MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143407/FH/2025
Date registered valid:	24 July 2025
Proposal:	Erection of single storey side and rear extension and new loft conversion with hip to gable roof and rear dormer
Address:	12 Westholme Road, Manchester, M20 3QN
Ward(s):	Didsbury East Ward
Applicant:	Mr Sam Kelly
Agent (if any):	
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approved
Date of recommendation:	**18/09/2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 27/08/2025

Standard consultations:
Printed: 5 August 2025 Expired: 27 August 2025

Neighbour notifications
Printed: 5 August 2025 Expired: 27 August 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 application relates to a two-storey semidetached class C3 dwelling on Westholme Road. The property is finished in brick with roof tiles on a hipped roof, with a single storey outrigger and detached garage in the rear garden.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
Westholme Road is a residential street within the Didsbury East Ward. It sits between Wilmslow Road and Fog Lane Park and consists predominantly of two-storey semidetached dwellinghouses.

Description of development
The applicant is seeking permission for the single storey side and rear extension, with hip to gable roof conversion and installation of a rear roof dormer. The side extension would be 2.35m in width and incorporates a lean to roof and the rear extension would be 3.2m in depth, with a pitched roof.

Consultations & Notification Responses
Neighbours, as per appendix 1 – 2no. objections received from one objector, these can be summarised as follows:

- Potential impact on existing mature plant growing on shared boundary fence
- Loss of daylight and sunlight
- Overbearing and dominating impact on outlook
- Impact on residential amenity
- Impact on right to light

Policy
The Manchester Core Strategy Development Plan Document 2012-2027 - The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 – Waste

Extant Unitary Development Plan (UDP) - The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

Places for Everyone
Places for Everyone (2022-2039) – 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.
The following policies are relevant:

- S1- Sustainable development

The National Planning Policy Framework (December 2024)
The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

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

Principal
The principle of erecting a single storey side and rear extension, hip to gable roof conversion and installation of a rear roof dormer in order to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. 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.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application. The proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Sitting, Scale and Mass
The proposed extension would be single storey and wrap around the side and rear of the property. To the rear it would project back by 3200mm and would span a width of 8270mm with gaps of 200mm to the adjoining and 800mm to no.14. It would have a pitched roof with a maximum height of 3940mm, sloping down to 2400mm at the eaves. The scale of the proposed extension is only slightly larger than the 3000mm limitations of permitted development, albeit it extends beyond the side wall of property.

The proposed side extension would project out by 2351mm with a lean-to roof that has a maximum height of 3280mm and an eaves height of 2400mm. It would be set back from the boundary by 800mm and set back from the front of the property by 100mm.

The proposed dormer would have a width of 5750mm across the rear roof, set in from the adjoining by 300mm and the edge of the roof by 360mm. It would be set in from the eaves by 320mm and set 510mm below the roof ridge.

Overall, neither the extensions proposed, nor the dormer with the hip to gable roof conversion would result in 'excessively large or bulky' additions to the property. The proposal therefore is considered to accord with the principles for residential extensions set out in the carried forward policies DC1 and DM1 of the UDP and EN1 of the Core Strategy.

Residential Amenity
The garden at the application property is south-east facing, resulting in a good level of direct sunlight to the rear garden and rear-facing windows. The proposed rear extension would span the full width of the property. While this element of the development may result in a minor impact on the adjoining property, the impact is considered to be limited due to the use of a low eaves height of 2400mm, a rear projection below the 3650mm limit set out in the UDP, and a 200mm setback from the shared boundary. It is also noted that, under permitted development rights, the applicants could construct a 3m rear extension with a taller roof and reduced boundary setback, which would likely result in a greater impact than the current proposal.

The proposed side extension would be set back 800mm from the boundary and would also maintain an eaves height of 2400mm. The neighbouring property on this side features an existing side extension built up to the boundary, with no fenestration on the side elevation. As such, the proposed side extension is not considered to result in overshadowing or appear overbearing to the adjacent property.

The extension would incorporate glazed doors and windows on the rear elevation, two windows and a door on the side elevation, and one window on the front elevation. The elevation facing the adjoining property (no.10) would remain blank. Given the neighbouring property's side extension and absence of windows on the shared boundary, in addition to the proposed windows and glazing to door to the side elevation of the proposed side extension to be conditioned to be obscurely glazed and maintained so in perpetuity. On this basis the proposed side windows and door are not considered to give rise to overlooking or privacy concerns.

The proposed rear dormer would span the full width of the roof, set in a minimum of 300mm from the sides and 320mm from the eaves. It would feature two rear-facing windows with blank side elevations. Due to its positioning and orientation, the dormer is not anticipated to result in overshadowing or overlooking.

Visual Amenity
The proposed extensions, rear roof dormer and hip to gable roof works would be built using brickwork and roof tiles to match the existing host dwellinghouse. The front elevation would feature 1 window, the side elevation would feature windows and a door, whilst the rear elevation will feature a large, glazed sliding door with gable glazing above. The roof would be pitched and feature 8 rooflights

The proposed rear dormer would feature 2 uPVC windows and would be finished in hanging roof tiles to match the main roof. The hip to gable conversion would make use of roof tiles to match the existing and brick infill to match the existing brickwork. There is a precedence of dormers and hip to gable conversion in this locale, including at nos. 4, 9, 17, 18, 35, 37, 39, 41 Westholme Road. It would therefore be in-keeping with the character of the local area.

The proposal be in-keeping with other residential extensions in this area. The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 as well as chapter 12 of the NPPF as its impact upon visual amenity is not considered to be significant.

Parking
The proposed side extension would necessitate the loss of off-street parking in the form of a driveway and detached garage. However, the property benefits from a resident permit parking scheme, which would enable them to park on street.

Waste Storage
A gap of 800mm (minimum) is retained down the side of the house for access, which allows for storage of refuse bins to the rear of the property.

Conclusion
Given the above issues, it is considered that the proposed single-storey extension, rear dormer and hip to gable conversion is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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. No significant problems have arisen during the consideration of this application, and the application 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. 3-year time limit:
The development must be begun not later than the expiration of three years beginning with the date of this permission.

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

2. Specified plans:
The development hereby approved shall be carried out in accordance with the following drawings and documents:
a. Drawing - Location Plan - Drawing no. 5 - 09 July 2025.
b. Drawing - Floor Plans x3 - Drawing nos. 7,8,9 - 09 July 2025
c. Drawing - Proposed elevations - Drawing no. 2 - 09 July 2025
d. Drawing - Proposed site plan - Drawing no. 6 - 09 July 2025

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Specified materials:
The materials to be used on the external surfaces hereby permitted shall match those of the existing house in terms of colour, texture, scale, and coursing.

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 structure. Pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

4. Additional glazing restriction:
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be installed at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy and saved policy DC1 of the Unitary Development Plan.

5. Obscure Glazing:
Before first occupation the all proposed glazing on the side elevation as shown in drawing no. 06 (to w.c window, high level kitchen window and external door) shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
14 Westholme Road, Manchester, M20 3QN
2 Brooklawn Drive, Manchester, M20 3GZ
10 Westholme Road, Manchester, M20 3QN
13 Westholme Road, Manchester, M20 3QZ
11 Westholme Road, Manchester, M20 3QZ
8 Brooklawn Drive, Manchester, M20 3GZ
6 Brooklawn Drive, Manchester, M20 3GZ
4 Brooklawn Drive, Manchester, M20 3GZ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA