MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143463/FO/2025
Date registered valid:	31 July 2025
Proposal:	Erection of a single storey side and rear extension and elevational alterations (replacement windows) in association with the use of the property as a single dwellinghouse
Address:	7 Parsonage Road, Manchester, M20 4PB
Ward(s):	Withington Ward
Applicant:	Mr & Mrs Rory Keys
Agent (if any):	Mr Stelios Kattou, Cheadle Architects
Case officer:	Ciara Gettinby Tel: 0161 234 3048 Email: ciara.gettinby@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**19 September 2025**

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 10 September 2025

Standard consultations:
Printed: 8 August 2025 Expired: 30 August 2025

Neighbour notifications
Printed: 8 August 2025 Expired: 30 August 2025

Site notice
Posted: 1 September 2025 Expired: 22 September 2025

Press advert
Published: 12 August 2025 Expired: 3 September 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site

The property that is subject of this householder application is a two-storey brick built semi-detached dwelling house. It features a pitched roof and to the front of the property is a hardstanding driveway. To the rear of the property is a paved garden. The property is currently undergoing construction to convert the property from two flats to a single dwellinghouse.

Listed building: Not applicable

Conservation area: Withington Conservation Area 1983

Tree Preservation Order: No

Description of area

Parsonage Road is a residential street situated in the Withington ward of Manchester. The property is of Edwardian Style and is surrounded by similar built family properties. Other dwellings in the area consist of semi-detached houses of a similar brick design and age.

Description of development

The applicant is seeking planning permission for the erection of a single storey side and rear extension and elevational alterations.

Proposed Plans and Drawings

Proposed and existing ground floor plan

Proposed and existing elevations

Consultations & Notification Responses

Withington Civic Society- conveyed their approval and satisfaction regarding the conversion of the property into a single dwellinghouse.

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
-Policy DC18- Conservation Areas

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 EN3- Heritage

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
-Chapter 16- Conserving and enhancing the historic environment

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.
-Policy JP-P2: Heritage

Issues
Policies SP1 And DM1 of the Manchester Core Strategy seeks to ensure that any new built development enhances or creates character, meets local needs and enhances the built environment and its design, scale and appearance of the proposed development that is appropriate to its context. Policies DC.1, DC1.2 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. Although the latter policies are of age, they are of long-established practice with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future residents.

Planning History

Change of dwellinghouse to two self-contained flats, ref-018941, Approved 1983.

Principle

The principle of erecting a single storey side and rear extension for a family dwellinghouse is acceptable given that many individuals prefer to extend their homes and alter their homes to meet changing needs and circumstances. However, consideration must be given to the proposals siting scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Waste Storage

The proposed gap between the extension and the shared eastern boundary wall is approx. 2m, which would allow for bins to be wheeled to and from the street.

Parking

The proposed development is not considered to affect current car parking arrangements.

Siting Scale and Massing

The single storey rear and side extension would be situated north-east of the property. It is proposed to measure approx. 5.6m in length and is proposed to project sideways from the host dwellinghouse by approx. 1.7m. The total width would measure to approx. 3.3m along the rear of the property to meet the existing outrigger. The extension would be set back from the front building line by approx. 9m and proposes a flat roof of approximately 3.3m tall. The dimensions would allow for sufficient private outdoor amenity space retained to the rear. The extension would reduce the distance to the shared eastern boundary from approx. 3m to approx. 1m and is not considered to impact the arrangements for the current western boundary.

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 (3.65.) It is within the limitations for the larger home's extension application and therefore this variance could be accommodated in this location in this instance.

The development proposes the addition of eight new windows, three of which would face into the rear garden. An additional window is proposed on the front elevation facing towards the street scene. Another window is proposed on the side elevation, and two small ground floor level windows are proposed for the basement level. One door is also proposed on the side elevation to provide access to the boot room with a window above the doorway. The proposal removes one door, one rear window and two windows on the side elevation.

The overall siting scale and massing of the proposal is acceptable as the extension is understood as being subservient to the host dwellinghouse even considering the larger dimensions. 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.

Impact upon Withington Conservation Area

Withington is a distinct local village set within an urban context, with a blend of commercial, residential, and civic uses, creating a dynamic and bustling environment. Its village character is

derived principally through its contained linear high street, which has a clear termination at both its north and southern ends, and by the collection of historic landmark buildings. The character of Withington is defined by eight different zones.

Development control in Withington Conservation Area is aimed at encouraging development which enhances the prosperity of the area whilst paying attention to its special architectural and visual qualities.

Property owners in the area are encouraged to retain the original character and detail of their houses. This could include the details, colour and materials of the window frames, doors and other elements of the buildings. Substantial development proposals will require planning permission, and some minor works may also require prior approval from the City Council.

It is envisaged that small scale development and refurbishment will take place from time to time. The main aim of designation is to ensure that the character and quality of both the buildings and spaces between them is retained. As with all conservation areas, attention must be paid to maintaining harmony regarding building heights, the type and colour of materials. The owners of properties will be encouraged to replace like for like when considering repairs to walls, roofs, windows and mouldings.

The proposal would be sited mostly at the rear of the property and would utilise matching and sympathetic materials to those already featured on the host dwellinghouse, which would provide a blended appearance with the existing property, minimising the degree of harm caused to the visual amenity of the area and the character of Withington Conservation Area. Although the proposal introduces a modern style of development and introduces a new feature of Crittall windows, it is not considered to cause harm. The substantial set back from the street scene and the location of the extension partially at the rear is noted that it would not be wholly visible from the street scene.

The extension would provide benefits in the form of improved and enlarged living accommodation for the residents, which in this instance is considered to outweigh any potential less than substantial harm caused to the Withington Conservation Area.

The proposal is therefore considered to accord with paragraph 215 of the National Planning Policy Framework, which stipulates ‘where development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including where appropriate, securing its optimum viable use’ as well as Policy DC18 of the UDP, Policy EN3 of the Core Strategy and Policy JP-P2 of Places for Everyone.

Appearance and Visual Amenity

The submitted application form indicates that the extension will be built with red brick and dark grey/ black GRP flat roof to match the existing dwellinghouse. The proposed material for the windows is white uPVC sliding sash black and framed Crittall style windows. The proposed doors would be made from timber or composite. Although the proposal introduces a modern style of development, the proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions on this locale. None of the new proposed windows, (two on the basement level, one rear window, one side window and another window above the side door) would cause issues associated with privacy or overlooking.

The proposal would not be an unusual addition to the street scene as there are multiple extensions within the area. 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.

The location plan shows a sufficient amount of private external amenity space retained to the rear. Sited at the rear of the property and set back from the front street scene the extension is not considered to impact the street scene. The overall character of this property and its surrounding area should not be significantly harmed by these works. The design and appearance of the extension therefore accords with saved policy DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework.

Residential Amenity

The adjoining neighbour, no. 5 Parsonage Road sits west to the applicant property. Regarding sunlight, the proposed extension is not expected to cause any additional overshadowing for no. 5 Parsonage Road. The extension does not pass the current rear building line and would therefore be separated from this neighbour's property and garden. The proposed is not considered to cause issues associated with overshadowing, introducing an overbearing feature into the area or causing issues associated with privacy for no.5 Parsonage Road.

The non-adjoining neighbour, no. 9 Parsonage Road sits east to the applicant property. Regarding sunlight, the proposed will cause a slight over-shadowing in the summer afternoon hours. However, this would not be so undue as to warrant a reason for refusal. Currently, the gap between no. 7 Parsonage Road and the shared eastern boundary is approx. 3m, and the proposed extension will reduce this gap to approx. 1m. Although the extension would cause an impact on the openness of the shared boundary, the one storey height and 1m set back from the boundary would lessen the impact, which is not considered significant.

The neighbour opposite, no. 2 Egerton Cresent sits north of the applicant site. Although the rear facing windows are proposed to project towards this property, there is a distance of over 10m between the properties. This is considered to be an adequate distance in terms of privacy. Additionally, the boundary fence will partially shield the windows from view at ground floor level. 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 the 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 DC! Of the UDP and the Core Strategy policies SP1 and DM1.

Conclusion

Given the above issues, it is considered that the scheme for 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 and DC18 of the Unitary Development Plan for the City of Manchester, Policies DM1, SP1 and EN3 of the Manchester Core Strategy, Chapter 12 and 16 of the National Planning Policy Framework and Policies JP-P1 and JP-P2 of the Places for everyone joint development plan document.

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 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:

Existing and Proposed Drawings, ref - PL01
Location Plan, ref- PL01
Proposed Site Plan, ref- PL01

Received on 16 July 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 extensions hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture including:

-Red brick to match existing
-Dark grey/ black GRP flat roof to match existing slate roof
-Black framed Crittall style glazed doors
-Solid timber door or composite side door to match existing doors
-White uPVC sliding sash to match existing white uPVC on the dwellinghouse
-Black uPVC rainwater goods 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.

(4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved drawings.

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Withington Civic Society

7A Parsonage Road, Manchester, M20 4PB
8 Parsonage Road, Manchester, M20 4PQ
2A Egerton Crescent, Manchester, M20 4PN
8A Parsonage Road, Manchester, M20 4PQ
Flat 5, 4 Egerton Crescent, Manchester, M20 4PN
10 Parsonage Road, Manchester, M20 4PQ
5 Parsonage Road, Manchester, M20 4PB
6 Parsonage Road, Manchester, M20 4PQ
Flat 4, 2 Egerton Crescent, Manchester, M20 4PN
Flat 3, 2 Egerton Crescent, Manchester, M20 4PN
Flat 2, 2 Egerton Crescent, Manchester, M20 4PN
Flat 1, 2 Egerton Crescent, Manchester, M20 4PN
9 Parsonage Road, Manchester, M20 4PB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Withington Conservation Area 1983
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA