MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-000809
Application type:	Lawful development: Proposed use
Proposal:	Single-storey side and single-storey rear extension.
Site address:	17 Mersey Meadows Manchester M20 2GB
Ward(s):	Didsbury West
Date application valid:	25 June 2026
Applicant name:	Mr Will Poole
Agent (if any):	Mr Ian Grainger
Case officer:	Robert Tyrer
Recommendation:	Split Approve and Refuse
Date of recommendation:	11 August 2026

Description of site, building and/or area

Application site relates to a large detached two storey dwellinghouse. Aerial images reveal that the property has previously been extended with a conservatory sometime around 2003.

Description of development

The applicant is seeking a certificate of proposed lawful development for a single storey side and a single storey rear extension.

Relevant planning history

No Planning history.

Consultation, notification and publicity responses

None Required - There is no statutory requirement to consult third parties including neighbours; views expressed by third parties on the planning merits of the case, or on whether the applicant has any private rights to carry out the operation, use or activity in question, are irrelevant when determining the application.

Legislative Issues

Sections 191 and 192 of the Town and Country Planning Act 1990 provide for anyone (not just a person with a legal interest in the land) to apply to the local planning authority (LPA) for a lawful development certificate (LDC). A certificate is a statutory document certifying:

(1) in the case of an application under section 191, the lawfulness, for planning purposes, of existing operations on, or use of land, or some activity being carried out in breach of a planning condition; or

(2) in the case of an application under section 192, the lawfulness of proposed operations on, or use of land.

The onus of proof in regard to (1) is firmly on the applicant and the issue of a certificate will depend on the on factual evidence provided about the history and planning status of the building or other land and the interpretation of any relevant planning law or judicial authority. The relevant test of the evidence in this matter is “the balance of probability” and the applicants own evidence does not need to be corroborated by independent evidence. If the LPA have no evidence to contradict the applicants version of events or make them less then probable, there is no good reason to refuse the issue of a certificate.

In regard to (2), this provides that, if the LPA are supplied with information satisfying them that the use or operations described in the application would be lawful, if instituted or begun at the time of the application, they shall issue a certificate to that effect; and, in any other case, they shall refuse the application.

In short, the purpose section 192 is to enable any person who wishes to find out whether any proposed use or operations would be lawful to apply to the LPA for that purpose

The application needs to describe the proposal with sufficient clarity and precision to enable the LPA to understand (from a written description and plans) exactly what is involved in the proposal; and to submit whatever supporting information or legal submission that are to be relied upon in order to satisfy the LPA that a certificate should be granted for the proposal.

In making their decision on an application under section 192, the LPA ask themselves the hypothetical question - *"If this proposed change of use had already occurred, or if this proposed operation had commenced, on the application date, would it have been lawful for planning purposes?"* In doing so, the LPA will not only consider whether the proposal would involve "development" requiring an application for planning permission, but whether it would involve a breach of any existing condition or limitation imposed on a grant of planning permission which has been acted upon, and which therefore constrains what can be done on the land. The LPA will not make a proposal fit a scenario; the only question is whether the proposal made by the applicant is lawful at the time of submission.

Assessment

This application is pursued under subsection (1) of section 192, which provides for an application to determine whether any proposed use of buildings or other land (s192(1)(a) or operations proposed to be carried out in, on, over or under land, (s192(1)(b) would be lawful for planning purposes.

The applicant states that the existing use falls under: “*C3 – Dwellinghouses”* and in response to the question “Why do you consider that a Lawful Development Certificate should be granted for this proposal?”, the applicant has responded with;

“*A Lawful Development Certificate should be granted because the proposed extension constitutes permitted development under Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposal relates to a lawful dwellinghouse and complies with the relevant limitations and conditions applicable to householder*

extensions, including those relating to its size, height, position and relationship to the existing dwelling. The development does not exceed the thresholds for permitted development and does not require express planning permission. Accordingly, the proposed extension is lawful and a Certificate of Lawful Development is sought to confirm this position."

The proposal will be considered under Class A of the Town and Country (General Permitted Development) Order 2015 (as amended), which is the relevant legislation for determining the enlargement, improvement, or other alterations to dwellinghouses.

Under Class A, "the enlargement, improvement, or other alterations of a dwellinghouse," the status of the original house needs to be taken into account, as this establishes the base from which all measurements should be taken. According to the Order, the term "original" means:

- In relation to a building existing on 1st July 1948, as existing on that date.
- In relation to a building built on or after 1st July 1948, as so built.

As noted, the property has been extended with a rear conservatory as shown in a comparison between the aerial image taken in 2000 compared with the most recent in 2026 (image 1). Planning history for the site does not show any previous planning applications at this address.



Image 1 Aerial Image Comparison Source: Google Earth

The accompanying set of drawings submitted with the application show that the applicant seeks to extend the property with a single storey rear extension, in place of the existing conservatory and a single storey side extension located between the side of the property and the rear of the garage.

The following table outlines the compliance of the proposed development with the relevant paragraphs of Class A:

The proposal will be considered under Class A of the Town and Country (General Permitted Development) Order 2015 (as amended), which is the relevant legislation for determining the enlargement, improvement, or other alterations to dwellinghouses.

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- In relation to a building existing on 1st July 1948, as existing on that date.

- In relation to a building built on or after 1st July 1948, as so built.

Class A – enlargement, improvement or other alteration of a dwellinghouse

Development not permitted

A.1 Development is not permitted by Class A if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);

(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

(e) the enlarged part of the dwellinghouse would extend beyond a wall which—

(i) forms the principal elevation of the original dwellinghouse; or

(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

(g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

(h) the enlarged part of the dwellinghouse would have more than a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or

(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged
which is opposite the rear wall of that dwellinghouse;

(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—

(i) exceed 4 metres in height,

(ii) have more than a single storey, or

(iii) have a width greater than half the width of the original dwellinghouse;

(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);

(k) it would consist of or include—

(i) the construction or provision of a verandah, balcony or raised platform,

(ii) the installation, alteration or replacement of a microwave antenna,

(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
(iv) an alteration to any part of the roof of the dwellinghouse.; or

(l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—

(a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;

(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or

(c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.

(d) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c).

Conditions

A.3 Development is permitted by Class A subject to the following conditions—

(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—

(i) obscure-glazed, and

(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and

(c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

A.4 – These conditions relate to development permitted under Class A, where the proposal exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g). As the proposal is not being considered under a prior approval application for a larger single storey rear extension these conditions are not applicable and have therefore not been included in this assessment.

Single Storey Rear Extension Assessment

The proposed single storey rear extension would extend beyond the rear wall (highlighted by a red line in image 2) and have a rearward projection of approximately 2.46 metres and a width of approximately 3.8 metres. The proposed roof would be dual pitched hipped roof to a maximum height of approximately 3.4 metres and an eaves height of approximately 2.59 metres.

The proposed single-storey rear extension would comply with Class A, in Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), subject to compliance with the requirements of condition A.3(a).

Single Storey Side Extension Assessment

The proposed single storey side extension (shaded blue in image 2) would extend beyond both a side wall (highlighted by a green line in image 2) and project beyond a rear wall (highlighted by a red line), the proposal would have a rearward projection of approximately 4.26 metres, a width (side projection) of approximately 2.1 metres. The proposed roof would be mono pitched to a maximum height of approximately 3.6 metres and an eaves height approximately 2.65 metres.

The September 2019, Householder Technical Guidance document advises in cases “where an extension fills the area between a side elevation and a rear wall, then ***the restrictions on extensions beyond rear walls and side walls will both apply”*** (my emphasis).

The applicant has not applied for a larger home extension, which would be subject to a prior approval process which would allow rearward projections of no more than 8 metres. As the property is a detached dwellinghouse, it must not extend beyond the rear wall by more than 4 metres; in this case, the rearward projection would be approximately 4.26 metres, therefore exceeding this limitation.

Therefore, the proposed single-storey side extension does not comply with the requirements set out in Part 1, Schedule 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Specifically, it fails to meet paragraph A.1(f)(i).

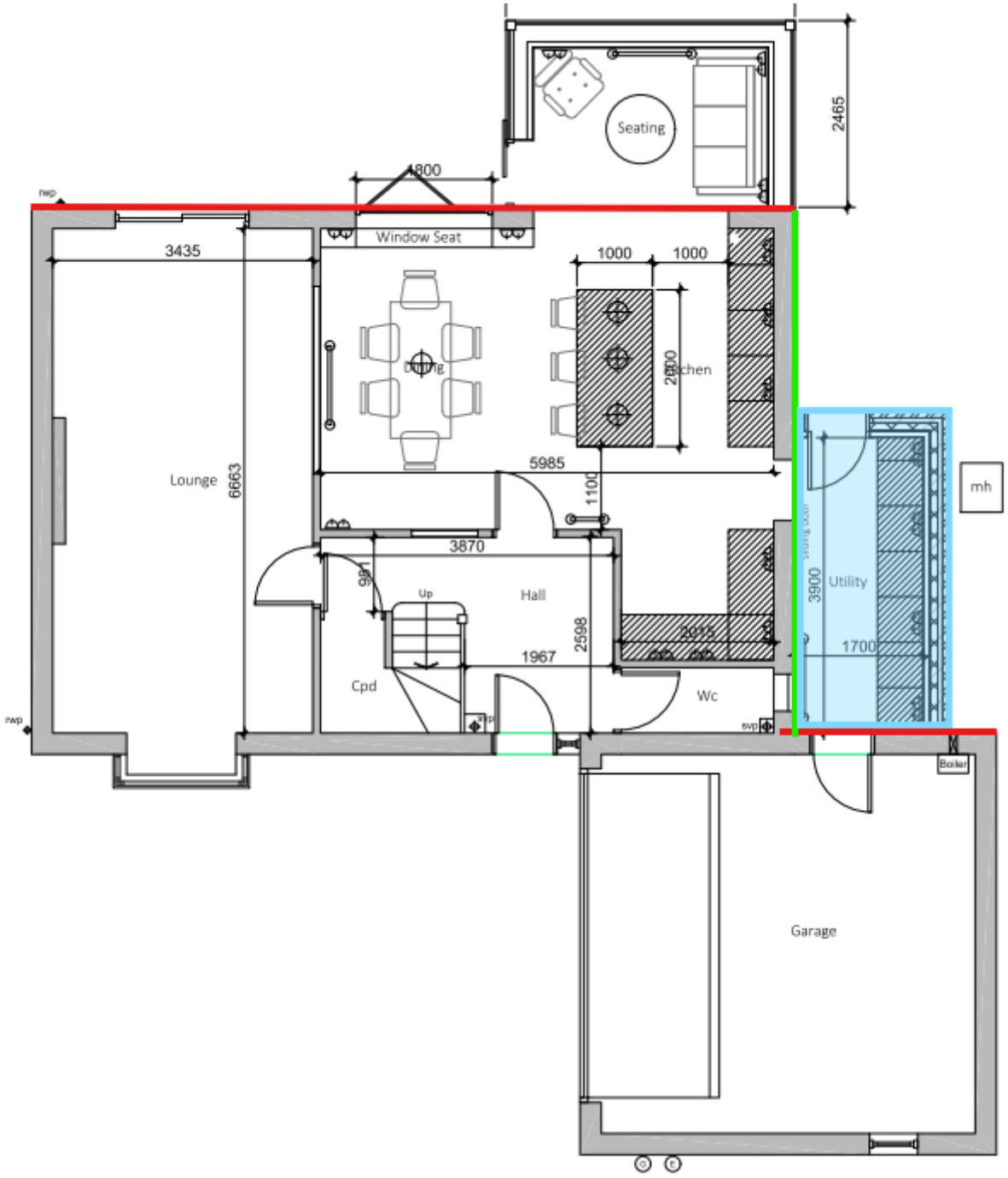


Image 2 Proposed Ground Floor Plan (taken from drawing no. 04)

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

Based on the assessment above the proposed single storey rear extension should be granted and the proposed single storey side extension should be refused.

Recommendation: Split Approve and Refuse

Approve

1) The proposed single storey rear extension, as shown on drawings no.04, 05, 06 and 07, is permitted development as it complies with Part 1, Schedule 2, Class A of the Town and Country (General Permitted Development) (England) Order 2015 (as amended), subject to compliance with condition A.3(b).

Refuse

1) The proposed single storey side extension, as shown on drawings no. 04, 05 and 06, does not constitute permitted development as it fails to comply with Part 1, Schedule 2, Class A.1(f)(i) of the Town and Country (General Permitted Development) Order 2015 (as amended). The proposed enlargement will extend beyond the rear wall of the original detached dwellinghouse by more than 4 metres and will therefore require planning permission.