

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143184/FH/2025

Date registered valid: 2 July 2025

Proposal: Erection of single storey front, side and rear extension, hip to gable extension together with the installation of a rear dormer to form additional living accommodation.

Address: 491 Parrs Wood Road, Manchester, M20 5QG

Ward(s): Didsbury East Ward

Applicant: Mrs Rebecca Cruise

Agent (if any): Mrs Stephanie Procter MAST Architecture

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 12th August 2025



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 22 July 2025

Standard consultations:

Printed: 16 July 2025 Expired: 6 August 2025

Neighbour notifications

Printed: 16 July 2025 Expired: 6 August 2025

Site notice

No site notice has been produced

Press advert

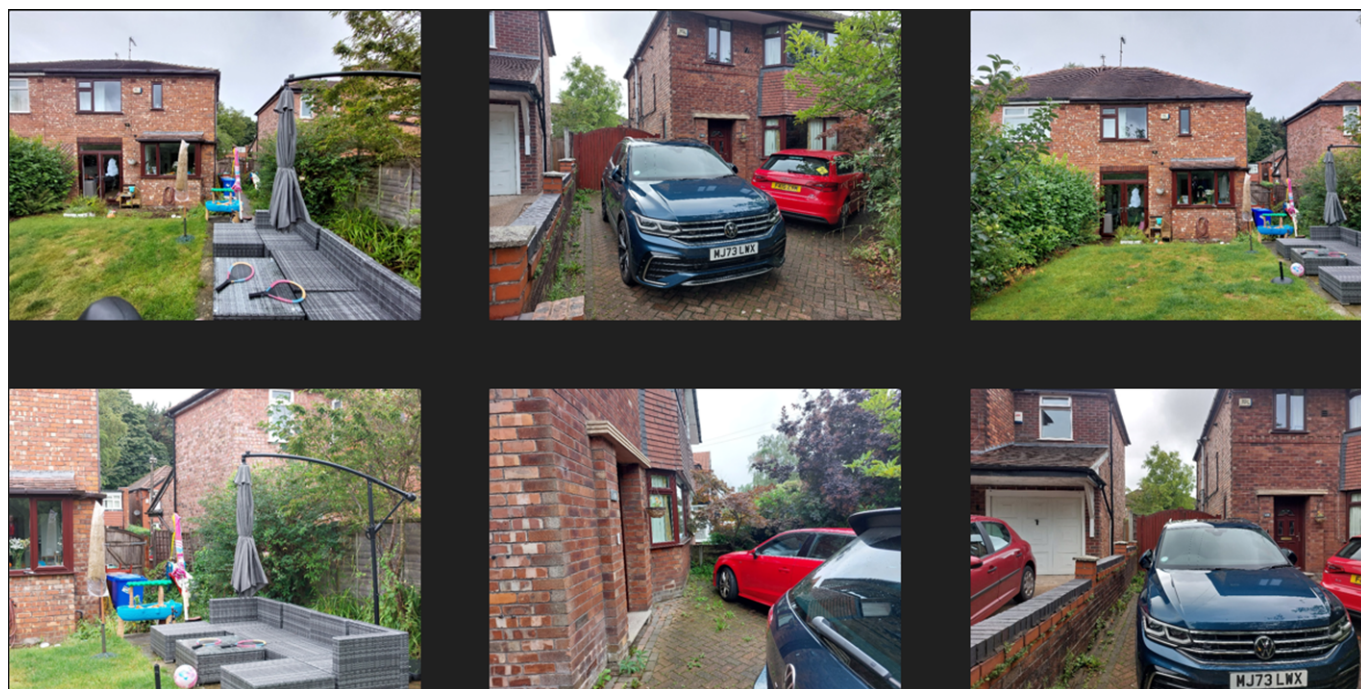
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site is a two storey semi-detached property in the Didsbury ward area of Manchester. The site features a front and rear garden with access along the side. Off road car parking is provided to the front with open boundary for vehicular and pedestrian access.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature

Description of development

The applicant is seeking planning permission for the erection of single storey front, side and rear extension, hip to gable extension together with the installation of a rear dormer to form additional living accommodation.



Consultations & Notification Responses

Local residents, as per Appendix 1 - two letters of objection have been received as a result of this application. Summary of comments as follows:

- Dormer is going to overlook property, garden, and windows, loss of privacy
- Daylight will be compromised
- Air quality will be affected

Flood Risk Management – No objection to the proposed development, however, should the application be approved, attach an informative as the property is located within close proximity to a culvert.

Policy and Issues

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.

- o Policy DC1 for Residential Extensions is still considered of relevance.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)

The proposal has been assessed against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development
JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

It is considered that the proposal accords with the principles of these policies.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

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.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History relating to 491 Parrs Wood Road

No history relating to this property

Residential Amenity

The applicant seeks planning permission for the erection of single storey front, side and rear extension, hip to gable extension together with the installation of a rear dormer to form additional living accommodation. Representations have been received in response to the statutory

consultation and neighbour notification process, and a summary of these comments is provided in the Consultation and Notification Responses section above.

The proposed side extension would project 1.58m forward of the principal elevation and incorporate a front porch, forming a wrap-around element at the front of the property. A gap of 900mm would be retained to the shared boundary with No. 489 Parrs Wood Road and would continue to allow access to the rear garden and the side of the property for the storage of waste bins. The extension would continue rearwards along the side of the property to a length of approximately 12.0m, with a rearward projection of 3.0m beyond the existing rear wall.

The proposal also includes a wrap-around extension to the rear, extending the rear wall up to the shared boundary with the adjoining semi-detached property at No. 493 Parrs Wood Road. The front elevation would feature a door and window, with no windows proposed along the side elevation. The rear elevation would include bi-folding doors and a window. The roof design comprises a sloping roof to the front and a flat roof to the side and rear, incorporating two roof lights at the rear.

In response to concerns raised, it is noted that the rear projection measures 3.0m along the shared boundary with No. 493. Should the applicant choose to remove the corner element of the proposal that projects beyond the side wall at the rear, the extension could potentially be constructed under permitted development rights. Given that the extension is single-storey, it is not considered that the proposed front, side, and rear additions would result in any significant harm. Furthermore, due to the orientation of the host dwelling, the proposal is not expected to cause overshadowing or loss of light to neighbouring properties on either side.

While the extension would be visible from the public highway and form part of the street scene, the overall character of the area would be retained. As such, the appearance of the extension is considered acceptable, and its impact on visual amenity is deemed negligible.

Overall, given the development's height, projection and relationship to adjacent properties, it is considered that the proportions of the extension to the front, side and rear are acceptable and can be acceptably accommodated at the application property. The footprint is not considered to create a bulky or disproportionate scale addition to the property. In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore the proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan.

Hip to Gable roof extension

The applicant proposes a hip to gable roof extension, together with the addition of roof lights in the front. It is believed the change from a hip to gable roof arrangement in this location would not give rise to significantly adverse impacts upon the adjacent or surrounding properties due to massing, especially as the property would not project any further than the side gable wall of the property. Changes to the roof style are particularly popular in this area and can be undertaken under permitted development rights and is considered to be an acceptable form of development.

Rear Dormer extension

The proposed rear roof dormer extension would be in line with the main roof ridge of the house, on the shared boundary with the adjoining semi detached property and set in from the edge of the proposed gable end, the dormer would not project any further rearwards than the host dwelling. A small and large window are proposed facing the rear over the garden area, one serving an ensuite bathroom the other a bedroom. The rear facing windows within the dormer are not

considered to provide any further or greater opportunities for overlooking than the existing first floor rear windows and is considered to be acceptable. An obscure glazing condition is proposed for the ensuite bathroom within the dormer in the interests of residential amenity.

Overall, it is considered that the change to the roof design is acceptable, particularly given that the proposed ridge height is no higher than the existing ridge to the main roof. The proposed dormer is not considered to present an unusual feature within the area and is considered to be an acceptable addition to the roof of the property. It is considered the dormer would not give rise to a detrimental outlook in respect of the adjoining properties or the surrounding area. The proposal is considered acceptable in this location and is not believed to adversely impact upon the visual amenity of the area.

The proposed changes to the roof would be visible from the public highway, however, the houses in the immediate vicinity have themselves been altered and extended, and the proposed development with roof tiles to match the existing dwelling is not considered to adversely affect the character of the local area. Therefore, the appearance is considered to be acceptable and the impact upon visual amenity is not considered to be significant.

Overall, given the height, projection and relationship to adjacent properties, it is considered that the proportions of the proposed extensions to the roof are acceptable and can be accommodated at the application property. The footprint is not considered to create a bulky or disproportionately scaled addition to the property. In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore the proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan.

Scale and Mass

The size and footprint of the proposed development are not considered to result in an overbearing impact on the residential amenities of surrounding properties. Accordingly, the design, scale, and appearance of the extension are deemed satisfactory and are considered to be in accordance with the principles for residential extensions as set out in saved UDP Policy DC1, and Policies DM1 and EN1 of the Core Strategy.

Design

The design of the proposal is considered to be in keeping with the character of the existing property and surrounding area. In terms of materials, it is proposed to use matching finishes as specified in the application form, including a tiled dormer roof to match the existing tiles and a GRP flat roof.

The level of detail in the design is consistent with what is typically expected for this type of development and is not considered to result in any undue impact on residential amenity or the character of the area.

On balance, the design and appearance of the proposed development are considered acceptable and in accordance with Core Strategy Policies DM1 and EN1.

Bins

There is room for the storage of refuse bins at the rear of the property due to the retention of a gap to the shared boundary and therefore, the storage of refuse bins accords with policy EN19 of the Core Strategy.

Parking

Off street car parking would be retained to the site and the current car parking arrangements are not affected by this proposal.

Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area would not be adversely impacted. The proposal has been sited and designed to ensure that it is subservient to the original dwelling house and the proposal is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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. The application has been determined in a timely manner and in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to Policy DM1 of the Core Strategy and the National Planning Policy Framework.

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

1) 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) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Received 12th June 2025 numbered 0151-MASTA-DR-A-0501 Proposed Elevations
Received 12th June 2025 numbered 0151-MASTA-DR-A-0301 Proposed Floor Plans

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

3) The materials to be used on the external surfaces of the extensions and dormer hereby permitted shall match those of the existing dwellinghouse as stated on the Householder 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 extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) Prior to the first occupation of the dormer accommodation the window serving the ensuite bathroom within the dormer as shown on the approved plans shall be obscure 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 – In the interests of residential amenity in accordance with policies SP1 and DM1 of the Core Strategy.

Informatives

1) MCC records highlight that there is an underground unnamed culvert located within close proximity to the site (approximately 75 m to the North West of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link:
<https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=drainage> .

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

484 Parrs Wood Road, Manchester, M20 5QQ

493 Parrs Wood Road, Manchester, M20 5QG
14 Broughville Drive, Manchester, M20 5WH
482 Parrs Wood Road, Manchester, M20 5QQ
480 Parrs Wood Road, Manchester, M20 5QQ
489 Parrs Wood Road, Manchester, M20 5QG
16 Broughville Drive, Manchester, M20 5WH

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA