MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

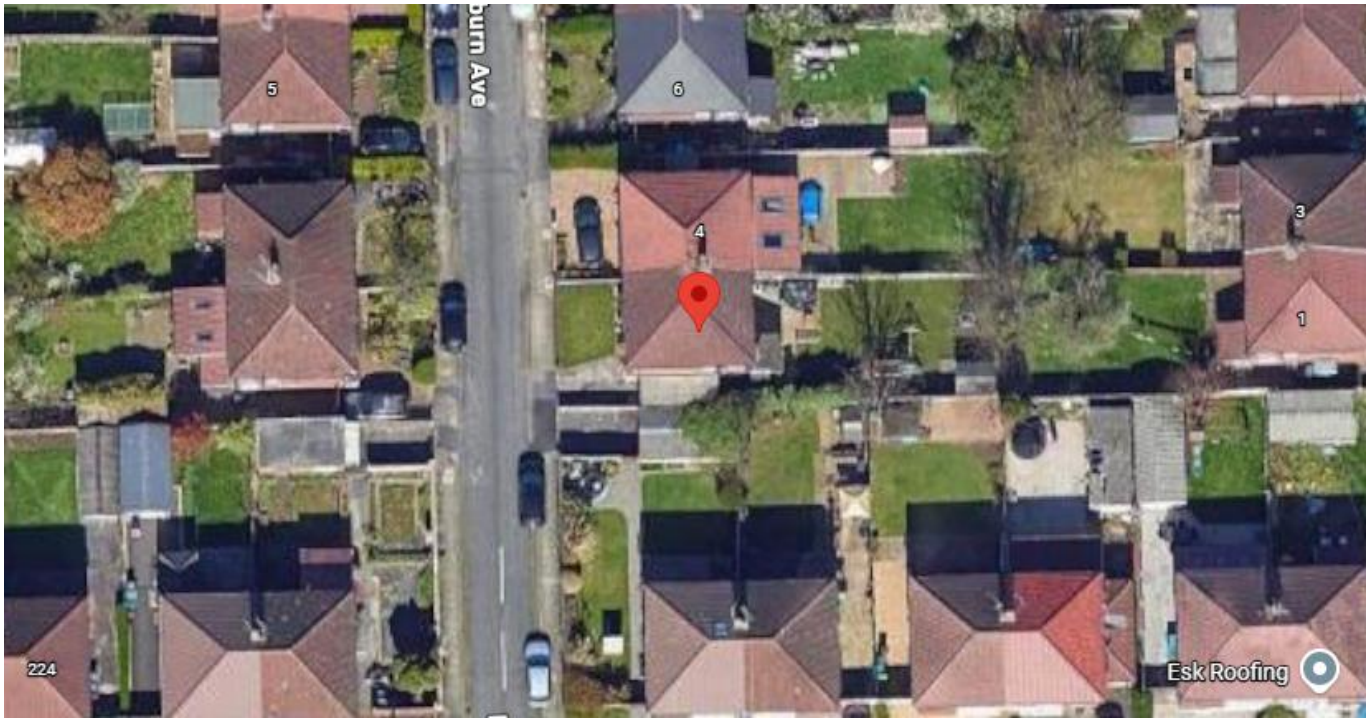
Application reference:	PLA-2026-001457
Application type:	Householder planning permission
Proposal:	Erection of a part-single / part-two storey side and rear extension.
Site address:	2 Lisburn Avenue Manchester M21 0TQ
Ward(s):	Chorlton Park
Date application valid:	26 August 2026
Applicant name:	Mr Justin Cleary
Agent (if any):	Mr Barry Cullen
Case officer:	Holly Wright
Recommendation:	Approve
Date of recommendation:	14 October 2026

Description of site, building and/or area

The application relates to a two-storey semi-detached dwellinghouse of redbrick and white render with a red tile hipped roof. The property features white uPVC-framed windows, including a rectangular bay to the front, a front porch extension, a paved driveway and modest front garden bordered by a mid-level brick wall, a single storey side canopy/extension, a single storey rear outrigger, a raised decking area to the rear, and a detached outbuilding situated within the rear garden space.

Lisburn Avenue is a residential street situated within the Chorlton Park ward of Manchester, close to Maine Road Football Club, Manley Park, and Wilbraham Road (A6010). The surrounding area is predominantly residential in terms of its character, consisting of semi-detached dwellinghouses.

The property is not listed, nor is it sited within a conservation area.


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Esk Roofing











Description of development

The applicant is seeking planning permission for the erection of a part-single / part-two storey side and rear extension.

Consultation, notification and publicity responses

Local residents – no responses received.

Flood Risk Management – 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Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance: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 existing and proposed drawings

Assessment

Principle – the principle of the proposal, to erect a part-single / part-two storey side and 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 side and rear of the property, replacing the existing single storey additions present on site.

At ground-floor level, the proposed extension would project approximately 3m rearwards from the host dwellinghouse with a length of 10.56m, a sideward projection of 1.85m, a width of 7.9m, a pitched roof height to the front of 3.2m (with eaves at 2.3m) and a pitched roof to the rear of 3.3m (with eaves at 2.3m). It would be sited adjacent to the boundaries shared with No.4 Lisburn Avenue, No.216 Brantingham Road, and No.218 Brantingham Road.

At first-floor level, the side element of the proposed extension would project approximately 1.85m sidewards from the host dwellinghouse, with a length 5.017m (set back 2.543m from the front elevation), with a hipped roof height of 6.7m (set 1.9m below the existing ridge) and eaves to match the existing. It would be sited adjacent to the boundary shared with No.216 and No.218 Brantingham Road.

At first-floor level, the rear element of the proposed extension would project approximately 3m rearwards from the host dwellinghouse with a width of 4.4m, a hipped roof height 6.5m (set 2.2m below the existing ridge) and eaves to match the existing. A gap of approximately 1.8m would be maintained to the adjoining property, whilst a gap of approximately 1.85m would be maintained to the plot's southern shared boundary.

Overall, the siting, scale, and massing of the proposal is considered acceptable. The 3m rearward projection of the extension would not exceed the limit specified within saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m) and is therefore considered acceptable. Further to this, the proposed extension would remain visually subservient to the host dwellinghouse on account of its appropriate scale, width and height, together with its considerable setback from the principal elevation at first-floor level, reduced ridge heights at first-floor level, and adequate gaps maintained to the plot's shared boundaries. As a result, the proposed extension would not appear excessively large, dominant or bulky in relation to the original dwellinghouse. Adequate private amenity space would also be retained to the rear of the dwellinghouse.

Appearance and visual amenity – the planning submission indicates that the proposed extension would be constructed of materials to match the existing dwellinghouse, including brickwork, roof tiles, and uPVC-framed windows. At ground-floor level, it would feature one window to the front, one window and a set of doors to the rear, two rear-facing rooflights, and blank side elevations. At first-floor level, it would feature one window to the front, two windows to the rear, blank side elevations, and one rooflight to its south-facing slope. One existing first-floor window in the rear elevation of the host dwellinghouse would be replaced with a smaller counterpart.

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 at the side and rear of the property, elements of the proposal would be visible within the street scene and public realm. However, its use of matching materials should ensure a 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 – the proposed extension has been reduced in scale and overall massing to lessen its impact upon the residential amenity of the surrounding area. The revised scheme incorporates a greater setback from the front elevation at first-floor level, together with a reduced first-floor rear projection and larger gaps to the plot's shared boundaries.

The single storey elements of the proposal are not considered likely to result in undue harm to residential amenity. Owing to their modest height and scale, their potential to cause significant overshadowing, loss of light or loss of outlook would be limited.

Whilst first-floor additions have a greater potential to affect neighbouring occupiers, the impacts arising from the revised proposal are not considered significant enough to warrant refusal of the application. The first-floor side extension would be positioned to the south of the host dwellinghouse and, as such, is not expected to give rise to significant impacts in terms of overshadowing, loss of light or loss of outlook. Further to this, its 2.5m setback from the front elevation reduces its visual prominence and bulk near the shared boundary, helping to avoid an unduly overbearing or enclosing effect upon neighbouring properties.

The first-floor rear extension would be located on the eastern elevation of the dwellinghouse. Its limited projection of 3m, reduced ridge height, hipped roof design and the retention of adequate gaps to the plot's shared boundaries would collectively reduce its visual mass and maintain a reasonable sense of space between neighbouring plots. As a result, the extension is not considered likely to cause significant overshadowing, loss of light, loss of outlook or an unacceptable overbearing impact.

In terms of privacy, the proposed rear-facing windows would be positioned approximately 12m from the rear boundary and around 27m from the dwellings opposite on Desford Avenue. These separation distances are considered sufficient to prevent unacceptable overlooking or loss of privacy. In addition, no side-facing windows are proposed and therefore no additional overlooking of neighbouring properties would occur.

Waste storage – the proposal would result in external access to the rear of the site being lost, meaning bins would have to be stored to the front of the property. To avoid unduly harmful visual impacts upon the street scene, details of a screened bin store (positioned adjacent to the boundary shared with No.4 Lisburn Avenue) have been provided. These arrangements are considered acceptable and have been conditioned accordingly.

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

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 GROUND FLOOR PLAN. PROPOSED FIRST FLOOR PLAN. PROPOSED REAR ELEVATION. PROPOSED FRONT ELEVATION. PROPOSED SIDE ELEVATION. PROPOSED SIDE ELEVATION’, numbered ‘1518 plans rev 1’, received by the City Council as Local Planning Authority on 14 October 2026.
- ‘SITE PLAN’, received by the City Council as Local Planning Authority on 8 October 2026.
- ‘BIN STORE DETAILS’, received by the City Council as Local Planning Authority on 26 August 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.

5) Bin store:

The proposed bin store, as shown on the approved drawings titled:

- ‘SITE PLAN’, received by the City Council as Local Planning Authority on 8 October 2026.
- ‘BIN STORE DETAILS’, received by the City Council as Local Planning Authority on 26 August 2026.

Shall be implemented and be in place prior to the first occupation of the extension and shall be so maintained and retained at all times thereafter.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

Informatives:

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.