MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143040/FH/2025
Date registered valid:	27 May 2025
Proposal:	Erection of single storey rear extension
Address:	145 Parsonage Road, Manchester, M20 4NL
Ward(s):	Withington Ward
Applicant:	Mr Sajjad Maqsood
Agent (if any):	Mr Ian Wareham, IW Design Services
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**15/07/2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 03/07/2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 5 June 2025 Expired: 26 June 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 dwellinghouse on Parsonage Road. The property features hardstanding to the front for parking, with black metal railing boundary treatment, to the rear there is an existing part two-storey part single-storey extension and a modest garden.





Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
Parsonage Road is a residential street in the Withington Ward. It connects Parrs Wood Road and Mauldeth Road and consists of semidetached two storey dwellings and Ladybarn Park to the South.

Description of development
The applicant is seeking permission for a single storey rear extension to provide additional living accommodation.

Consultations & Notification Responses
Neighbours, as per Appendix 1 – No comments or objections received.

Planning History
134697/FH/2022 - Erection of a single storey rear extension to form additional living accommodation – Approved

134297/PDE/2022 - Prior Notification for a proposed Larger Home Extension projecting 6m to the rear, with a maximum height from ground level 3m and eaves height of eaves 3m – Turned Away

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

Principle

The submitted application is for the erection of single storey rear extension to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter or extend homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed alteration would give rise to any significant additional waste or car parking pressures.

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 sited at the rear of the property and be single storey, it would project back from the rear by 3000mm, which is a projection of 5920mm from the main house when taking into consideration the property has already been extended to the rear. It would have a flat roof with a height of 2830mm and would span the width of the property at 6240mm, with setbacks of 150mm to the adjoining property and 1560mm to the boundary with no.143.

When taken into consideration with the existing rear extension, the proposed development does expand the house by a significant amount from its original scale. However, in this instance the development is considered to still be subservient to the host dwellinghouse in terms of its dimensions, therefor the proposal accords with polices SP1 and DM1 of the Core Strategy.

Residential Amenity
Whilst it is noted that the proposal is an extension on an existing extension, it is noted that the adjoining property benefits from a rear extension, therefore the proposal would only project back beyond the rear wall by 3000mm, ensuring it is not overbearing nor significantly reducing daylight on the adjoining property.

The extension is set in 1560mm from the shared boundary with No. 143, maintaining the same setback as the existing house. While the extension will run in line with this boundary, it is noted that this side adjoins the rear corner of the garden of No. 143 rather than any habitable room windows. As such, the proposal does not adversely affect the outlook or daylight to any primary living spaces.

Furthermore, the orientation of the applicant's property is to the northeast of No. 143, meaning that any potential overshadowing of the neighbouring garden would be minimal. Given its position to the north, the extension is unlikely to cast significant shadow over the garden area, preserving the amenity of the neighbouring outdoor space.

The side elevations are to remain blank and featureless, with the rear elevation featuring 2no. windows and the roof featuring a skylight. It is not anticipated that the windows would cause any privacy issues for residents or neighbours as all windows are rearward facing or within the roof.

It is also noted that there have been no objections to the application, the proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

Visual Amenity
The proposed extension would be built of brickwork, uPVC windows to match the existing dwellinghouse, the roof would be flat with relatively low eaves at 2830mm. Its side elevations be blank and featureless.

The proposal is relatively standard in terms of its design and scale for developments of this type. The design and appearance of the proposed developments therefore accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Waste Storage
Access at the side of the property would be retained and therefore refuse bins can continue to be stored in the rear garden.

Conclusion
Given the above issues, it is considered that the proposed rear extension 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 – Proposed Plans, Elevations, Location Plan – 27 May 2025 – Drawing number: 145PR010

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 as specified on the application form in type, size, colour, and texture.

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 inserted 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 for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

143 Parsonage Road, Manchester, M20 4NL
27 Parrs Wood Road, Manchester, M20 4WJ
31 Parrs Wood Road, Manchester, M20 4WJ
2 Weld Road, Manchester, M20 4WE
147 Parsonage Road, Manchester, M20 4NL
29 Parrs Wood Road, Manchester, M20 4WJ

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) -
Area Team Boundary - Name: SOUTH AREA