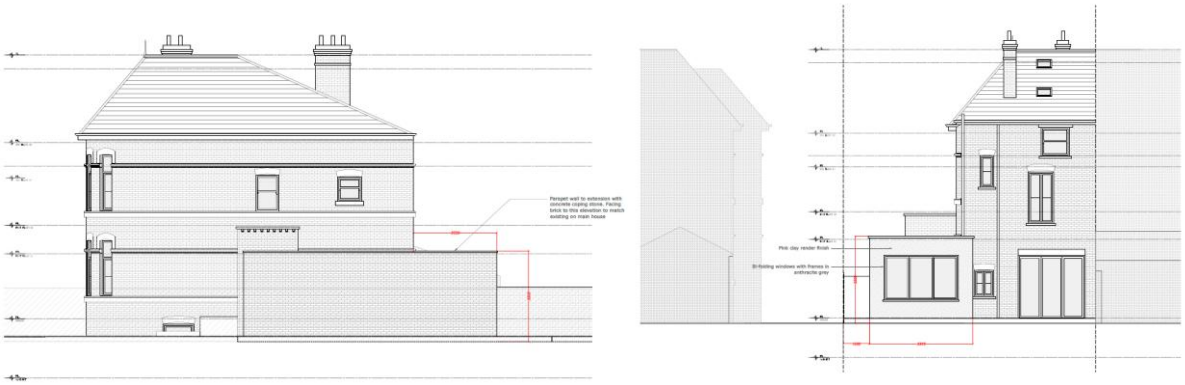
The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places

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 14 – Achieving Well-Designed Places
- Policy DP3: Key principles for well-designed places

Assessment



Submitted proposed site plan



Submitted proposed side and rear elevations

Principle – the principle of the proposal, to erect a single storey side and rear extension, is acceptable. Notwithstanding this, consideration must be given to the proposal's siting, scale, and massing, appearance, impact upon visual and residential amenity, waste storage, and parking, amongst other matters.

Siting, scale, and massing – the single storey extension would be sited at the side and rear of the dwellinghouse, projecting north and east. It would project 3.038m rearwards from the host dwellinghouse, with a length of 9.173m, a sideward projection of 1.325m, a width of 3.94m and a flat roof height of 3.114m. A gap of 4.687m would be maintained to the boundary shared with the adjoining property (No.28 Beech Road), with a gap of 1m maintained to the boundary shared with No.24 Beech Road.

It is acknowledged that concerns were received regarding the proposal's potential to form an overbearing feature for neighbouring occupiers. However, overall, the siting, scale, and massing of the proposal is considered acceptable. The 3.038m rearward projection of the extension would not exceed the limit stipulated within saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m) and is therefore considered acceptable as it represents a relatively modest projection. Further to this, it is considered that the extension would remain

visually subservient to the host dwellinghouse on account of its single storey form and appropriate length (9.173m), width (3.94m to the rear, 1.325m to the front), and height (3.114m), which should ensure that it does not appear as an excessively large or bulky addition to the property. As a result, the development would avoid creating an overbearing presence within the street scene or for neighbouring occupiers, particularly given the retention of adequate gaps to the plot's shared boundaries. Adequate private amenity space would also be retained to the rear of the dwellinghouse.

Appearance and visual amenity – the proposed single-storey extension would feature brickwork to match the existing dwellinghouse on its front and eastern elevations and pink coloured clay render to its rear and western elevations. It would feature a flat roof with a parapet wall and concrete coping stone to match those of the existing porch and would feature anthracite grey-framed windows and doors. Its front and eastern side elevation would be blank, whilst its rear elevation would feature a set of bi-folding windows, and its western side elevation would feature a set of sliding doors.

The proposal is considered to be relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Sited at the side and rear of the property, elements of the proposal would be visible within the street scene and public realm, however, the use of matching brickwork to the front elevation of the extension should provide a blended appearance with the host dwellinghouse, ensuring that it does not form a prominent visual feature. Whilst the proposal would introduce new materials to the dwellinghouse (i.e., pink coloured clay render), the elevations featuring this material would face the property's own garden space, and as such would not be highly visible from public highways or associated footpaths, causing minimal visual harm to the amenity of the surrounding area.

Residential amenity – it is acknowledged that concerns have been raised regarding the proposal's potential impact on the residential amenity of neighbouring occupiers, particularly in relation to overshadowing, loss of light, loss of outlook, and privacy.

With regard to No.28 Beech Road, the proposed extension would be located approximately 4.687m from the shared boundary and would project no further to the rear than the existing single-storey extension already present at that property. Taking these factors into account, the proposal is not considered likely to result in any significant increase in overshadowing, loss of daylight, or loss of outlook beyond that which currently exists. Further to this, the proposed sliding doors within the western side elevation would be positioned approximately 4m from the shared boundary, such that any opportunities for direct overlooking would be limited. As a result, the proposal is not considered to give rise to an unacceptable loss of privacy for the occupiers of No.28.

In relation to No.24 Beech Road, the proposed extension would be single-storey in scale with a flat roof height of approximately 3.114m and would maintain a separation distance of around 1.097m from the shared boundary. Given the modest height and scale of the extension, together with its relationship to the boundary, the proposal is not considered likely to result in undue overshadowing, loss of light, or loss of outlook to the detriment of neighbouring occupiers. In addition, the eastern side elevation would not feature any windows or doors, thereby ensuring that the existing levels of privacy enjoyed by the occupiers of No.24 are preserved.

Accordingly, it is considered that the proposal would not result in unacceptable harm to the living conditions of neighbouring residents and is therefore considered acceptable in residential amenity terms.

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

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

Boundary treatment – it is acknowledged that concerns have been raised regarding the height of the boundary treatment between the application property (No.26 Beech Road) and the neighbouring property (No.24 Beech Road).

However, no alterations to the existing boundary treatment are proposed as part of the current application and, therefore, this matter does not fall for consideration under the present assessment. The application relates solely to the proposed extension works. It should also be noted that, under permitted development rights, the erection, construction, maintenance, improvement or alteration of a means of enclosure generally does not require planning permission, provided that it would not exceed 1m in height where adjacent to a highway used by vehicular traffic (or the footpath of such a highway), or 2m in height elsewhere.

As no changes to the existing boundary treatment are proposed and as boundary enclosures of a certain height may be erected without the need for planning permission, the concerns raised regarding the height of the existing boundary treatment are not considered to constitute a sustainable reason for refusal of the application.

Plants and vegetation – it is acknowledged that concerns have been raised regarding the proposal's impact upon existing plants and vegetation. However, the proposed extension would be sited entirely within the curtilage of the application site. Any loss of planting within the site would be typical of a domestic extension of this scale and is not considered sufficient to warrant refusal of the application.

With reference to the proposal’s potential impacts upon plants or vegetation located on neighbouring land, such matters would be private civil matters between the respective landowners rather than material planning considerations.

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**.**

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 Statement
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 'Pr-73-001', received by the City Council as Local Planning Authority on the 11th May 2026.

‘Proposed Basement Floor Plan’, numbered ‘Pr-73-100’, received by the City Council as Local Planning Authority on the 11th May 2026.
‘Proposed Ground Floor Plan’, numbered ‘Pr-73-101’, received by the City Council as Local Planning Authority on the 11th May 2026.
‘Proposed First Floor Plan’, numbered ‘Pr-73-102’, received by the City Council as Local Planning Authority on the 11th May 2026.
‘Proposed Second Floor Plan’, numbered ‘Pr-73-103’, received by the City Council as Local Planning Authority on the 11th May 2026.
‘Proposed Roof Plan’, numbered ‘Pr-73-104’, received by the City Council as Local Planning Authority on the 11th May 2026.
‘Proposed Front Elevation’, numbered ‘Pr-073-200’, received by the City Council as Local Planning Authority on the 11th May 2026.
‘Proposed Rear Elevation’, numbered ‘Pr-073-201’, received by the City Council as Local Planning Authority on the 11th May 2026.
‘Proposed Side Elevation 01’, numbered ‘Pr-073-202’, received by the City Council as Local Planning Authority on the 11th May 2026.
‘Proposed Side Elevation 02’, numbered ‘Pr-073-203’, received by the City Council as Local Planning Authority on the 11th May 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 those as specified on approved drawings titled:

‘Proposed Front Elevation’, numbered ‘Pr-073-200’, received by the City Council as Local Planning Authority on the 11th May 2026.
‘Proposed Rear Elevation’, numbered ‘Pr-073-201’, received by the City Council as Local Planning Authority on the 11th May 2026.
‘Proposed Side Elevation 01’, numbered ‘Pr-073-202’, received by the City Council as Local Planning Authority on the 11th May 2026.
‘Proposed Side Elevation 02’, numbered ‘Pr-073-203’, received by the City Council as Local Planning Authority on the 11th May 2026.

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) Restriction on additional openings:
Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be installed in the eastern and western elevations of the development hereby approved, without planning permission being granted by the City Council as Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.