MANCHESTER CITY COUNCIL

Planning
Delegated Officer Report

SUMMARY OF APPLICATION DETAILS

Application reference:	145315/FO/2026
Application type:	Full planning permission
Proposal:	Erection of part-single, part two-storey side extension and two-storey rear extension.
Site address:	67 Broad Oak Lane Manchester M20 5QB
Ward(s):	Didsbury East
Date application valid:	15 April 2026
Applicant name:	Mr Hugh Ellison
Agent (if any):	Mr Dele Oluyemi
Case officer:	Joshua Lee
Recommendation:	Approve
Date of recommendation:	08 July 2026

DESCRIPTION OF SITE, BUILDING AND/OR AREA

The proposal is related to a two-storey detached dwellinghouse on Broad Oak Lane. The property features hardstanding to the front for off street vehicle parking and garden to the side and rear.

The property is in a mostly residential part of Didsbury East ward. The property is in Flood Zone 2.

DESCRIPTION OF DEVELOPMENT

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

Part-single, part two-storey side extension

At ground floor the proposed side extension projects 1643mm at the front and follows the boundary to projects 950mm at the rear. The side extension runs 8765mm from a 997mm set back to the principal elevation to 1000mm beyond the existing rear elevation.

At first floor the extension runs 4025mm from a 5600mm set back to the principal elevation to sit in line with the ground floor at the rear.

The part single, part two storey side extension is finished in matching brick with flat roofs at both ground and first floor. Windows are featured to front and rear.

Two-storey rear extension

The proposed two storey rear extension projects 4300mm beyond the existing rear elevation of the property and spans the full 6255mm across the rear.

The proposed two storey rear extension is finished in matching brick with hipped tiled roof and windows to rear and side.

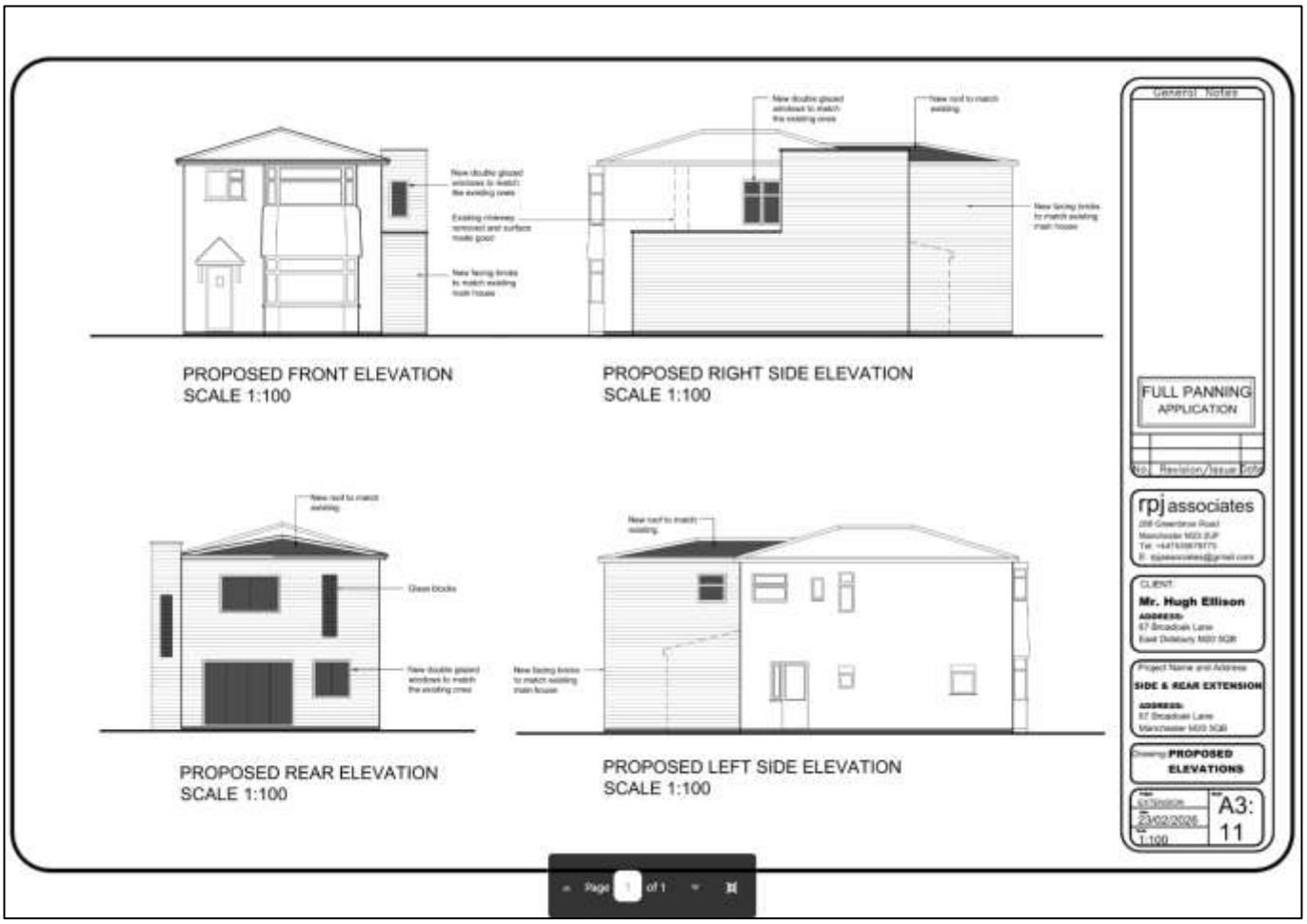


Figure 1. Proposed elevations as submitted

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 had no objections.

Notifications and publicity

No representations received.

NEGOTIATIONS

Following a review of the submitted drawings, a number of design concerns were identified. These were set out to the applicant with suggested amendments to ensure the proposal better reflects the character of the host dwelling and surrounding area.

The main issues raised were as follows:

- The roof pitches shown on the plans did not appear accurate or consistent and required clarification to ensure a coherent and realistic roof form.
- The first-floor rear extension was considered excessive in depth and was requested to be reduced to 3 metres to align with the built form at No. 65 and maintain a more proportionate relationship with neighbouring properties.
- The two-storey side extension required amendment to incorporate a hipped roof that would integrate appropriately with the main roof and rear roofline. The original design appeared overly bulky and out of keeping with prevailing roof forms in the area.
- Whilst a flat roof was proposed to the single-storey side extension, a sloping or hipped roof was recommended to better complement the host dwelling and street character.

The applicant was also directed to the previously approved scheme at the site (ref. 125488/FH/2019), which demonstrates a more appropriate approach to roof design and overall form.

Updated Proposal

Amended plans have been submitted which address the majority of the concerns raised:

- The roof form has been amended, and the agent has confirmed that the proposed elevations accurately reflect the built conditions.
- The two-storey side extension roof has been revised to better integrate with the main roof.
- The single-storey side extension has been amended from a flat roof to a sloping roof, resulting in a more consistent and sympathetic design approach.

It is noted that the depth of the rear projection remains unchanged. However, following further discussion, it is considered that this element is likely to be acceptable, as set out in the assessment section of this report.

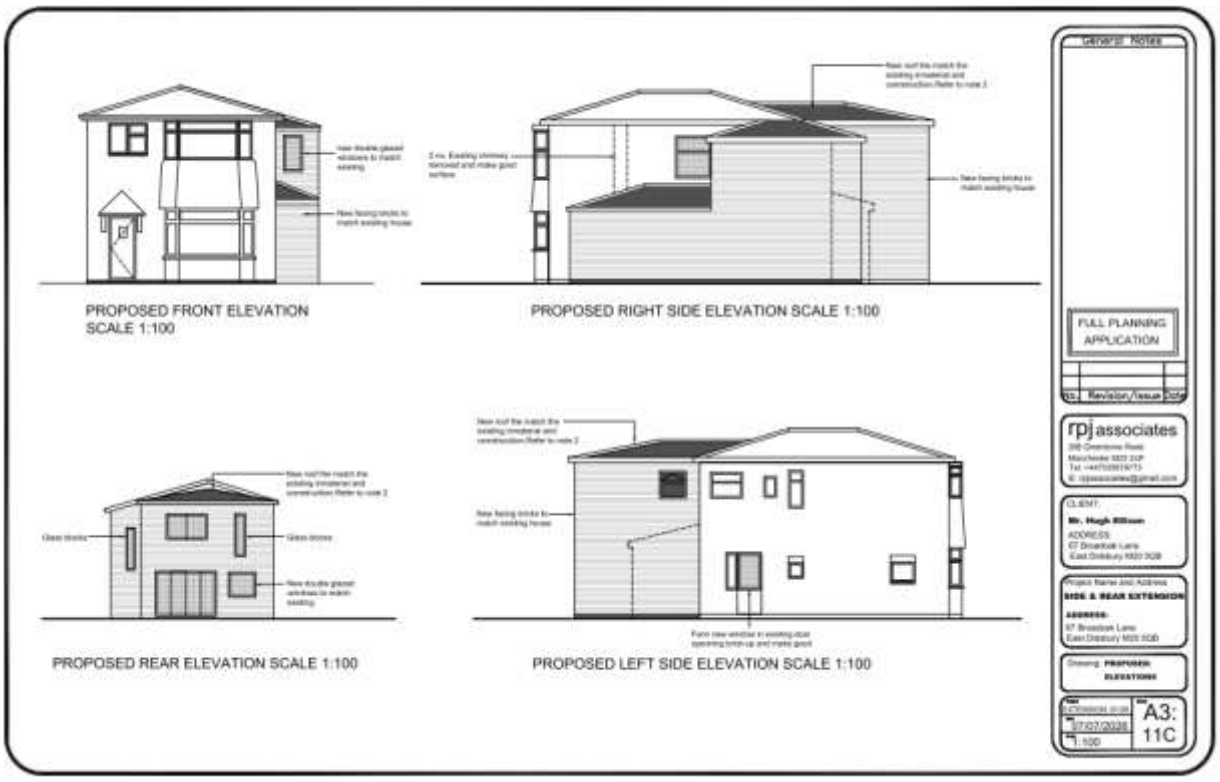


Figure 2. Updated elevations for assessment

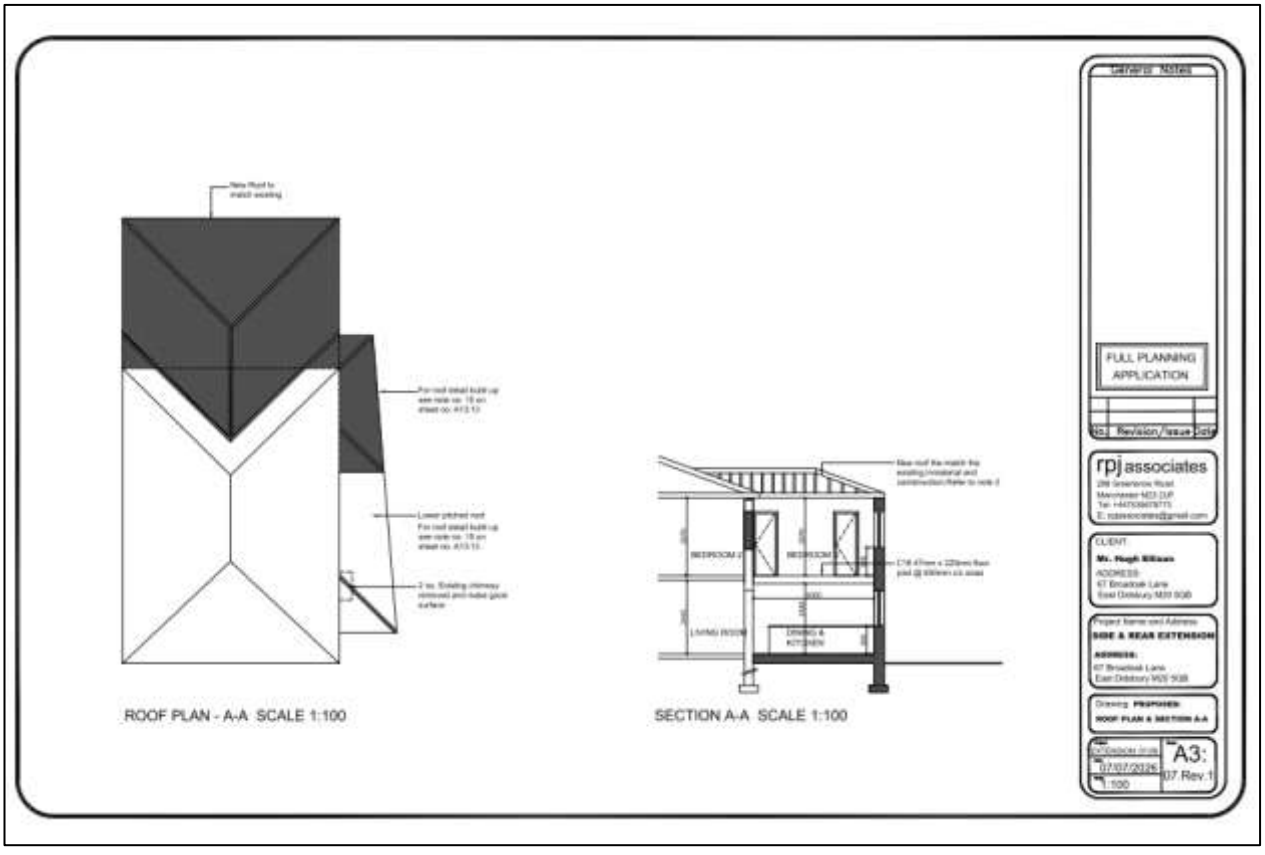


Figure 3. Updated roof plan denoting new hipped roofs.

Re-consultation

Given that the amendments are relatively minor in nature and do not materially alter the overall impact of the development, re-consultation and re-notification were not considered necessary.

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
        - 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 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
        - 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
    - Chapter 18 - Managing flood risk and coastal change
        - F4: Assessing flood risk for decision-making
        - F6: Development in areas at risk of flooding from rivers or the sea
        - F7: Ensuring development is safe from flooding
        - F8: Sustainable drainage systems and watercourses

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 extension has been designed to reflect the character and appearance of the existing dwelling. This is achieved through the use of matching brickwork and roof tiles, along with window proportions and arrangements that align with the existing fenestration.

The extension is primarily located to the rear of the property and incorporates a lower hipped roof, ensuring it remains subordinate to the original dwellinghouse. The overall scale and form are therefore considered appropriate and proportionate.

In terms of neighbouring amenity, the impact on No. 69 is considered acceptable. The relationship between the properties is influenced by a staggered building line, with No. 69 positioned largely alongside the rear garden rather than directly adjacent to the main built form. The two-storey element would not project beyond existing side-facing windows at No. 69. While a small part of the extension would extend slightly

forward of No. 69's principal elevation, the limited depth of projection and the angled boundary relationship ensure that any impact would not be significant or harmful. It is noted that an existing planning permission has allowed a larger two storey side extension at the property and the impact of this proposal is less.

The proposal has a closer relationship with No. 65. However, No. 65 benefits from an existing two-storey rear extension built up to the shared boundary. The proposed development would align broadly with this existing rear projection and would maintain separation from the boundary. As such, the additional impact is not considered sufficient to justify refusal.

There may be some limited visibility from No. 2 Farlands Drive; however, due to the separation distances and angled relationship between the properties, the two-storey extension would not result in any undue harm.

Overall, by virtue of its size, siting, and relationship with neighbouring properties, the proposal would not appear overly dominant or result in an overbearing impact on surrounding occupiers.

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.

Views of the proposed extension from the public highway would be limited due to its siting to the rear of the property. As such, the development would not be prominent within the street scene. The use of materials that match the existing dwelling would further ensure that the extension integrates well with the host property and surrounding context.

The scale and form of the proposal are consistent with other extensions in the immediate area. In particular, a comparable extension at No. 69 demonstrates that similar development has been accepted locally. As such, the proposal would not appear out of character or detract from the established pattern of development within the area.

Effects on amenity

Privacy

The proposal includes adding glazing to the new rear elevation however given these replace similar windows on this elevation the impact to privacy is acceptable and nor more harmful than existing.

The proposed side facing first floor windows are required to be obscure glazed and top opening above 1.7m to minimise overlooking concerns. This has been conditioned.

Given the projection of the proposed extension and to ensure further impact to privacy and other amenity issues are minimised it is deemed reasonable to attach a condition limiting the insertion of new openings in the proposed extension.

Light

The proposal has been assessed in terms of its impact on neighbouring access to natural light. Given the rear siting, orientation of the properties and the separation distances involved, any additional overshadowing would be limited. The extension would not result in a material loss of light to habitable room windows or private amenity spaces of neighbouring properties. As such, the impact on daylight and sunlight is considered acceptable.

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 lies within an area susceptible to fluvial flooding. However, as the proposal is for an extension to an existing dwelling at the same finished floor level, it would be unreasonable to require the submission of a full Flood Risk Assessment. Notwithstanding this, the applicant is advised to incorporate Property Flood Resilience (PFR) measures. These should be designed to provide protection to a minimum of 150mm above the predicted surface water flood level, or a minimum of 600mm above the predicted fluvial flood level, where applicable.

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

On balance, the proposal is considered acceptable when assessed against the relevant policies of the development plan and the National Planning Policy Framework. The design, scale and materials are

appropriate and subservient to the host dwelling, ensuring that the character of the property and wider area is preserved. Whilst there is some impact on neighbouring occupiers, this has been carefully assessed and is not considered to result in unacceptable harm in terms of light, outlook or overbearing effect. Any limited impacts are outweighed by the compliance of the scheme with design and amenity policies. It is therefore considered that planning permission should be granted.

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

1. 3-year time limit

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. Specified plans

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

a. THE LOCATION PLAN - 16 Mar 2026
b. 05 Proposed GND and 1st Floor Plans.pdf – Plan - Proposed Ground and First Floor Plans - A3:05 - 7 Jul 2026
c. Proposed eLEVATIONS. A3. 11c.pdf – Plan - Proposed Elevations - A3:11C - 7 Jul 2026
d. Proposed Roof Plan & Section A-A. A3 0 7 - Rev. 1.pdf – Plan - Proposed Roof Plan & Section A-A - A3:07Rev1 -7 Jul 2026

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Materials to match

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 Core Strategy and the requirements of the National Planning Policy Framework.

4. Obscure Glazing

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension hereby permitted the windows in the first floor on the side elevations facing No 65 and No 69 shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 5 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason - In the interest of amenity and in compliance with DM1 Manchester Core Strategy and the National Planning Policy Framework.

5. EXTENSIONS – PD RIGHTS REMOVED FOR NEW OPENINGS

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension hereby permitted the windows in the first floor on the side elevations facing No 65 and No 69 shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 5 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason - In the interest of amenity and in compliance with DM1 Manchester Core Strategy and the National Planning Policy Framework.