

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 143017/FH/2025

Date registered valid: 22 May 2025

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

Address: 53 St Werburghs Road, Manchester, M21 0UN

Ward(s): Chorlton Park Ward

Applicant: Mr and Mrs Tai

Agent (if any): Mr Sam Dewar, DPA Planning Ltd

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20 June 2025

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 29 May 2025 Expired: 19 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The proposal is related to a two-storey semidetached dwelling house on the corner of St Werburghs Road and Kings Road. The property features an existing rear dormer extension, hardstanding to the front and side for off street parking and garden to the rear with outbuilding.

Description of area

The property is in a mostly residential part of Chorlton Park ward of Manchester,

Description of development

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

The proposed side and rear extension projects 2000mm from the existing side extension and 3000mm from the rear extension. The extension is finished in matching brick with sloping tiled roof and glazing to side and rear including a rounded window feature to the rear.

PLANNING HISTORY

F12341

Description: Single-storey extension side of dwellinghouse to form a Conservatory.

Decision: Approved 03/01/1990

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents

No representations received.

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

Relevant Policies

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 19 – Waste
- [Extant Unitary Development Plan \(UDP\) –](#)
 - Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC26 - Development and Noise
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\) –](#)
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 12 – Achieving well-designed places

Principle

The City Council recognises many people want to extend and develop their existing homes to provide more space and/or better living accommodation. The principle of a residential extension is accepted.

ISSUES

Appropriate siting, layout, scale, form, massing, materials, and detail

The new addition is designed to match the style and features of the current building by using matching brick and tile to the existing dwellinghouse.

The proposal is designed to be subservient to the original dwelling house by being entirely at ground floor.

There is a good set back to No.51 to avoid overbearing. Notwithstanding this the rear projection, at 3m, is the same as the permitted development allowance.

There is little risk of enclosing the corner of St Werburghs Road and Kings Road given the proposal is entirely single storey.

Due to its, size, position and location in relation to neighbours the proposal would not create and over-dominant or overbearing feature.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.

The main proposed works are capable of being seen from the street. Given the position of the extension and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby.

Effects on amenity

Privacy

The proposal includes adding new glazed window feature facing into the shared boundary, however given these are at ground floor, the distance to the shared boundary and the screening provided to the boundary the impact to privacy is acceptable.

Light

Given the proposal is entirely at ground floor level and the distance to the boundary the impact to light from the added massing is minimal.

Noise

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

Accessibility

The proposal does not change how people can get in and out of the building.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property.

Green Infrastructure including open space, both public and private

The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment. The proposal has a negligible impact on drainage using the existing drainage on site.

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.

CONCLUSION

The proposed single-storey side and rear extension at 53 St Werburghs Road is considered acceptable in terms of design, scale, and impact on neighbouring properties and the surrounding area. It aligns with relevant local and national planning policies, maintains adequate amenity space, and does not adversely affect privacy, light, or access. As such, the application is recommended for approval, subject to the specified conditions.

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 proposal is considered to be acceptable and therefore determined within a timely manner.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

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. | Application Form | 22 May 2025 | APPLICATION FORM |
| b. | Drawing - Location Plan | 22 May 2025 | ST001 |
| c. | Drawing - Site Plan | 22 May 2025 | ST003 PROPOSED |
| d. | Drawing - Proposed | 22 May 2025 | ST05/25-01(0) ELEVATION |
| e. | Drawing - Existing & Proposed | 22 May 2025 | ST05/25-01(0) FLOOR PLAN |

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

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 DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

279 Kings Road, Manchester, M21 0XG

Flat B, 100 St Werburgh's Road, Manchester, M21 0UL

Flat A, 100 St Werburgh's Road, Manchester, M21 0UL

55 St Werburgh's Road, Manchester, M21 0UN

98 St Werburgh's Road, Manchester, M21 0UL

276 Kings Road, Manchester, M21 0XQ

51 St Werburgh's Road, Manchester, M21 0UN

94 St Werburgh's Road, Manchester, M21 0UL

102 St Werburgh's Road, Manchester, M21 0UL

96 St Werburgh's Road, Manchester, M21 0UL

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