MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-001201
Application type:	Householder planning permission
Proposal:	Erection of single-storey rear extension.
Site address:	143 Buckingham Road Manchester M21 0RG
Ward(s):	Chorlton
Date application valid:	30 July 2026
Applicant name:	David Jay
Agent (if any):	Chris Mulholland
Case officer:	Holly Wright
Recommendation:	Approve
Date of recommendation:	29 September 2026

Description of site, building and/or area

The application relates to a two-storey semi-detached dwellinghouse of redbrick with a red tile dual-pitch roof. The property features white uPVC-framed windows, including a ground-floor bay to the front, a front garden and driveway space bordered by a mid-level brick wall and black railings, a single storey rear outrigger, a rear pergola and raised decking area, and a detached outbuilding situated within a spacious rear garden.

Buckingham Road is a residential street situated within the Chorlton ward of Manchester, close to the Metrolink tram line, Chorlton District Centre, and Scott Avenue Allotments.

The property is not listed, nor is it sited within a Conservation Area.


149
145
147
141
139
54
Buckingham Rd
Buckingham Rd
Bryan Rd


143



Description of development

The applicant is seeking planning permission for the erection of a single-storey rear extension.

Relevant planning history

No recent planning history.

Consultation, notification and publicity responses

One letter of objection was received from a local resident; the concerns are summarised as follows: we are a little concerned that we will experience a loss of light.

TfGM indicated “Metrolink have no objection to this application and whilst the development proposals are unlikely to affect Metrolink operations the site does adjoin the Metrolink boundary and therefore we would like the applicant to be advised that the details of working safely near Metrolink can be found on the Metrolink Website at:- Working safely near Metrolink | Bee Network | Powered by TfGM”.

Flood Risk Management indicated “We have no comments for this application… Records indicate United Utilities public sewer crossing onsite. The LPA should ensure United Utilities are consulted on an approvable Master Plan before determining this planning application”.

United Utilities – no response received.

Relevant policies

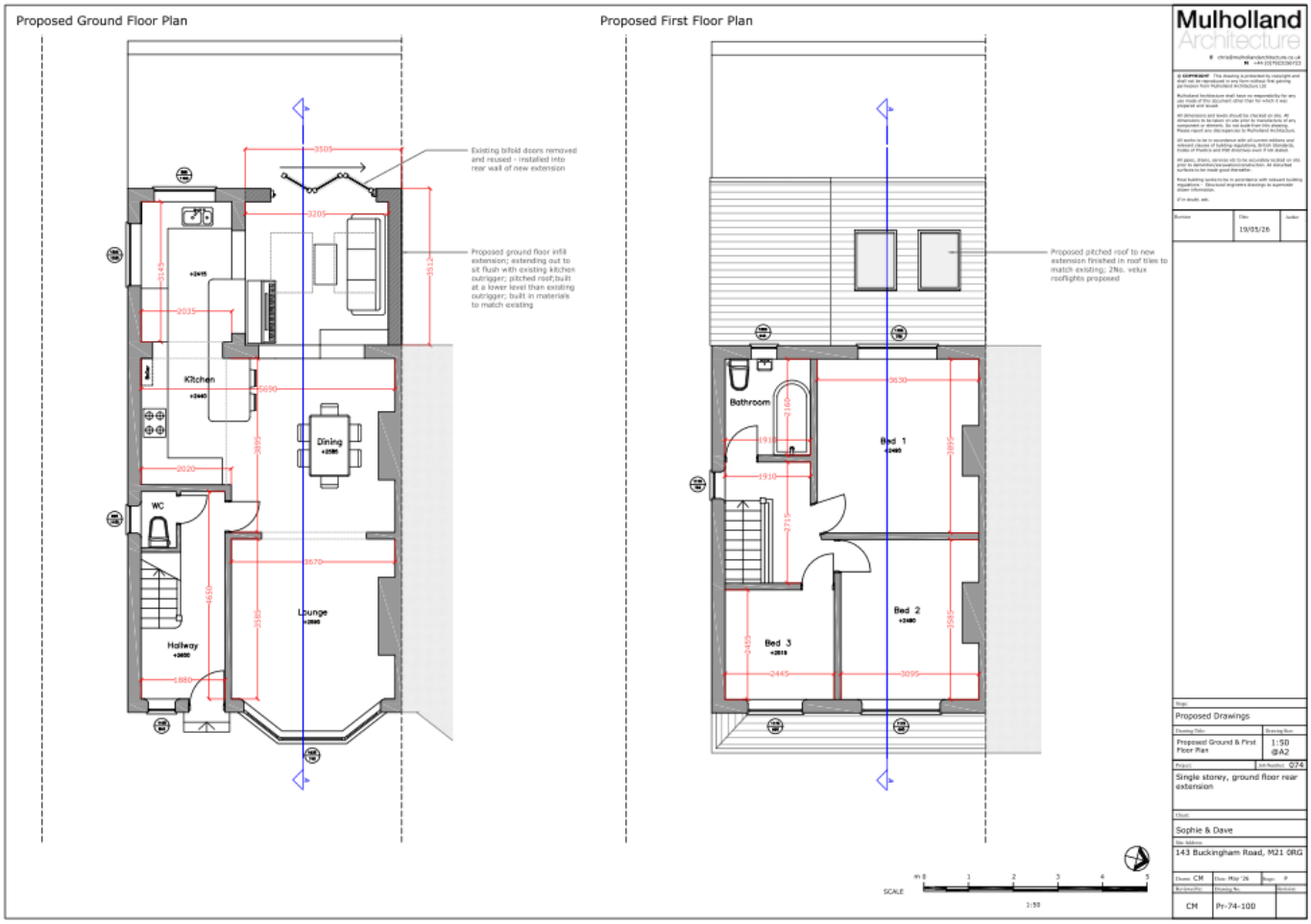
The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

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.
- Policy JP-P1 – Sustainable Places

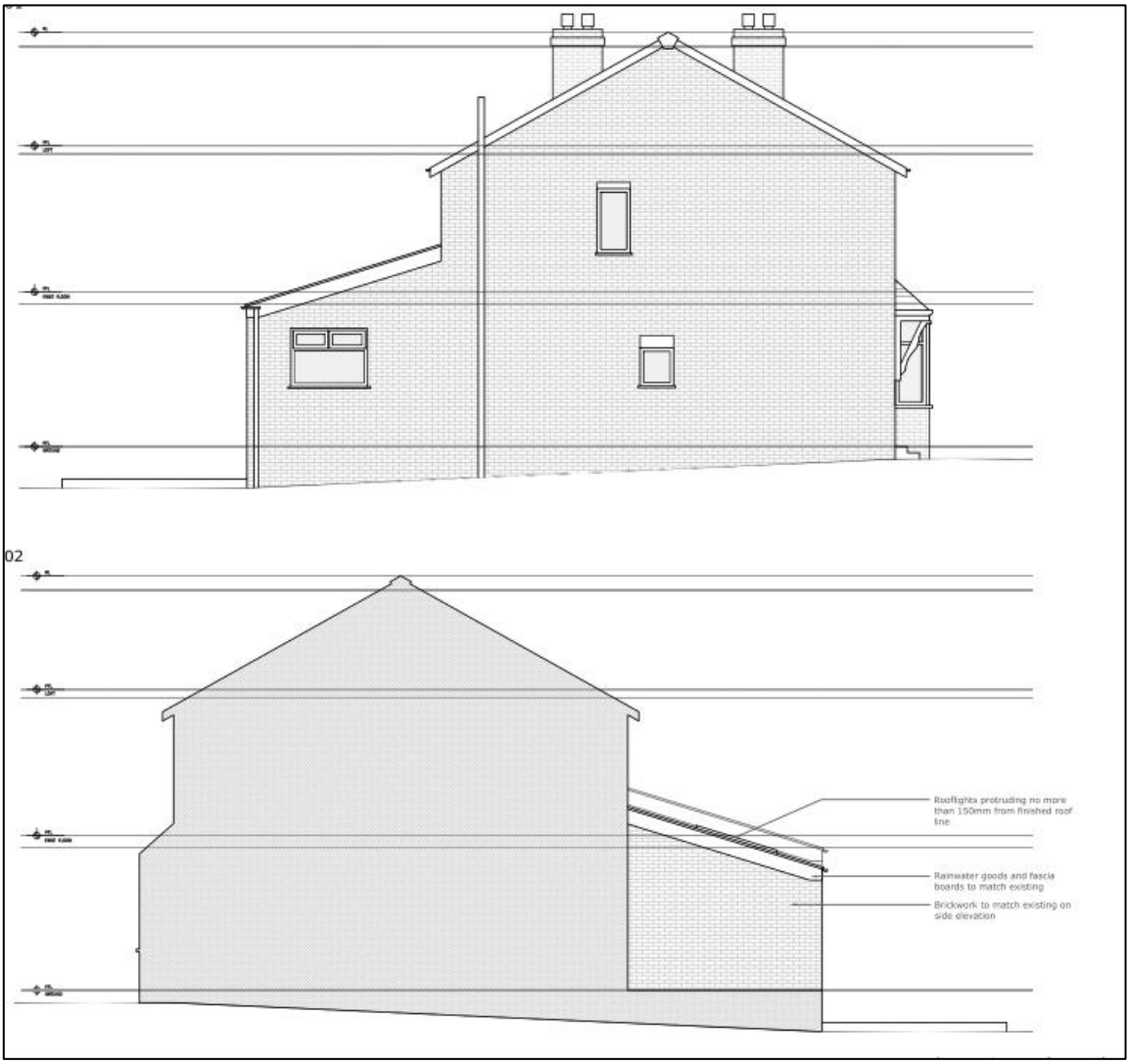
National Planning Policy Framework (NPPF, 2026)
- Chapter 14 – Achieving Well-Designed Places
- Policy DP3: Key principles for well-designed places



Submitted proposed plans



Submitted proposed front and rear elevations



Submitted proposed side elevations

Assessment

Principle – the principle of the proposal, to erect a single storey rear extension to provide additional living accommodation for a dwellinghouse, is acceptable. Notwithstanding this, consideration must be given to the proposal's siting, scale, and massing, appearance, impact upon visual and residential amenity, waste storage, and parking, amongst other matters.

Siting, scale, and massing – the proposal would be sited at the rear of the dwellinghouse, projecting south-westwards. It would project no further than the existing single storey rear outrigger, with a rearward projection of approximately 3.512m, a width of 3.5m, a pitched roof height of 3.9m (set roughly 0.35m below the roof of the existing outrigger) and an eaves height of 2.7m. It would be sited adjacent to the boundary shared with No.145 Buckingham Road.

Overall, the siting, scale, and massing of the proposal is considered acceptable. The proposed extension's rearward projection of 3.512m would not exceed the limit stipulated within saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m) and is therefore considered acceptable. Additionally, the extension would remain visually subservient to the host dwellinghouse on account of its single storey form and appropriate length, width, and height, which should ensure that it does not appear as an excessively large or bulky addition to the property. It is therefore considered that the proposal would avoid creating an overbearing presence for neighbouring occupiers. Adequate private amenity space would also be retained to the rear of the dwellinghouse.

Appearance and visual amenity - the proposed extension would be constructed of materials to match the existing dwellinghouse, including brickwork and roof tiles. Its side elevation, facing No.145, would be blank, whilst its rear elevation would feature a set of dark grey bi-folding doors. Its rear roof slope would feature 2no. Velux rooflights.

The proposal is considered to be relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Sited to the rear of the dwellinghouse, the proposal would not be highly visible within the street scene or public realm. Additionally, its use of matching materials (including brickwork and roof tiles), would ensure a cohesive and blended appearance with the host dwellinghouse. As such, the extension is not considered to form an overly prominent or incongruous visual feature, and the overall character of the property and surrounding area would not be significantly harmed by the proposed works.

Residential amenity – it is acknowledged that concerns have been raised regarding the potential for a loss of light to surrounding residential properties.

However, given that the proposed extension would be single storey in scale, located to the north of the property's existing rear outrigger, set at a lower height of approximately 3.9m, and finished with a sloping roof, it is not considered that the proposal would result in significant overshadowing or an unacceptable loss of light. Further to this, as the extension would project no further than the rear elevation of the existing outrigger with a rearward projection that would not exceed the Council's policy of 3.65m, it is not considered to give rise to an unduly harmful loss of outlook. In addition, the proposal does not include any side-facing windows, nor any openings in close proximity to shared boundaries, and therefore would not be expected to result in significant overlooking or an unacceptable loss of privacy for neighbouring occupiers.

Waste storage – unaffected by the proposal as access along the side of the property would be retained meaning bins could continue to be stored away from the street scene.

Parking – unaffected by the proposal as the existing driveway space to the front would be retained.

Decking – the submitted drawings indicate a raised decking area to the rear of the proposed extension, measuring to approximately 3m in length, 6m in width, and 0.165m in height. The decking would not exceed the permitted development limitation of 0.3m above ground level. As such, it is considered acceptable.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy, policy JP-P1 of the Places for Everyone joint development plan document, and the requirements of the National Planning Policy Framework (2026).

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.

Recommendation: Approve

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. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse:

1) 3-year time limit:

The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason – Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) Specified plans:

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

- ‘Proposed Site Plan’, numbered ‘Pr-74-001’, received by the City Council as Local Planning Authority on 28 September 2026.
- ‘Proposed Ground & First Floor Plan’, numbered ‘Pr-74-100’, received by the City Council as Local Planning Authority on 28 September 2026.
- ‘Proposed Roof Plan’, numbered ‘Pr-74-101’, received by the City Council as Local Planning Authority on 28 September 2026.
- ‘Proposed Front & Rear Elevations’, numbered ‘Pr-74-200’, received by the City Council as Local Planning Authority on 28 September 2026.
- ‘Proposed Side Elevations 01 & 02’, numbered ‘Pr-74-201’, received by the City Council as Local Planning Authority on 28 September 2026.
- ‘Proposed Section AA’, numbered ‘Pr-74-300’, received by the City Council as Local Planning Authority on 28 September 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

3) Materials:

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

4) Restriction on additional 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 installed in the elevations of the development hereby approved, without planning permission being granted by the City Council as Local Planning Authority.

Reason - In the interests of residential amenity in accordance with policies SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Informatives:

1) The applicant is advised that the details of working safely near Metrolink can be found on the Metrolink Website at:- https://tfgm.com/public-transport/tram/working-safely

2) 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.