MANCHESTER CITY COUNCIL

Planning
Delegated Officer Report

SUMMARY OF APPLICATION DETAILS

Application reference:	PLA-2026-000416
Application type:	Householder planning permission
Proposal:	Erection of a single-storey side extension.
Site address:	62 Grange Road Manchester M21 9WX
Ward(s):	Chorlton
Date application valid:	20 May 2026
Applicant name:	Mr Matt Kromolicki
Agent (if any):	Mr Dave Trudgeon
Case officer:	Joshua Lee
Recommendation:	Approve
Date of recommendation:	02 July 2026

DESCRIPTION OF SITE, BUILDING AND/OR AREA

The proposal is related to a two-storey semidetached dwellinghouse on Grange Road. The property has an original two storey outrigger and a roof dormer conversion being built at the time of the assessment. The property features gardens to the front, side and rear with no off-street parking.

The property is in a mostly residential part of the Chorlton ward. The property in on the border of Flood Zone 2 however this is to the front boundary.

DESCRIPTION OF DEVELOPMENT

The applicant is proposing the erection of a single-storey side extension.

The proposed single storey side extension projects 1610mm from the original outrigger and projects 5275mm from the main rear elevation, infilling the outrigger at ground floor. The proposed extension is finished in red brick to match with a flat roof including rooflight. New glazing is featured to the rear.

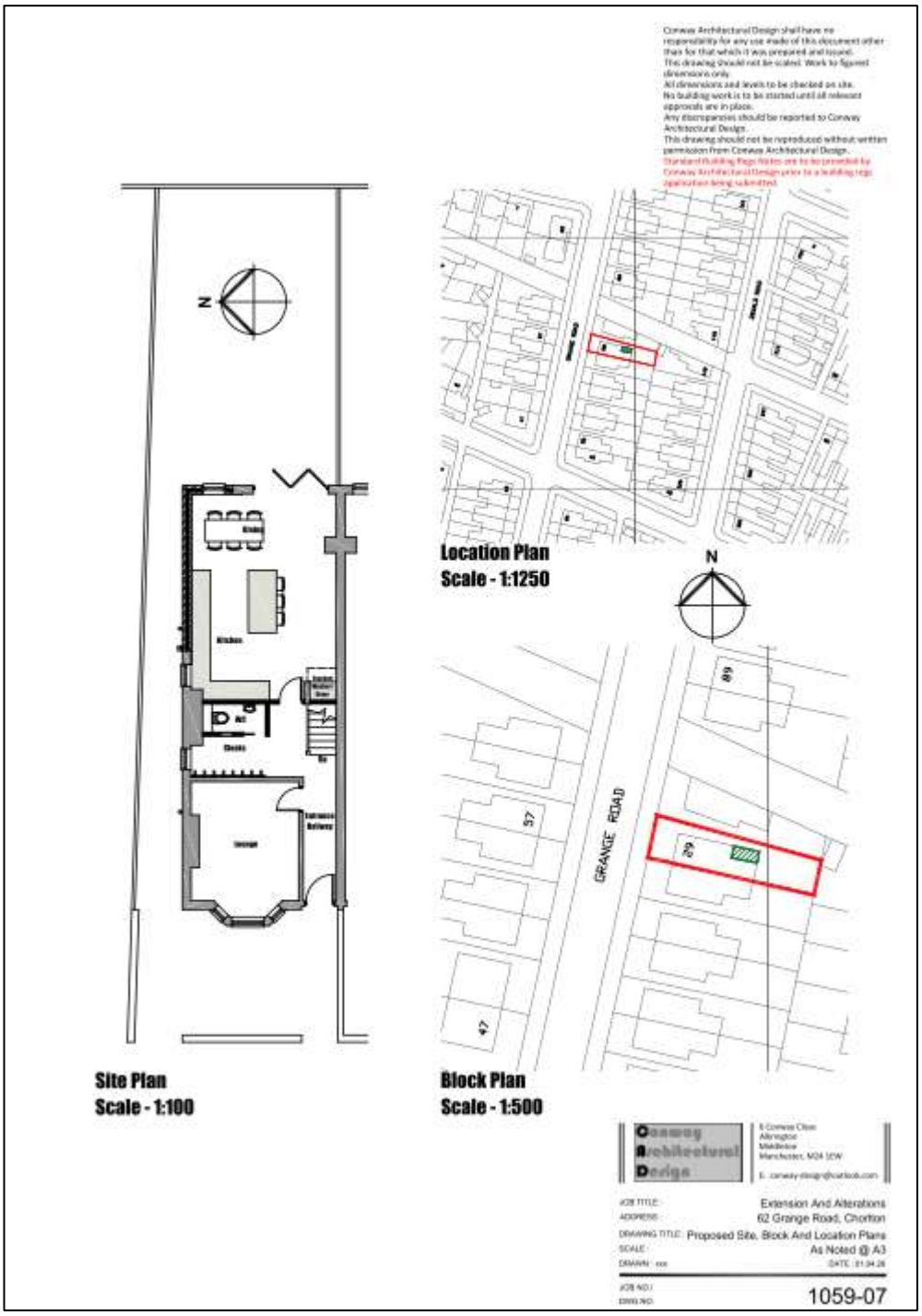


Figure 1. Proposed site plan

RELEVANT PLANNING HISTORY

Lawful development: Proposed - 145663/LP/2026

Loft conversion with new flat roof dormer to the rear and velux rooflights to the front slope of roof.
Grant
2026-06-09

CONSULTATION, NOTIFICATION AND PUBLICITY RESPONSES

Notifications and publicity

No representations received.

NEGOTIATIONS

Not required.

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 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
    - 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 extension has been designed to reflect the established character of the existing dwelling through the use of matching brickwork, ensuring a cohesive appearance.

The development would remain subservient to the host property, given its single-storey form and siting to the rear of the dwelling.

In terms of neighbour amenity, the impact on No. 60 is considered negligible, as the side extension would project no further than the existing outrigger.

A greater degree of impact would arise in relation to No. 64; however, this is mitigated by the single-storey scale of the proposal and the fact that it would not extend beyond the existing side elevation. As such, the effect is considered acceptable.

Overall, due to its scale, siting and relationship with neighbouring properties, the proposal would not result in an overbearing or unduly dominant feature.

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 includes adding glazing to the new rear elevation however given these are at ground floor and replace similar windows on this elevation the impact to privacy is acceptable.

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

Light

Given the proposal is entirely at ground floor level with a limited projection (within the existing envelope) the impact to light from the added massing is 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 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

Taking all relevant material considerations into account, the proposal is considered to represent an appropriate form of householder development. The extension is modest in scale, remains subservient to the host property and would integrate well with the existing dwelling and surrounding area, preserving local character. Impacts on neighbouring amenity, including outlook, light and privacy, are limited and acceptable given the relationship with adjoining properties. The development would provide additional living space while maintaining adequate amenity for future occupiers and would not give rise to issues in terms of access, parking, drainage or other technical matters. As such, the proposal complies with the relevant policies of the Manchester Core Strategy, saved UDP policies, Places for Everyone and the National Planning Policy Framework. On balance, there are no material considerations that would outweigh this policy compliance, and planning permission should therefore 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. The proposal is considered to be acceptable and therefore determined within a timely manner.

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. LocationPlan.pdf - Location Plan - 20 May 2026
b. 1059 - 07 - 62 Grange Road - Proposed Site Block And Location Plan.pdf - Site Plan - Proposed Site Plan - 1059-07 - 20 May 2026
c. 1059 - 08B - 62 Grange Road - Proposed Ground Floor Plan.pdf – Plan - Proposed Ground Floor Plan - 1059-08B - 20 May 2026
d. 1059 - 09A - 62 Grange Road - Proposed First Floor Plan.pdf – Plan - Proposed First Floor Plan - 1059-09A - 20 May 2026
e. 1059 - 12A - 62 Grange Road - Proposed Elevations.pdf – Plan - Proposed Elevations - 1059-12A - 20 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 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. Flat Roof

The flat roof of the extension 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.

5. EXTENSIONS – PD RIGHTS REMOVED FOR NEW 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 inserted in the development hereby approved, without planning permission being granted by the Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.