MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-000396
Application type:	Householder planning permission
Proposal:	Retention of single-storey rear extension.
Site address:	48 Topfield Road Manchester M22 9QN
Ward(s):	Woodhouse Park
Date application valid:	18 May 2026
Applicant name:	Mr Yogendra Mohottala
Agent (if any):	Mr David Huxley
Case officer:	Holly Wright
Recommendation:	Refuse
Date of recommendation:	10 July 2026

Description of site, building and/or area

The application relates to a two-storey end-terraced dwellinghouse of red/brown brick with a grey tile dual-pitch roof. The property features white uPVC-framed windows, a single storey front porch extension, a part-concrete / part-tarmacadam driveway with no front boundary treatment, a two-storey side extension, a part-single / part-two storey rear extension and a detached outbuilding situated within the rear garden space.

The property also features an unauthorised single storey rear extension, subject of this application.

Topfield Road is a residential street situated within the Woodhouse Park ward of Manchester, close to Manchester Enterprise Academy, the North Cheshire Motorway (M56), and Wythenshawe Civic Centre. The surrounding area is predominantly residential in terms of its character, consisting of terraced and semi-detached dwellinghouses.

The property is not listed, nor is it sited within a conservation area.


46A
Topfield Rd
Topfield Rd
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48











Description of development

The applicant is seeking planning permission for the retention of a single-storey rear extension.

Relevant planning history

Planning Application - 124109/FH/2019 - Erection of a two storey side extension and part single part two storey rear extension to form additional living accommodation – Approved (2019).

Consultation, notification and publicity responses

Consultations

No consultees.

Notifications and publicity

Local residents – no representations received.

Negotiations

Negotiations were not undertaken in this instance as the application seeks planning permission for a single storey rear extension that has already been constructed on site.

The agent of the application was notified of the Council's intent to refuse the application.

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

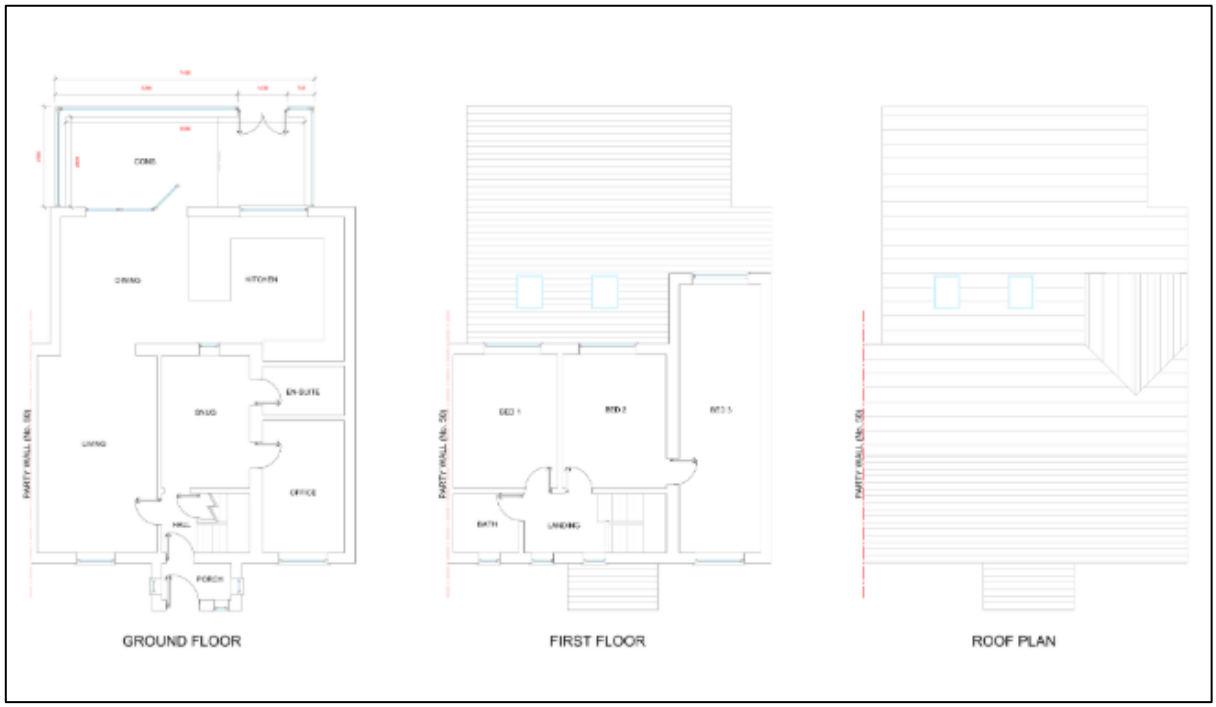
The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN19 – Waste

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

Assessment



Submitted proposed floor plans



Submitted proposed elevations

Principle – Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions must be made in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (2024) reinforces this requirement in paragraphs 2 and 48, whilst paragraph 12 indicates that the presumption in favour of sustainable development does not alter the statutory status of the development plan as a starting point for decision-making and that, where a planning application conflicts with an up-to-date development plan, permission should not normally be granted.

In the case of this application, the principle of the proposal is considered unacceptable and cannot be supported as it conflicts with the development plan policies and associated guidance listed in the preceding section.

It is considered that the proposal has an unduly harmful impact upon the amenity of neighbouring occupiers, in terms of introducing an overbearing feature and causing issues associated with actual and perceived overlooking and loss of privacy.

On this basis, the proposal is considered to conflict with saved policy DC1 of the Unitary Development Plan, policies DM1 and SP1 of the Manchester Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan Document, chapter 12 of the National Planning Policy Framework (2024), and chapter 14 of the draft National Planning Policy Framework (2025).

Siting, scale, and massing – the extension is sited at the back of the property, adjoining the existing rear additions present on site. The submitted drawings indicate that the extension projects a further 2.9m rearwards from the existing rear extension, resulting in a total rearward projection of approximately 6.9m when measured from the host dwellinghouse. The drawings also indicate that the extension has a width of 7.48m, with a flat roof height of approximately 2.675m. The submitted site plan indicates that the extension is sited approximately 0.5m from the boundary shared with No.50 Topfield Road and approximately 1.8m from the boundary shared with No.46 Topfield Road.

Overall, the siting, scale, and massing of the proposal is considered unacceptable. The 6.9m rearward projection of the extension together with the previous additions on site would significantly exceed the limit stipulated within saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m) and is considered to have an overbearing effect upon neighbouring occupiers, particularly those residing at No.50 Topfield Road, as a result of the excessive massing and bulk of the extension combined with its siting in proximity to the shared boundary.

Additionally, it should also be noted that, by virtue of the substantial rearward projection of the combined additions and their cumulative scale and massing, the proposal fails to appear visually subservient to the host dwellinghouse. As such, it is considered to result in undue harm to the character and appearance of the application property.

The proposal therefore conflicts with saved policy DC1 of the Unitary Development Plan, policies DM1 and SP1 of the Manchester Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan Document, chapter 12 of the National Planning Policy Framework (2024), and chapter 14 of the draft National Planning Policy Framework (2025).

Appearance and visual amenity – the planning submission indicates that the extension is constructed of brickwork and roof tiles to match the existing dwellinghouse with uPVC-framed windows and doors. The drawings indicate that the extension features a brick base with large sections of glazing on all sides and a set of doors to the rear.

The extension is sited to the rear of the dwellinghouse and is not highly visible from public highways or associated footpaths. Moreover, whilst the brickwork of the extension, as observed during the case officer's site visit, does not precisely match that of the host dwellinghouse and its existing extensions, this discrepancy is not considered to result in undue visual harm given its limited visibility from public viewpoints. Similarly, the use of dark grey/anthracite uPVC window frames, which differ from the white uPVC frames on the existing dwellinghouse, is not considered to give rise to an unacceptable visual impact.

However, notwithstanding these considerations, by virtue of the substantial rearward projection of the combined additions and their cumulative scale and massing, the proposal fails to appear visually subservient to the host dwellinghouse. Consequently, it is considered to result in unacceptable harm to the character and appearance of the application property. The proposal therefore conflicts with saved policy DC1 of the Unitary Development Plan, policies DM1 and SP1 of the Manchester Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan Document, chapter 12 of the National Planning Policy Framework (2024), and chapter 14 of the draft National Planning Policy Framework (2025).

Residential amenity – the proposal is not considered to give rise to an unduly harmful impact upon the occupiers of No.46 Topfield Road, located to the north of the application site. The extension does not project beyond their rear elevation, affecting only their southern side elevation, and retains a separation distance of approximately 1.8m from the shared boundary. As such, significant issues relating to overshadowing, loss of light, loss of outlook, or loss of privacy are not anticipated. Further to this, any potential for overlooking could be mitigated through the installation of obscure glazing to the side-facing windows.

In contrast, the proposal is considered to have an unacceptably harmful impact upon the occupiers of No.50 Topfield Road. This is due to the substantial 6.9m rearward projection, together with the excessive cumulative scale and massing of the extension and existing additions, which would result in an overbearing effect. In addition, the side-facing windows within the southern elevation give rise to significant concerns regarding both actual and perceived overlooking and consequent loss of privacy. These impacts could not be adequately mitigated through obscure glazing, given the close proximity of the windows to the shared boundary (sited approximately 0.5m away).

The proposal therefore conflicts with saved policy DC1 of the Unitary Development Plan, policies DM1 and SP1 of the Manchester Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan Document, chapter 12 of the National Planning Policy Framework (2024), and chapter 14 of the draft National Planning Policy Framework (2025).

Waste storage – the current waste storage arrangements would be unaffected by the proposal.

Parking – the current parking arrangements would be unaffected by the proposal.

Conclusion – overall, it is considered that the proposal has an unduly harmful impact upon the amenity of neighbouring occupiers, in terms of introducing an overbearing feature and causing issues associated with actual and perceived overlooking and loss of privacy.

On this basis, the proposal is considered to conflict with saved policy DC1 of the Unitary Development Plan, policies DM1 and SP1 of the Manchester Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan Document, chapter 12 of the National Planning Policy Framework (2024), and chapter 14 of the draft National Planning Policy Framework (2025).

The agent of the application was informed of the above issues and notified of the LPA's intent to refuse the proposal.

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: Refuse

Article 35 Statement:

The proposal would not improve the social and environmental conditions of the area, nor does it comply with the development plan and therefore does not comprise sustainable development. There are no conditions which could reasonably have been imposed, which would have made the development acceptable, and it is therefore not possible to approve the application

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The proposal, by virtue of its excessive rearward projection, cumulative scale and massing when taken in conjunction with existing additions, and its close proximity to the shared boundary with No.50 Topfield Road would result in an overbearing form of development that would have an unacceptable adverse impact upon the residential amenity of neighbouring occupiers. The side-facing windows within the southern elevation would also give rise to harmful levels of actual and perceived overlooking, resulting in a loss of privacy that could not be satisfactorily mitigated by condition. The proposal is therefore contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan Document, and chapters 12 of the National Planning Policy Framework (2024) and chapter 14 of the draft National Planning Policy Framework (2025).

2) The proposal, by virtue of its substantial combined rearward projection, excessive scale and massing, and its cumulative impact alongside existing extensions, would fail to read as a visually subservient addition to the host dwellinghouse, resulting in an overly dominant and incongruous development that would cause unacceptable harm to the character and appearance of the application property. The proposal is therefore contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan Document, and chapters 12 of the National Planning Policy Framework (2024) and chapter 14 of the draft National Planning Policy Framework (2025).