MANCHESTER CITY COUNCIL

Planning
Delegated Officer Report

SUMMARY OF APPLICATION DETAILS

Application reference:	PLA-2026-000190
Application type:	Householder planning permission
Proposal:	Erection of a single storey rear extension, rear dormer, roof alterations, together with rear external terraced area.
Site address:	50 Spinney Road Manchester M23 1AB
Ward(s):	Baguley
Date application valid:	02 June 2026
Applicant name:	Mr Kris Trybus
Agent (if any):	Mr Stephen Nicholls
Case officer:	Joshua Lee
Recommendation:	Approve
Date of recommendation:	02 July 2026

DESCRIPTION OF SITE, BUILDING AND/OR AREA

The proposal relates to a single storey semidetached dwellinghouse on Spinney Road. The property features an existing single storey side extension and single storey rear extension along with a rendered front porch feature. The property features hardstanding to the front for off street vehicle parking and a garden to the rear.

The property is in a mostly residential part of the Baguley ward of Manchester. The property borders a National Rail line to the rear and is close to Baguley Brook (but not within the Environment Agency 20m buffer).

DESCRIPTION OF DEVELOPMENT

The applicant is proposing the erection of a single storey rear extension, rear dormer, roof alterations, together with rear external terraced area.

Single storey rear extension

The proposed single storey rear extension projects 1773mm from the existing side extension to tmeet the rea elevation and spans 2887mm across. The single storey extension infills a corner section of the previous extensions and is finished in matching cement render with a new UPVC window to the rear.

Rear dormer

The proposal would convert the existing hipped roof into a gable end roof and add a roof dormer extension into the main roof. The proposed dormer is to be finished in matching roof tile with render to the new gable end. The loft conversion would include glazing to the rear and new glazing to the gable end.

Roof alterations

In addition to the proposed hip to gable conversion of the main roof the existing hipped roof of the extension is to be converted to a flat roof – to include the proposed extension. The existing rear extension is to get a new lantern roof light.

External terraced area.

On the flat roof to the side elevation a new terrace is proposed with access from the new gable roof. Balustrades are to be installed.

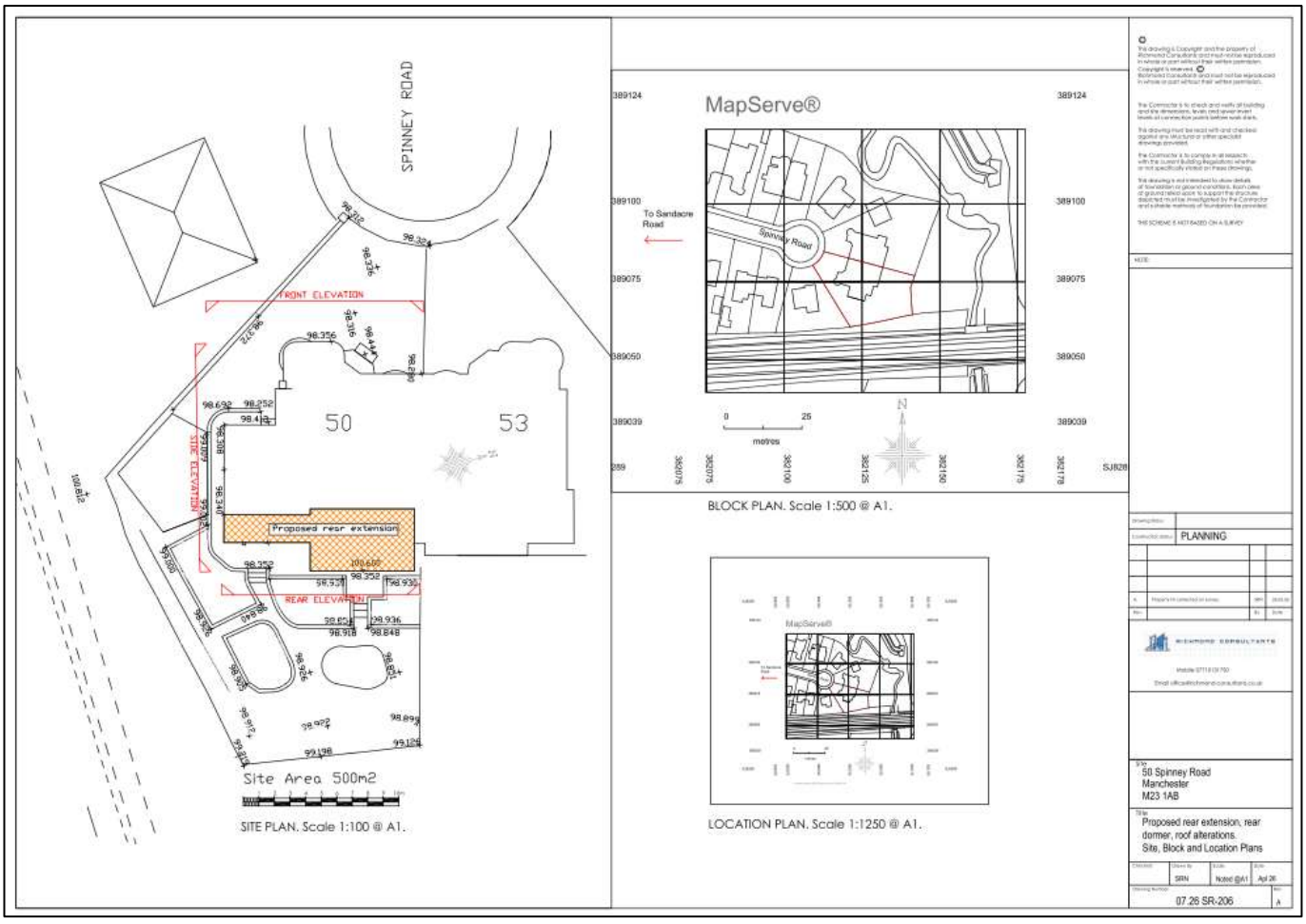


Figure 1. Proposed site plan

RELEVANT PLANNING HISTORY

Planning Application - 143803/FH/2025
Proposed detached garage

Approve

2025-10-20

Planning Application - 141215/FH/2024
Erection of a single storey detached garage

Approve

2024-11-13

Planning Application - 138341/JO/2023
Variation of condition number 2 (approved plans) attached to planning permission 136463/FH/2023 to allow alterations to the design of the roof to the single storey rear extension

Approve

2023-12-08

Planning Application - 136463/FH/2023
Installation of rear dormer, together with the erection of a single storey rear extension and creation of a basement.

Approve

2023-08-23

Planning Application - 049063/FH/SOUTH3/95
Retrospective application for single storey kitchen extension to side of bungalow

Approve

1996-02-22

CONSULTATION, NOTIFICATION AND PUBLICITY RESPONSES

Consultations

Environment Agency

The EA had no objection to the proposed development but noted the Flood Risk Standing Advice and Environmental Permitting (see informative attached)

Network Rail
No response received.

Notifications and publicity
Four letters of objection were received from neighbouring residents.

Material Planning Considerations
The objections raised the following material planning considerations:

- Concern that the proposed extensions and additional accommodation could facilitate a more intensive occupation of the property than a typical family dwelling, including potential use as a House in Multiple Occupation (HMO). Concerns were also raised that the previously approved detached garage appears to be used as additional living accommodation.

- Concern that the proposal would increase parking demand in a cul-de-sac which already experiences parking pressures, and that the loss of the garage for vehicle parking would further reduce on-site parking provision.
- Concern that additional vehicle movements and on-street parking associated with increased occupation could adversely affect highway safety and access, including access for emergency vehicles.
- Concern regarding the impact of an increased intensity of occupation on the amenities of neighbouring residents.

Non-Material comments

The objections also raised the following matters which are not material to the determination of the current planning application:

- Alleged breaches of planning control relating to the use of the previously approved garage building.
- Ongoing construction works, including noise and disturbance arising from the building operations carried out over the last three years.
- The storage of building materials and accumulation of rubbish associated with the construction works.
- Parking behaviour of contractors and visitors during construction, including obstruction of driveways and turning heads.
- Alleged waste management issues, vermin, bonfires, smoke nuisance and incidents requiring attendance by Greater Manchester Fire and Rescue Service. These matters are controlled under separate legislation and regulatory regimes.

NEGOTIATIONS

Issues have arisen in the consultation phase which required negotiations in positive and proactive manner.

The applicant was asked to confirm the materials for the proposed balustrade and, in the interest of privacy, include a 2m privacy screen to the front elevation of the terrace.

The applicant provided updated plans denoting the metal balustrade and privacy screening.

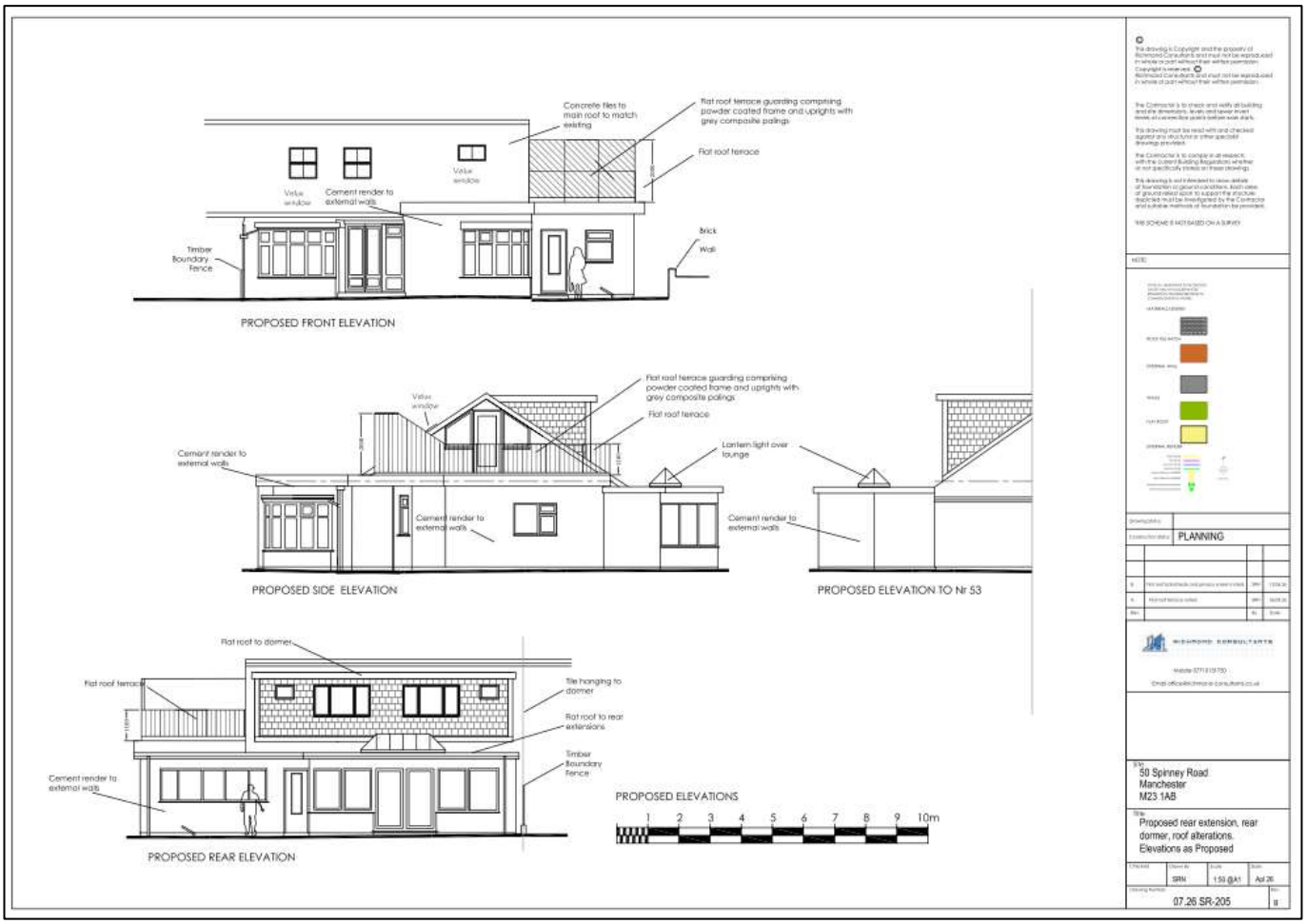


Figure 2. Amended elevations

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 11 – Making effective use of land
  - 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 15 - Promoting sustainable transport
    - TR6: Assessing transport impacts
  - Chapter 18 - Managing flood risk and coastal change
    - F4: Assessing flood risk for decision-making
    - F8: Sustainable drainage systems and watercourses

ASSESSMENT

Principle of Development

The Council recognises that householders often seek additional living space; however, this must be balanced against the need to protect neighbouring amenity and the character of the area. Proposals are assessed on their merits against Policy DM1 of the Manchester Core Strategy.

Concerns regarding the use of the approved garage as habitable accommodation are noted. However, this application relates only to the extensions and alterations shown on the submitted plans. Any potential breach of planning control is a separate matter that may be addressed through the Council's enforcement powers and does not form part of this assessment.

The proposed development remains ancillary to the main dwellinghouse and would not result in a material change of use. The site would continue to operate as a single dwellinghouse (Class C3), with no subdivision or creation of a separate unit. As such, the principle of the use is acceptable.

Concerns relating to construction impacts, including noise, parking obstruction, and site management, are also noted. These matters fall outside the planning merits of the proposal and are controlled under separate regulatory regimes. They do not justify withholding planning permission.

Overall, the principle of the development is acceptable, subject to the detailed considerations below.

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

The proposed extension has been designed to reflect the character of the existing dwelling through the use of matching render, roof tiles and window proportions. This helps ensure the addition integrates well with the original building.

The development is subservient to the host property, as it is positioned to the rear and the dormer is contained within the main roof slope. As a result, it does not compete visually with the original dwelling when viewed from the street.

In terms of neighbouring amenity, the impact on No. 52 is considered limited. This is due to the presence of existing extensions within the surrounding area, which form an established pattern of development, together with the recessed position of the dormer within the roofline.

There is a greater degree of impact on No. 48; however, the increase in scale and massing arising from the proposal is modest and remains within acceptable limits. The primary concern relates to potential overlooking, which is addressed separately within the privacy section of this report.

Overall, given its scale, siting and relationship to neighbouring properties, the proposal would not result in an overbearing or dominant form of development.

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.

The proposal is similar in size and scale to other buildings nearby and would not therefore disrupt the area's existing features.

Effects on amenity

Privacy

The proposal introduces new first floor accommodation including rear-facing windows and a roof terrace. The rear dormer windows would face the host property's rear garden and towards the rear boundary with the railway line beyond. Given the separation distance and the presence of the railway corridor to the rear, there would be no direct overlooking of neighbouring habitable room windows.

The roof terrace has greater potential to result in overlooking, particularly towards No. 48. However, this issue has been addressed through the provision of a 2m high privacy screen, secured following officer negotiations. Subject to this mitigation, the proposal would not result in unacceptable overlooking or loss of privacy.

The proposed rooflight is in a location and angled in a way that minimises views and overlooking.

Overall, the development would have an acceptable impact on privacy.

Light

The proposed development is limited in projection and height at ground floor level, and the dormer is contained within the roof slope. As such, there would be no significant loss of daylight or sunlight to neighbouring habitable rooms or private amenity spaces.

Given the orientation of the site and the modest scale of the extension, the proposal would not give rise to any unacceptable overshadowing or loss of light.

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 materially alter access arrangements to the property. The development would continue to function as a single dwelling and would remain accessible.

Adequacy of internal accommodation and external amenity space.

The proposal would increase the amount of internal floorspace and provide improved living conditions for the occupiers. Although the development introduces a terrace and modest extension to the rear, a usable private garden area would be retained.

Refuse storage and collection.

The proposal would not materially alter refuse storage arrangements. Adequate space remains within the site for the storage of domestic bins, and waste collection would continue as existing. The development is therefore acceptable in this regard.

Vehicular access and car parking

The proposal would not result in any material change to the existing vehicular access or parking arrangements at the site. Off-street parking provision would remain available and is considered adequate to serve a dwelling of this size within a residential context. While concerns have been raised regarding parking pressures in the surrounding cul-de-sac and the use of the existing garage, the application does not propose any alterations to access or a reduction in on-site parking provision. As such, it is not considered that the development would give rise to a severe or unacceptable impact on highway safety or parking conditions in accordance with the relevant policies.

Green Infrastructure including open space, both public and private

The proposal would retain a private rear garden and would not affect any public open space or wider green infrastructure. The development is therefore acceptable in this respect.

Flood risk and drainage.

The Environment Agency raises no objection to the proposal and advises that the site falls within an area at risk of flooding, for which Flood Risk Standing Advice applies (Flood Zone 1 + Climate). Given the development relates to a householder extension at existing floor levels, no specific flood risk concerns have been identified, and it would be onerous for a full flood risk assessment to be required. An informative has been attached noting requirements for Environmental Permits.

Existing or proposed hazardous installations.

Network Rail

Network Rail was consulted due to the site's proximity to the railway line. No response was received within the consultation period. Notwithstanding this, it is noted that the proposed extension would be located more than 3 metres from the railway boundary and, as such, it is not considered likely to adversely affect the operation, maintenance or safety of the railway network.

An informative is recommended to remind the applicant of the need to comply with Network Rail's requirements for developments adjacent to railway land and to obtain any necessary consents prior to commencing works.

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 would provide additional living accommodation and improve the functionality of the dwelling, with the extensions and alterations designed to integrate acceptably with the host property and wider area. Although there would be some increased built form and the introduction of a roof terrace, the impacts on neighbouring amenity, including privacy and light, are considered acceptable, with potential overlooking suitably mitigated through the provision of a privacy screen. The development would not result in harm to the character of the area, highway safety, or flood risk, and overall complies with relevant policies within the Development Plan and the National Planning Policy Framework. Accordingly, there are no material considerations that would outweigh this compliance, and 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. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

Recommendation:

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. 07.26 SR-206.pdf - Site and Location Plan - 07.26 SR-206 A - 26 May 2026

b. 07.26 SR-204.pdf - Proposed Roof Plan - 07.26 SR-204 A - 26 May 2026

c. 07.26 SR-205.pdf - Proposed Elevations - 07.26 SR-205 A - 26 May 2026

d. 07.26 SR-203.pdf – Plan - Proposed Floor plans - 07.26 SR-203 - 5 May 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 as approved on plan

The materials used in the external surfaces of the development hereby approved shall be those as specified on approved plan/drawing ref.

a. 07.26 SR-205.pdf - Proposed Elevations - 07.26 SR-205 A - 26 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 Core Strategy and the requirements of the National Planning Policy Framework.

4. Privacy Screen

The roof terrace hereby approved shall not be brought into use unless and until the privacy screen, as shown on the approved drawing has been installed in full. The screen shall thereafter be retained as approved for the lifetime of the development.

Reason – To protect the privacy of neighbouring occupiers in accordance with Policy DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.5. Flat Roof

5. Flat Roof

The flat roof of the extension (other than the denoted terrace) shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

INFORMATIVE(S)

1. Environmental Permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- On or within 8 metres of a main river (16 metres if tidal).
- On or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal).
- On or within 16 metres of a sea defence.
- Involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert.
- In the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission.

For further guidance please visit https://www.gov.uk/guidance/flood-risk-activities-environmental-permits or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk . The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

2. Network Rail

Works on this site therefore must be undertaken with the supervision of NR via the ASPRO (asset protection) team to ensure that the works on site do not impact the safe operation, stability, integrity of the railway & its boundary. The developer are advised that unauthorised works adjacent to the railway boundary could impact the operation of nationally significant infrastructure & the applicant would be liable for any and all damages & costs caused by any works undertaken in this scenario. Therefore, the developer is requested to ensure that the development meets with NR requirements for works/developments adjacent to the railway boundary which include planning material considerations as well as obligations specific to the railway undertaker. The interface is via a NR BAPA (basic asset protection agreement) – the developer is advised that the works must not commence on site (even if planning permission is granted) until agreed with NR. The applicant will be liable for all costs incurred by NR in facilitating, reviewing this proposal.

For future reference, it is imperative developers/applicants consult neighbouring/affected statutory undertakers in advance of any construction work, to identify and mitigate potential risks to both sites including people using or working on the sites, in line with CDM 2015 and HSW 1974

legislation. Network Rail's ASPRO (Asset Protection) team's role is to support external parties in identifying risks associated with construction near the railway and mitigating these in advance of work starting. Most insurance policies include clauses relating to consultation with statutory undertakers, and external parties who do not consult appropriately in advance may find their insurance policy becomes invalid.