MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-000101
Application type:	Householder planning permission
Proposal:	Erection of a part single/part two storey rear extension, a single storey side extension together with first floor side window and rooflight
Site address:	28 SHADOWBROOK AVENUE, MANCHESTER, M23 2BD
Ward(s):	Baguley
Date application valid:	27 April 2026
Applicant name:	Mr Greg Bate
Agent (if any):	Mr James Morris
Case officer:	Joshua Lee
Recommendation:	Approve
Date of recommendation:	23 June 2026

Description of site, building and/or area

The proposal is related to a two-storey semidetached dwellinghouse on Shadowbrook Avenue. The property features an existing single storey rear conservatory extension and garden to front side and rear. An allocated off street parking space is located close by.

The property is in a mostly residential part of Baguley ward. The property is located at the end of Shadowbrook Avenue with the side facing into the rear of properties on Chalford Road.

Description of development

The applicant is proposing the erection of a part single/part two storey rear extension, a single storey side extension together with first floor side window and rooflight.

Part single/part two storey rear extension

The proposed two storey rear extension projects 3520mm from the existing rear elevation of the property and, at ground floor, spans the full 4864mm width of the property, leaving a 100mm gap to the shared boundary. At first floor the extension spans 2964mm from the detached side elevation leaving a 2000mm gap to the attached boundary. The part single storey element is finished with a sloping roof angled away from the boundary with 2no rooflights. The first-floor element is finished in hipped roof into the main roofline. New glazing is featured to the rear. The existing conservatory extension is to be demolished to make way.

Single storey side extension

The proposed single storey side extension projects 620mm from the existing side elevation (retaining a min 900mm gap to the boundary) and runs 3255mm from a small off set to the existing rear elevation. The extension is finished with a sloping roof and French patio doors.

First floor side window and rooflight.

A new side facing window is proposed at first floor and noted to be non-opening and privacy glazing below 1.7m from first floor finished floor level. A new roof light is to be inserted within the rear roof slope.

Relevant planning history

Consultation, notification and publicity responses

Consultations

Local Residents

No representations received.

Consultees

None required.

Notifications and publicity

Negotiations

A minor amend was required to reduce the eaves projection to help minimise visual harm.

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, 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
- Guide to development in Manchester - supplementary planning document and planning guidance, April 2007
- Hot Food Takeaway - supplementary planning document, March 2017
- Shopfront and signage design guide
- 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
    - Places for People
        - JP-P1 Sustainable Places
- National Planning Policy Framework (NPPF) December 2024–
    - Section 2 - Achieving sustainable development
    - Section 4 – Decision-making
    - Section 12 – Achieving well-designed places
- 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
        - DM7: Relationship with other regulatory regimes
    - Chapter 4 - Achieving sustainable development
        - S3: Presumption in favour of sustainable development
        - S4: Principle of development within settlements
    - Chapter 12 - 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

Assessment

Principle of Development

Many people prefer to extend their existing homes rather than move. The Council understands the need for more living space but must also ensure that the amenities of neighbours are protected and that the overall character of the surrounding area is not harmed.

Each case is looked at on its individual merits, having regard to a range of criteria as stated in Policy DM 1 of the Manchester Core Strategy.

In this case the principle of the development is acceptable subject to assessment below.

Appropriate siting, layout, scale, form, massing, materials, and detail

The proposed extensions have been designed to respect the character of the existing dwelling. Matching brickwork and concrete roof tiles are proposed, along with window proportions and detailing that reflect the host property, ensuring a cohesive appearance.

The development is positioned primarily to the rear and is designed to remain subservient to the original dwelling. This is achieved through its set-back position and the use of lower hipped roof forms, which reduce the perceived scale and visual prominence.

Impact to No.26

The primary impact on No. 26 arises from the proposed ground floor rear extension. However, this largely replaces an existing conservatory of a similar projection (approximately 3.52m, only marginally exceeding the 3m depth typically allowed under permitted development). As such, the increase in massing is limited.

The impact is further reduced by the proposed roof design, which slopes away from the shared boundary. In addition, the first-floor element is set approximately 2m away from the boundary, ensuring it does not result in significant overshadowing or overbearing impact. The side extension is located on the opposite side of the property and therefore does not affect No. 26.

Impact to properties on Chalford Road

The majority of the development sits within the existing building envelope. The only exception is a modest ground floor side extension, which projects approximately 0.62m further.

Given the retained separation distance of around 0.9m to the boundary, combined with the separation to rear elevations on Chalford Road, the proposal would not result in any material overshadowing or overbearing.

Impact to no. 21 Appleford Avenue.

Due to the limited scale of the proposal and the separation from the shared boundary, the development would not result in any material overshadowing or overbearing on No. 21.

Overall, by reason of its scale, siting and design, the proposal would not appear overbearing or dominant and would not result in unacceptable harm to neighbouring residential amenity.

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.

Effects on amenity

Privacy

The new glazing to the rear elevation replaces openings of a similar scale and position. As such, it would not introduce any additional overlooking beyond the existing situation, and the impact on privacy is therefore considered acceptable.

At ground floor level on the side elevation, the proposal includes the installation of patio doors and a window. These replace existing openings in a similar location and, given their ground floor position, would not give rise to any increased overlooking. The impact on neighbouring privacy would therefore remain comparable to the current arrangement.

A side-facing window is also proposed within the extension. While side windows are generally discouraged due to potential overlooking, in this instance the property's position at the end of the row, together with the separation distance to neighbouring properties on Chalford Road, means that any loss of privacy would be very limited. On this basis, this element is considered acceptable.

The first-floor side-facing windows have the potential to give rise to overlooking. To mitigate this, a condition is recommended requiring these windows to be obscurely glazed and fixed shut below 1.7 metres, with only top-opening sections above this height. This will ensure that privacy impacts are appropriately controlled.

The proposed rooflights, both within the extension and the main roof slope, are positioned and angled in a way that restricts direct views towards neighbouring properties. As a result, they would not result in harmful overlooking.

Light

The proposal would not result in an unacceptable loss of light to neighbouring properties. The ground floor element broadly reflects the footprint of the existing conservatory, while the single storey roof slopes away from the boundary to reduce overshadowing. The first-floor element is set in from the boundary, further limiting impact. Overall, the development is not considered to result in any material loss of daylight or sunlight

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 and would not present further accessibility issues into the property.

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 domestic storage and collection methods on site and maintains external access to the rear of the property.

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.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment.

The proposal has a negligible impact on drainage using the existing drainage on site.

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.

Conclusion

In reaching a decision on this application, regard has been had to the development plan as a whole and all material considerations. The proposed extensions represent a proportionate addition to the host dwelling which would remain subservient in scale and design. The development would not result in any unacceptable harm to the character of the surrounding area or to the living conditions of neighbouring occupiers, with impacts in terms of outlook, light and privacy considered to be acceptable subject to the recommended conditions. The proposal would provide improved internal accommodation while retaining sufficient external amenity space and would not give rise to issues in relation to access, parking or other environmental considerations. Overall, the development is considered to comply with policies DM1 and EN1 of the Core Strategy, relevant saved UDP policies, the Places for Everyone Plan and the guidance within the National Planning Policy Framework. There are no material considerations that would indicate a decision other than in accordance with the development plan and, on balance, the application is recommended for approval subject to conditions.

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. The proposal is considered to be acceptable and therefore determined within a timely manner.

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. P 01 Site Location Plan.pdf - Location Plan - The location plan - 27 Apr 2026

b. P 06 Proposed Ground Floor Plan.pdf – Plan - Floor plan - 27 Apr 2026

c. P 07 Proposed First Floor Plan.pdf – Plan - Floor plan - 27 Apr 2026

d. P 08A Proposed Roof Plan.pdf – Plan - Floor plan - 23 Jun 2026

e. P 09A Proposed Elevations.pdf – Plan - Elevation (Front) – Proposed - 23 Jun 2026

f. P 10 rev A Proposed Front View.pdf - Plan - 23 Jun 2026

g.P 11 rev A Proposed Rear View.pdf - Plan - 23 Jun 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) The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing building.

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) The window(s) 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 the interest of amenity and in compliance with [Council's policies] and the National Planning Policy Framework.