MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-000462
Application type:	Householder planning permission
Proposal:	Erection of a single storey rear and side extension to form additional living accommodation.
Site address:	27 Penarth Road Manchester M22 4AG
Ward(s):	Northenden
Date application valid:	25 May 2026
Applicant name:	Emily Lamont
Agent (if any):	Anna Meredith
Case officer:	Holly Wright
Recommendation:	Approve
Date of recommendation:	13 July 2026

Description of site, building and/or area

The application relates to a two-storey semi-detached dwellinghouse of red/brown brick with a red tiled hipped roof. The property features white uPVC-framed window, a paved driveway and modest front garden bordered by a mid-level brick wall with metal railings atop, a single storey front porch, a single storey conservatory extension to the rear, and a detached garage structure situated within the rear garden space.

Penarth Road is a residential street situated within the Northenden ward of Manchester, close to Altrincham Road, Wythenshawe Cricket & Football Club, and Wythenshawe Park. 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.


20
22 Penarth Rd
Recently viewed
24
Manchester
Solid Surfaces
Penarth Rd
Penarth Rd
Penarth Rd















Description of development

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

Relevant planning history

Planning Application - 070736/FH/2004/S2 – Erection of rear conservatory – Approved (2004).

Consultation, notification and publicity responses

Consultations

MCC's Flood Risk Management indicated that the proposal can be approved with no condition required.

Notifications and publicity

Local residents – no representations received.

Negotiations

Not required.

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Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance: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

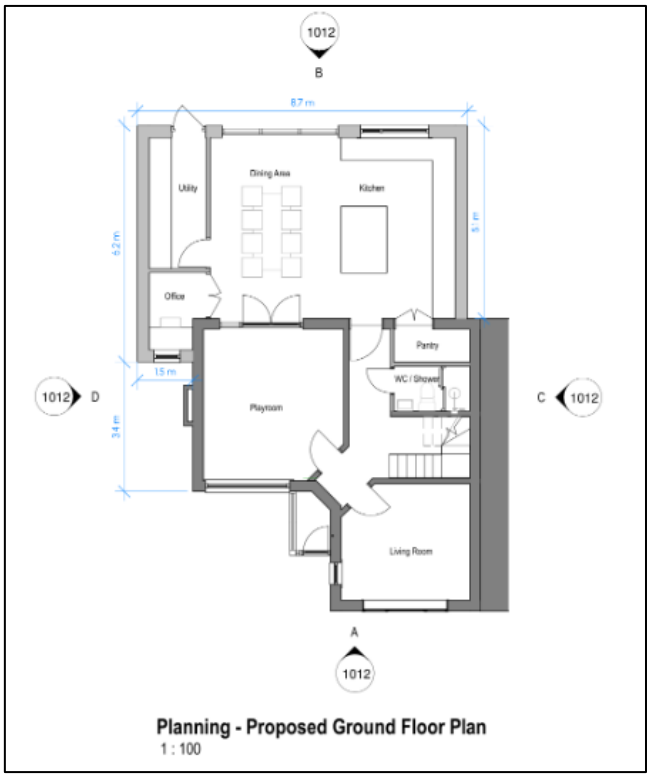
The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN19 – Waste

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 ground floor plan



Submitted proposed elevations

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

Siting, scale, and massing – the proposed single storey extension would be sited at the side and rear of the property, replacing the existing conservatory and detached garage. It would project 5.1m rearwards from the host dwellinghouse, with a length of 6.2m, a sideward projection of 1.5m, and a width of 8.7m. The extension would feature a pitched roof to the side measuring to 3.1m in height with eaves set at 2.6m, with dual-pitch roof forms to the rear measuring to 3.5m and 3.2m in height with eaves set at 2.6m. A gap of 0.2m would be maintained to the boundary shared with No.29 Penarth Road and a gap of 0.8m would be maintained to the boundary shared with No.25 Penarth Road.

Overall, the siting, scale, and massing of the proposal is considered acceptable. Whilst the 5.1m rearward projection of the extension would exceed the limit stipulated in saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m), it is considered acceptable in these circumstances given that the property already benefits from a substantial conservatory with a rear projection of 4.1m and a detached garage which is sited adjacent to the plot's northern boundary. For these reasons, the extension is not considered to significantly alter the existing conditions of the application site, nor cause undue harm to the amenity of the area. Further to this, the extension would also avoid resulting in an excessively large or bulky addition to the property on account of its single storey form and subservient dimensions. Finally, as no objections have been received from local residents, it is also important to consider the permitted development fallback position under which the applicant could erect a single storey rear extension with a rearward projection up to 6m, subject to a prior approval process with the Local Planning Authority.

Appearance and visual amenity – the proposed extension would be constructed of brown brick and brown/red tiles to match the existing dwellinghouse with anthracite grey-framed windows and doors. The extension would feature blank side elevations with one window to the front and two windows and an outward-opening door to the rear. To the rear, it would feature three skylights on its roof slopes.

The proposed extension is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the established precedent of residential extensions in this locale, with a number of large extensions evident in the surrounding area. Sited to the side and rear of the property, elements of the extension would be visible from the street scene, however, its use of matching materials (i.e., brown brickwork and brown/red tiles) together with its single storey form and appropriate setback from the public footpath and highway would ensure that the extension does not form an overly prominent visual feature within the area. For these reasons, the proposal is not anticipated to give rise to significant harm to the character and appearance of the application property or the visual amenity of the surrounding area.

Residential amenity – given that the extension would be single storey in form, with a maximum roof height ranging from 3.2m to 3.5m and an eaves height of approximately 2.6m adjacent to the shared boundaries, it is not considered to give rise to significant issues of overshadowing, loss of light, or loss of outlook. Whilst the proposed 5.1m rearward projection is relatively substantial, it is not considered to be substantially dissimilar to the existing arrangement, which includes a conservatory with a 4.1m projection and a detached garage. As such, the proposal would not significantly alter the current site conditions or result in a notable intensification of built form. Further to this, no objections have been received from neighbouring residents. In this context, it is also appropriate to afford weight to the permitted development fallback position,

whereby the applicant could construct a single storey rear extension with a projection of up to 6m, subject to a prior approval process with the Local Planning Authority. Finally, as the extension would not include any side-facing windows in proximity to shared boundaries, no unacceptable impacts in terms of overlooking or loss of privacy are anticipated.

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.

Flood risk implications – the site is located within an area identified as having a low risk of surface water flooding. As such, MCC's Flood Risk Management team has reviewed the proposal and confirmed that the application can be approved without the need for any additional planning conditions.

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 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 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 this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) Specified plans:
The development hereby approved shall be carried out in accordance with the following documents and drawings:

'Planning – Proposed Site and Roof Plan', numbered 'P26.16_1010', received by the City Council as Local Planning Authority on the 25th May 2026.

‘Planning – Proposed Elevations and 3D views’, numbered ‘P26.16_1012 Rev A’, received by the City Council as Local Planning Authority on the 25th May 2026.
‘Planning – Proposed Plans’, numbered ‘P26.16_1011’, received by the City Council as Local Planning Authority on the 25th 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 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 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 northern/northeastern and southern/southwestern 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.