MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-000265
Application type:	Householder planning permission
Proposal:	Erection of part single, part two-storey rear extensions.
Site address:	22 Finchley Road Manchester M14 6FH
Ward(s):	Old Moat
Date application valid:	11 June 2026
Applicant name:	Mrs Mary Grady
Agent (if any):	Mr Paul Judge
Case officer:	Jake Walther
Recommendation:	Approve
Date of recommendation:	05/08/2026

Description of site, building and/or area

The application relates to a two-storey semidetached class C3 residential dwelling on Finchley Road. The building is finished in red brick with a canopy porch at the front and a small single storey outrigger to the rear, boundary treatment is mid-level red brick. The wider area is residential in terms of its character, consisting of semidetached family dwellings.

Description of development

The applicant is seeking permission for the erection of a part single part two storey rear extension.

Consultation, notification and publicity responses

Consultations
Flood Risk Management – No objection to the proposal, advise the below informative on PFR and culverts.
Notifications and publicity
Neighbours – No comments or objections received.

Relevant policies

The Manchester Core Strategy Development Plan Document 2012-2027 –
The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 – Waste

Extant Unitary Development Plan (UDP)
The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.
- DC1 - Residential Extensions

Places for Everyone
Places for Everyone (2022-2039) – 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.
The following policies are relevant:
- S1- Sustainable development

The National Planning Policy Framework (December 2024)
The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:
- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

<u>The National Planning Policy Framework December 2025 (Draft)</u>
The Government published a draft update to the National Planning Policy Framework (NPPF) in December 2025. While the draft has not yet been formally adopted, it is a material consideration and weight can be afforded to its policies. The following emerging policies from the draft NPPF are considered relevant to this application:
Chapter 3 – Decision-making policies
- DM1: Preparing development proposals

Chapter 4 – Achieving Sustainable Development
- S3: Presumption in favour of sustainable development

Chapter 12 – Making Effective Use of Land

Assessment

Principle
The submitted application is for the erection of a part single storey, part two storey rear extension to provide additional living accommodation as well as elevation alterations. This is considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family

dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application. The proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Sitting, Scale and Mass
The proposed addition would be part single storey, part two storey and set at the rear of the property. Both elements of the addition would project to the rear of the property by 3.36m, with the ground floor section spanning the width of the main house at 5.93m, leaving a gap of 140mm to the shared boundary with the adjoining property. The first-floor element of the addition would span a width of 3.31m, leaving a gap of 2.8m to the shared boundary with the adjoining property. Both ground and first floor elements would be in line with the side elevation of the main house, retaining the gap of 1.3m to the shared boundary with no.20.

Overall, the proposed rear extension is considered to be subservient to the main house and deemed to accord with saved policy DM1 of the UDP and polices DM1 and SP1 of the Manchester Core Strategy.

Residential Amenity
The host property is south facing, with the proposed extensions projecting to the north of the dwellinghouse. The ground floor element of the proposed extension would extend close to the shared boundary with the adjoining property. However, that property features an existing single storey rear extension of a similar projection. This coupled with the setting off of the first-floor addition from the boundary, would reduce the potential for overshadowing to windows at the adjoining property.

With all proposed windows and glazed doors being rearward facing, and the Fallowfield loop located to the rear of the garden giving rise to a significant distance to the properties to the rear, it is not anticipated the proposed addition would result in overlooking or any privacy concerns.

No objections from neighbouring residents were received in response to this application.

It is considered that the proposal accords with policy DC1 of the UDP, and policies SP1 and DM1 of the Core Strategy.

Visual Amenity
The proposed extension would be finished in brickwork and roof tile to match the main house. It would feature a window and glazed door at ground floor, a rooflight window within the slope of the ground floor section roof, and one rear facing window at first floor level, within the rear elevation. The proposal would not be visible from the public highway and would therefore have a minimal impact on the street scene.

There is a precedent in the area for similar scale rear extensions, including nos.30, 46, 54. 56 62 and 64, therefore the proposal would be in-keeping with the character of the local area.

Conclusion
Given the above issues, it is considered that the proposed rear addition is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy

DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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.

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.

Recommendation: Approve

Conditions:

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 drawings and documents:

a. Drawing – Proposed Plans – 08 May 2026

b. Drawing, Proposed Elevations – 08 May 2026

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Materials:

The materials used in the walls, roof or other element of any exterior work of the development hereby approved shall be similar in appearance to the materials used in the majority of the equivalent element of 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. Additional Glazing:

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 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.

Informative:
1 . The applicant is advised to incorporate Property Flood Resilience (PFR) measures to a minimum of 150mm above the surface water flood level or a minimum of 600mm above the fluvial flood level.

2. MCC records highlight that the underground Fallowfield Brook is located within close proximity to the site (approximately 26 m to the North of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following
link:
https://manchester.portal.uk.empro.verintcloudservices.com/site/myaccount/request/pr_watercourse_land