MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-001162
Application type:	Householder planning permission
Proposal:	Erection of single-storey rear extension together with associated elevational alterations to side elevation of existing house
Site address:	5 The Thorns Manchester M21 8GB
Ward(s):	Chorlton
Date application valid:	17 August 2026
Applicant name:	Oliver Goldring
Agent (if any):	Tomislav Vuletic
Case officer:	Holly Wright
Recommendation:	Approve
Date of recommendation:	5 October 2026

Description of site, building and/or area

The application site is located within the Chorltonville Conservation Area and comprises a semi-detached dwelling that forms part of a distinctive group of early twentieth-century houses arranged within a cul-de-sac. The property makes a positive contribution to the significance and special architectural character of the conservation area, both individually and as part of a cohesive group of similarly designed dwellings.

The Chorltonville Conservation Area is characterised by its strong Arts and Crafts architectural influences, with properties typically constructed in red brick with rendered upper floors and, in places, half-timbered gable detailing. Common features include canted bay windows with splayed side lights, prominent side-gabled roof forms, prominent chimney stacks, arched porch openings and decorative brick detailing. The consistent architectural treatment of dwellings, including their roof forms and front elevations, contributes significantly to the area's special interest and townscape quality.


2
1
3
5
Southgate
24
26









Description of development

The applicant is seeking planning permission for the erection of a single-storey rear extension together with associated elevational alterations to side elevation of existing house

Consultation, notification and publicity responses

Local residents – no response received.

Chorlton Civic Society – no response received.

Chorltonville Owners' Committee – no response received.

Relevant policies

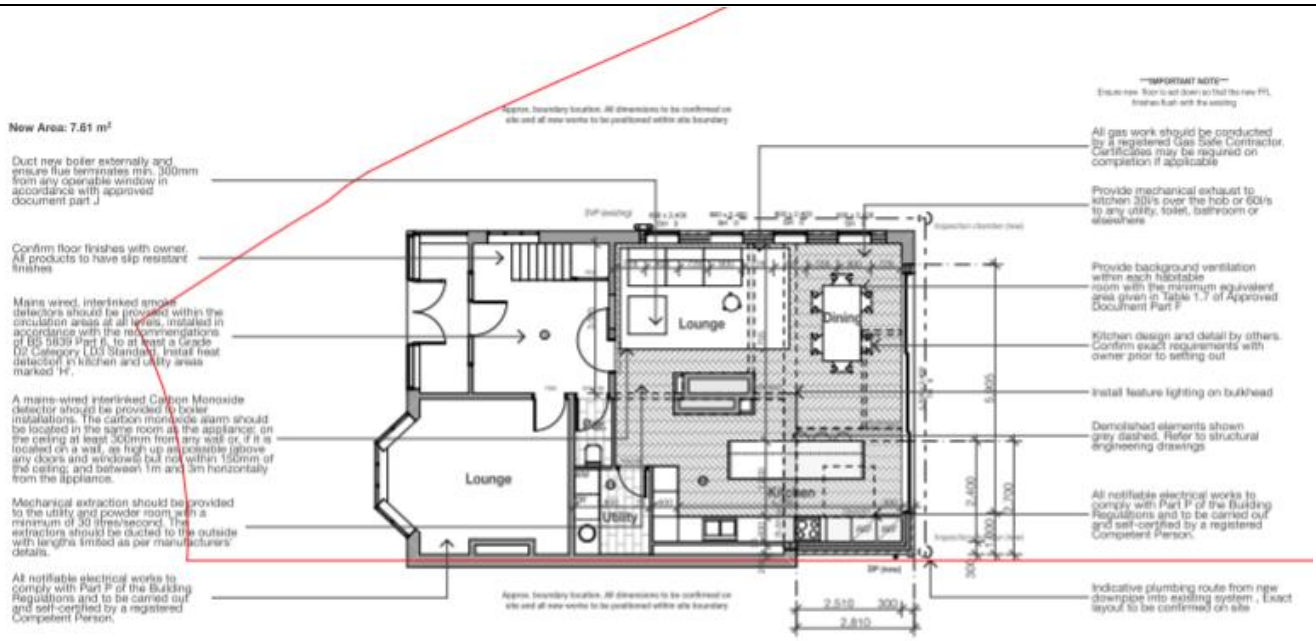
The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance: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
- Policy DC18 – Conservation Areas

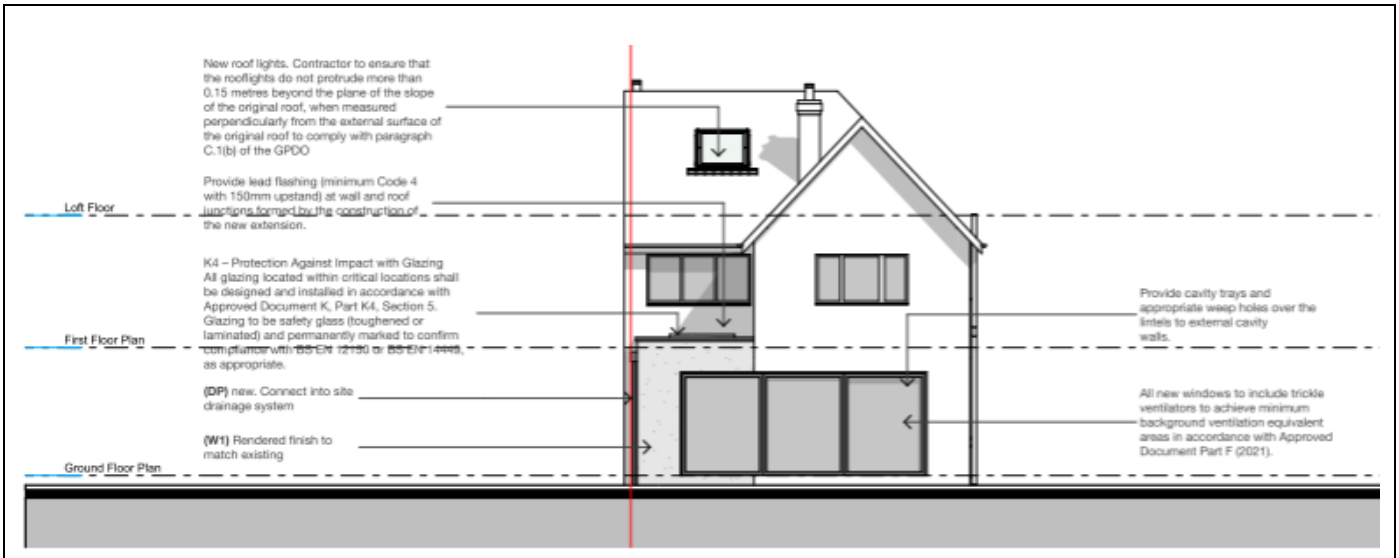
The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN3 – Heritage

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
- Policy JP-P2 – Heritage

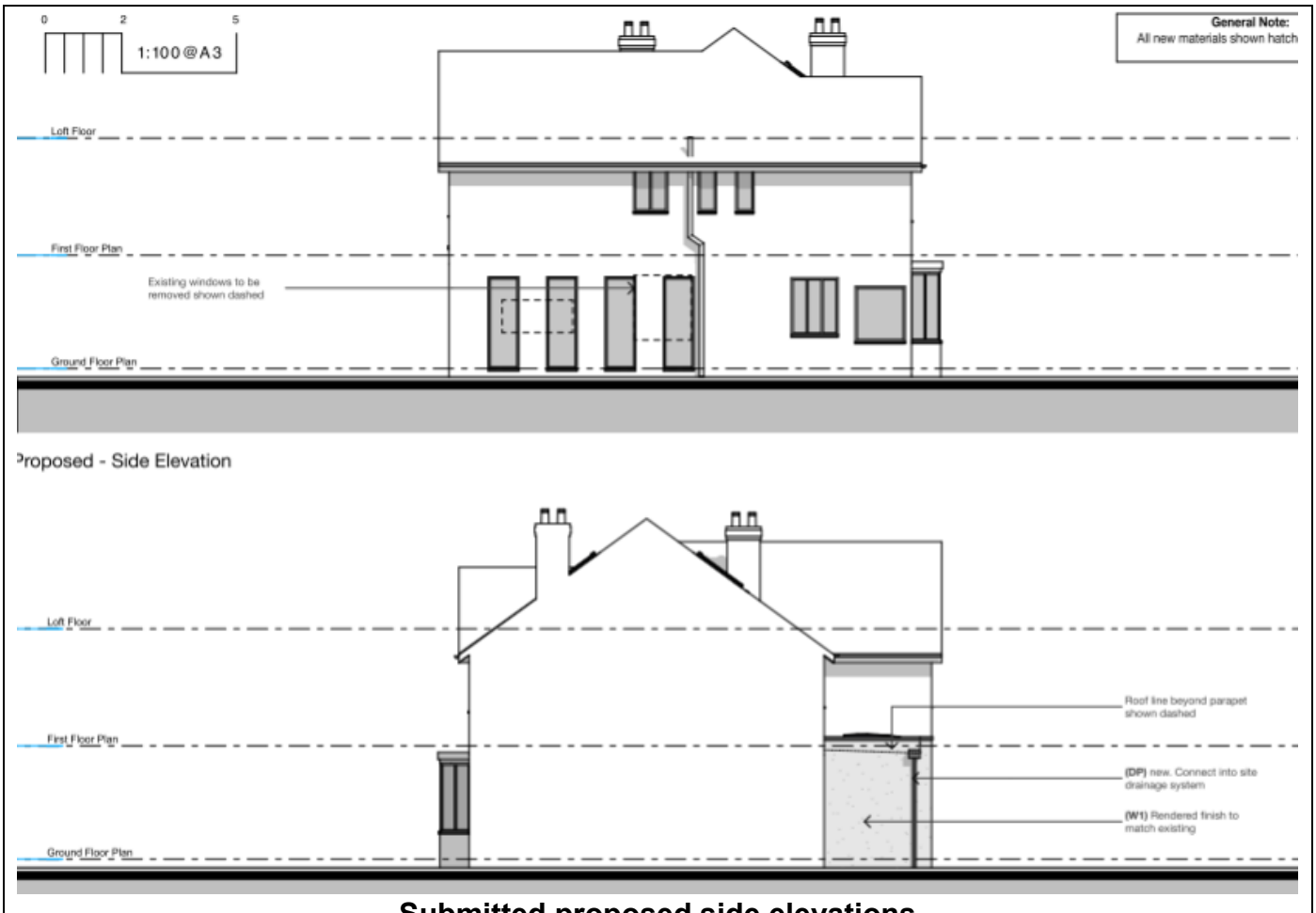
National Planning Policy Framework (NPPF, 2026)
- Chapter 14 – Achieving Well-Designed Places
- Policy DP3: Key principles for well-designed places
- Chapter 20 – Conserving and Enhancing the Historic Environment
- Policy HE4: Securing the conservation of heritage assets
- Policy HE5: Assessing effects on heritage assets
- Policy HE6: Proposals affecting designated heritage assets
- Policy HE9: Conservation areas



Submitted proposed ground floor plan



Submitted proposed rear elevation



Submitted proposed side elevations

Assessment

Principle – the principle of the proposal, to erect a single storey rear extension together with elevational alterations 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, the Chorltonville Conservation Area, waste storage, and parking, amongst other matters.

Siting, scale, and massing – the proposal would be sited at the rear of the dwellinghouse, projecting southwest-wards. It would project no further than the existing two-storey rear outrigger, with a length of approximately 2.81m, a width of 2.7m, and a flat roof height of 3.4m. It would be sited adjacent to the boundary shared with No.6.

Overall, the siting, scale, and massing of the proposal is considered acceptable. The 2.81m rearward projection of the extension would not exceed the limit stipulated within saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m). Further to this, 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 render to its walls. To the rear it would feature a set of sliding doors/windows, whilst its side elevation would be blank. One Velux flat roof window is proposed atop the extension's flat roof.

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 extension would not be highly visible within the street scene and public realm. Moreover, its use of matching materials (i.e., render) 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.

Impact upon Chorltonville Conservation Area – the application site is located within the Chorltonville Conservation Area and, as such, careful consideration must be given to the impact of the proposal on the character and appearance of this designated heritage asset.

The proposed single storey rear extension would be situated to the rear of the property and would not be readily visible from the public realm. Having regard to its modest scale, simple form, and subservient relationship to the host dwellinghouse, it is not considered to result in harm to the character or appearance of the conservation area.

The proposed rooflights would be positioned on the front and rear roof slopes of the dwellinghouse. Whilst the front rooflight would be visible from the street scene to some degree, this element is considered acceptable given that similar alterations could be undertaken under permitted development rights. Nevertheless, conservation-style flush rooflights are generally the preferred and most sympathetic option within conservation areas and are encouraged where feasible.

The proposed replacement windows to the eastern elevation would match the existing windows of the dwellinghouse in terms of material and colour, thereby preserving the architectural character and appearance of the property.

The proposed alterations to the rear elevation, including the installation of patio doors, would be confined to areas with limited public visibility and would not adversely affect the significance of the host dwellinghouse or the wider conservation area.

Overall, no heritage objections are raised to the proposed single-storey rear extension, rooflights, replacement windows to the eastern elevation, or alterations to the rear elevation. The proposal is considered acceptable in heritage terms and would preserve the character and appearance of the Chorltonville Conservation Area. As such, the proposal accords with saved policy DC18 of the Unitary Development Plan for the City of Manchester, policy EN3 of the Manchester Core Strategy, policy JP-P2 of Places for Everyone, and chapter 20 of the National Planning Policy Framework, all of which seek to conserve and, where appropriate, enhance the significance, character and appearance of heritage assets and their settings.

Residential amenity – given that the extension would be single storey in form, sited to the south of the existing dwellinghouse, adjacent to the existing two-storey rear outrigger with a modest flat roof height of approximately 3.4m, the proposal is not considered to give rise to significant issues of overshadowing, loss of light, or loss of outlook. Moreover, as the proposal would not feature any side-facing windows or windows in close proximity to shared boundaries, it should also avoid causing significant issues associated with overlooking and loss of privacy.

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.

Other matters – the proposal also includes the following elevational alterations:

- Installation of one rooflight to the front-facing roof slope of the dwellinghouse
- Installation of one rooflight to the rear-facing roof slope of the dwellinghouse.
- Replacement of two windows in the eastern elevation of the dwellinghouse with four counterparts (positioned approximately 4m or more from the shared boundary).

These alterations would have a minimal impact upon the visual and residential amenity of the area and are therefore 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, the Chorltonville conservation area, waste storage and parking as it broadly complies with saved policies DC1 and DC18 of the Unitary Development Plan for the City of Manchester, policies DM1, SP1, and EN3 of the Manchester Core Strategy, policies JP-P1 and JP-P2 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:

- ‘Site Plan – Proposed’, numbered ‘WD2.2’, received by the City Council as Local Planning Authority on 28 September 2026.
- ‘Plans – Proposed Ground Floor Plan’, numbered ‘WD3.2’, received by the City Council as Local Planning Authority on 28 September 2026.
- ‘Plans – Proposed First Floor Plan’, numbered ‘WD3.3’, received by the City Council as Local Planning Authority on 28 September 2026.
- ‘Elevations – Proposed’, numbered ‘WD5.3’, received by the City Council as Local Planning Authority on 28 September 2026.
- ‘Elevations – Proposed’, numbered ‘WD5.4’, 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 conservation-style flush rooflights are generally the preferred and most sympathetic option within the Chorltonville Conservation Area. It is therefore recommended that all rooflights are installed as conservation-style flush-fitting units to minimise their visual impact and preserve the character and appearance of the conservation area.