

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143680/FH/2025

Date registered valid: 14 August 2025

Proposal: Erection of a single storey side and rear extension to form additional living accommodation

Address: 508 Parrs Wood Road, Manchester, M20 5QA

Ward(s): Didsbury East Ward

Applicant: Mrs Veronica Fox

Agent (if any): Mr Matthew Myers, LHG Projects Ltd

Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **3 October 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 23 September 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 20 August 2025 Expired: 11 September 2025

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The property that is subject of this householder application is a two-storey semi-detached C3 dwellinghouse that sits east of Fletcher Moss Gardens. South-east of the property is Didsbury Lawn Tennis Club. The property features a large rear garden and to the front of the property is a permeable gravel drive. Currently, the property features a conservatory to the rear which will be demolished before construction of the rear extension.





Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

Parrs Wood Road is a residential street situated within the Didsbury East Ward of Manchester. The property is surrounded by similar built family properties, other dwellings in the area consist of semi-detached houses of a similar brick design and age. There are multiple houses within the area that benefit from a similar natured extension proposed by the applicant.

Description of development

The applicant is seeking planning permission for the erection of a single storey side and rear extension to form additional living accommodation.

Consultations & Notification Responses

Neighbours, as per appendix 1, no comments or objections.

POLICY

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Unitary Development Plan (UDP)- The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance: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, it is a key document for the local plan which provides a framework that planning applications are assessed against.

Policy DM1- Development Management
Policy SP1- Spatial Principles
Policy EN19- Waste
Policy EN 14- Flood Risk

The National Planning Policy Framework (December 2024)- The Governments own planning policies for England and how they are expected to be applied.

-Chapter 8- Promoting healthy and safe communities
-Chapter 12- Achieving well-designed and beautiful places

Places for Everyone- 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 (Bolton, Bury, Rochdale, Oldham, Tameside, Stockport, Manchester, Trafford, Salford, Wigan) and took into effect and become part of the statutory development plan on March 21, 2024.

-Policy JP-P1: Sustainable Places.

Negotiations and Communication

The agent clarified that affected shrubbery does not include trees.

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seeks to ensure that any new development enhances or creates character, meets local needs and enhances the built environment and the design, scale and appearance of the proposed development that is appropriate to its context. Policies DC.1, DC.2 and DC1.3 of the UDP for the City of Manchester relate specifically to residential extensions and set out several criteria against which proposals for extensions will be assessed. Guidance in the National Planning Policy Framework also seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future residents.

Planning History

No relevant planning history.

Principle

The principle of erecting a single storey side and rear extension for additional living accommodation is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. Residents' homes should enable growth by providing sufficient space to accommodate changing needs and circumstances. However, consideration must be given to the proposal's siting scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Siting Scale and Massing

The single storey rear extension would be situated north-west of the property. It is proposed to project approx. 4658mm from the dwellinghouse and project by 7672mm along the rear of the property. The roof height is 3632mm sloping down to meet the eaves at 2372mm. The rear extension would pass the neighbouring properties (no. 506 Parris Wood Road) rear extension by 1690mm.

The rearward projection of the extension exceeds the limit stipulated within the saved policy DC1 of the Unitary Development Plan for the City of Manchester (3.65m.) It is within the

limitations for the larger home's extension application, and no objections have been received from neighbours, in this instance it is considered that this variance could be accommodated in this location.

The extension proposes the addition of twelve new windows along the rear elevation. Six of which would be bi-fold doors facing into the rear garden, and six would be roof lights above the dining room and kitchen. The side elevations are blank, and no windows are proposed on the side element of the extension.

The side extension element would measure 2903mm tall with an eave's height of 2335mm. The side extension would project down the south-western side of the property by 4683mm and would project sideways from the host dwelling house by 1062mm. Combining the rear and side extension, it would totally measure to 9327mm and would be set back from the front building line by 2753mm.

The overall siting scale and massing of the proposal is acceptable as the extension is understood as being subservient to the host dwellinghouse and given the amenity space to the rear is considered acceptable in this instance. This is not considered to cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. Sufficient private outdoor amenity space would also be retained to the rear which is shown by the location plan.

Appearance and Visual Amenity

The submitted application form indicates that the extension would be built of brick to match the existing. Materials of PVCu would be used to match the existing windows, the proposed roof would be built of concrete tile to match the existing dwellinghouse. The location of the extension of the rear will limit the impacts of the extension upon the street scene. Previous development has set a precedent for works in the area, as the proposed would not be out of character as multiple houses within the area benefit from extensions.

The use of matching materials would ensure that the overall character of the property of this property and its surrounding area should not be significantly harmed by these works. The design and appearance of this extension therefore accords with saved Policy DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework.

A materials condition has been attached to ensure that materials are adhered to pursuant with The Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved policies DC1 of the UDP.

Residential Amenity

The adjoining neighbour, no. 506 Parrs Wood Road sits east of the applicant site. Regarding sunlight, the rear extension would cause slight additional overshadowing to the neighbouring property in the summer afternoon hours however, this is not considered to be significant and would not be so undue to warrant a reason for refusal. As existing, the shared boundary does not have a sense of openness due to the conservatory and neighbours (no. 506) rear extension. The existing conservatory measures to 3460mm and would lessen the impact of the proposed extension along the shared boundary. Although the rear extension would pass the neighbouring extension by 1.6m, the single storey height would also lessen any feelings of overbearingness for the neighbouring property. No windows are proposed to face the neighbouring property and would therefore not impact the existing levels of privacy between the neighbouring units.

The non-adjoining neighbour, Shulan College of Chinese Medicine, 516 Parrs Wood Road sits north-west of the applicant site. Currently, this property (no. 516) is set back from the front pathway by 27m featuring a large drive. Directly south-west to the site is the car park for the

neighbouring business. Regarding sunlight, the proposed extension would not cause any additional shadowing on the neighbouring property. The proposed is not considered to affect the current levels of privacy between the neighbouring properties as no windows proposed face towards the neighbouring property. Additionally, the side extension would not be considered overbearing as the roof design would reduce the mass and bulk from intruding onto the neighbouring property.

The proposed extension would be in-keeping with providing enough private external amenity space. Moreover, none of the windows should give rise to issues of overlooking or loss of privacy over and above existing. Therefore, privacy between neighbouring residential units will be unaffected. Overall, the proposal is not considered to give rise to any overlooking, significant loss of light nor privacy implications to the surrounding properties, pursuant to Policy Dc1 of the UDP and the Core Strategy Policies SP1 and DM1.

Waste Storage

The proposal would be set back from the current building line by 2753mm and would therefore leave room to store bins down the side of the property.

Parking

The proposal is not considered to impact the current parking arrangements.

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 and Chapter 12 of the National Planning Policy Framework.

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 policies 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. No significant problems have arisen during the consideration of this application and the applicant has been determined in a timely manner, in accordance with the policies with the Development Plan.

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

- (1) The development must have begun no later than the expiration of three years beginning with the date of permission. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act of 1990.
- (2) The development hereby approved shall be carried out in accordance with the following documents:

Proposed floor plan & elevations, ref- 1206.002
Location plan, ref- 1206.000

Received on the 8 August 2025

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) The materials to be used on the external surfaces of the extension hereby permitted shall match those specified on the submitted application form in type, size, colour and texture including:

- Brick to match existing
- Concrete tile to match existing
- PVCu windows to match existing

Reason- to ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, 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.

Appendix 1 – List of consultees & neighbours notified

Shulan Clinic, 514 Parrs Wood Road, Manchester, M20 5QA
506 Parrs Wood Road, Manchester, M20 5QA
519 Parrs Wood Road, Manchester, M20 5GQ
514 Parrs Wood Road, Manchester, M20 5QA
523 Parrs Wood Road, Manchester, M20 5GQ
521 Parrs Wood Road, Manchester, M20 5GQ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Historic Landfill Site 50m Buffer -
Area Team Boundary - Name: SOUTH AREA