MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143276/FH/2025
Date registered valid:	23 June 2025
Proposal:	Erection of single front, side and rear extension following demolition of rear out building and external alterations including insertion of side window
Address:	628 Wilmslow Road, Manchester, M20 3QX
Ward(s):	Didsbury West Ward
Applicant:	Mr M Hayes
Agent (if any):	Mr Matthew Gray, Grays Architecture Ltd
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**12 August 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 9 July 2025

Standard consultations: Printed: 1 July 2025 Expired: 22 July 2025

Neighbour notifications: Printed: 1 July 2025 Expired: 22 July 2025

Site notice: Posted: 9 July 2025 Expired: 30 July 2025

Press advert: Published: 8 July 2025 Expired: 29 July 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Adjacent to the Ballbrook Conservation Area

Tree Preservation Order: Not applicable

The application relates to a two-storey detached C3 dwellinghouse of redbrick with a red concrete tile hipped roof. The property features white uPVC windows, including a two-storey rounded bay to the front, a ground floor bay to the side, and a two-storey angular bay to the rear, a spacious front driveway bordered by high-level black iron railings, an inset front porch, a single storey rear extension and a detached outbuilding situated within the rear garden.









Description of area

This stretch of Wilmslow Road is predominantly residential in terms of its character, consisting of semi-detached and detached residential properties as well as apartment complexes. Situated within the Didsbury West ward of Manchester, the property is close to Fog Lane Park, West Didsbury Metrolink tram stop, and the Christie Hospital and benefits from its proximity to public outdoor amenity and green spaces.

The application property is also sited adjacent to the Ballbrook Conservation Area (first designated in November 1991). The Conservation Area is situated approximately four miles south of Manchester city centre. Adjacent to the Blackburn Park Conservation Area, Ballbrook is predominantly residential in nature and extends to just over ten hectares, bounded by Wilmslow Road to the east, Lapwing Lane to the southwest, Palatine Road to the northwest and Sandileigh Avenue to the north.

Development control in Ballbrook 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 should include the details, colour, and materials of windows frames, doors, and other elements of the buildings.

Description of development

The applicant is seeking permission for the erection of a single storey front, side, and rear extension following the demolition of the existing detached outbuilding to the rear together with elevational alterations including the insertion of a side window in the host dwellinghouse.

Consultations & Notification Responses

Local residents, as per appendix 1 – no representations received.

Policies

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

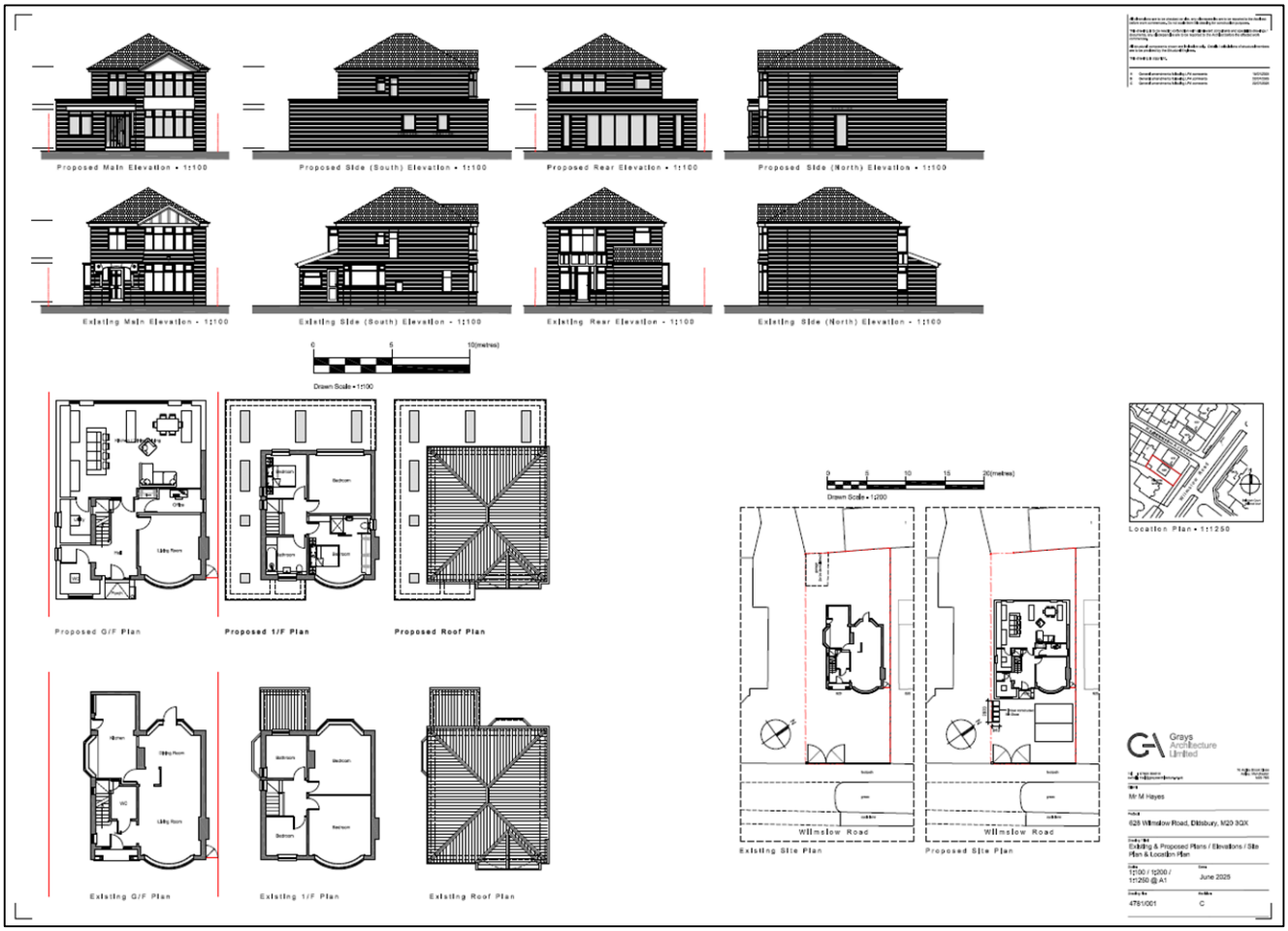
Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions
- Policy DC18 – Conservation Areas

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN19 – Waste
- Policy EN3 – Heritage

The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

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.

- Policy JP-P1 – Sustainable Places
- Policy JP-P2 – Heritage



Submitted existing and proposed plans and elevations

Issues

Policies SP1 and DM1 of the Manchester 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 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 which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle – the principle of erecting a single storey front, side, and rear extension following the demolition of the existing detached outbuilding to the rear together with elevational alterations including the insertion of a side window in the host dwellinghouse to provide additional and improved 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, parking and the Ballbrook Conservation Area.

Siting, scale, and massing – the single storey extension would be sited at the front, side and rear of the property southeast, southwest, and northwest. It would project 1.274m frontwards from the host dwellinghouse, with a rearward projection of 3.149m, a length/depth of 12.683m, a sideward projection of 2.253m, a width to the front of 5.08m, a width to the rear of 9.554m, and a flat roof height of 3.365m. A gap of 0.811m would be maintained to the boundary shared with No.626 Wilmslow Road and a gap of 0.494m would be maintained to the boundary shared with No.630 Wilmslow Road.

The 3.149m rearward projection of the extension does not exceed the limit stipulated within saved policy DC1 of the UDP (of 3.65m) and is therefore considered acceptable. Moreover, the overall siting, scale, and massing of the proposal is considered to be acceptable as the extension is understood as being subservient to the host dwellinghouse in terms of its dimensions, would avoid resulting in an 'excessively large or bulky' addition to the property, and would not 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.

The proposal therefore accords with policies DM1 and SP1 of the Core Strategy.

Appearance and visual amenity – the submitted application form indicates that the extension would utilise brickwork and uPVC windows to match the existing dwellinghouse in addition to a flat roof system. It would feature 1no. window, an inset front porch canopy and 1no. inward opening door (framed by glazing) to the front, 2no. windows to its southwestern side elevation, 2no. windows and a set of doors to the rear, and a blank northeastern side elevation. 6no. skylights would be featured atop its flat roof.

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 in this locale. Sited at the front, side and rear of the property, elements of the proposal would be visible within the street scene, however, its use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that the extension does not form a prominent visual

feature. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the developments therefore accords with policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Impact upon the Ballbrook Conservation Area – the application property is located immediately adjacent to the Ballbrook Conservation Area, therefore, its impact upon the designated asset must be considered.

Given that the extension would be feature a considerable 8m setback from the public footpath and highway and would utilise matching materials to the host dwellinghouse (which would provide a blended appearance with the existing property), it is considered that the degree of harm caused to the visual amenity of the area and the character of the Ballbrook Conservation Area would be limited.

The proposal is therefore considered to accord with paragraph 202 of the NPPF, which stipulates that "where a 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. The proposal would provide benefits in the form of improved and enlarged living accommodation for the property's occupiers, which would outweigh the potential harm caused to the designated asset as a result of the works.

Residential amenity – given that the extension would be single storey, sited to the southeast, southwest, and northwest of the host dwellinghouse, adjacent to an existing rear extension, and would feature a modest rearward projection of 3.149m with a flat roof height of 3.365m, it is considered that it would not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its side-facing windows have been conditioned to be obscurely glazed. As such, issues associated with overlooking and loss of privacy are not anticipated.

Waste storage – as the proposal would limit external access to the rear of the property, details of a secure and well-ventilated bin store (able to accommodate 4no. 240L refuse bins) have been provided to the front of the property. These arrangements are considered acceptable as they would ensure the property's refuse bins remain screened from view, thus minimising their visual impact upon the street scene.

Parking – the current parking arrangements would be unaffected by the proposal as space for at least one vehicle (measuring to at least 2.4m by 4.8m) would be retained on the existing driveway.

Other matters – the proposal includes the following elevational alterations:

- Installation of a new ground floor window in the northeast side elevation of the host dwellinghouse (conditioned to be obscurely glazed).

Subject to the aforementioned conditions, this alteration is considered acceptable given its minimal impact upon the visual and residential amenity of the area.

Conclusion – given the above issues, it is considered that 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 policies DC1 and DC18 of the UDP, policies DM1, SP1, and EN3 of the Core Strategy, chapters 12 and 16 of the NPPF, and policies JP-P1 and JP-P2 of the PfE 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. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 permission.

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

2) Specified plans:

The development hereby approved shall be carried out in accordance with the following documents:

Proposed site plan, floor plans and elevations as shown on the drawing labelled ‘Existing & Proposed Plans / Elevations / Site Plan & Location Plan’, numbered ‘4781/001 REV C’, stamped as received by the City Council as Local Planning Authority on the 22nd 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) Materials:

The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing dwellinghouse 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 policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

4) Obscure glazing:

Before first occupation, the proposed ground floor window in the northeast side elevation of the host dwellinghouse and the proposed ground floor windows in the southwest side elevation of the extension 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 - 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 Manchester Core Strategy.

5) PD restriction – windows / doors:

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

Reason- In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

6) Bin store:

The bin store, shown on the drawing labelled ‘Proposed Site Plan’, numbered ‘4781/001 REV C’, stamped as received by the City Council as Local Planning Authority on the 22nd July 2025, shall be implemented and be in place prior to the first occupation of the extension and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the appearance of the street scene, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

High Speed Two (HS2) Limited

626 Wilmslow Road, Manchester, M20 3QX
1 Redcourt Avenue, Manchester, M20 3QL
630 Wilmslow Road, Manchester, M20 3QX
Flat 2, 630 Wilmslow Road, Manchester, M20 3QX
Flat 1, 630 Wilmslow Road, Manchester, M20 3QX
Flat 4, 630 Wilmslow Road, Manchester, M20 3QX
Flat 7, 630 Wilmslow Road, Manchester, M20 3QX
43 Ballbrook Court, Wilmslow Road, Manchester, M20 3GU
30 Ballbrook Court, Wilmslow Road, Manchester, M20 3QU
48 Ballbrook Court, Wilmslow Road, Manchester, M20 3GU
47 Ballbrook Court, Wilmslow Road, Manchester, M20 3GU
46 Ballbrook Court, Wilmslow Road, Manchester, M20 3GU
45 Ballbrook Court, Wilmslow Road, Manchester, M20 3GU
44 Ballbrook Court, Wilmslow Road, Manchester, M20 3GU
25 Ballbrook Court, Wilmslow Road, Manchester, M20 3QU
26 Ballbrook Court, Wilmslow Road, Manchester, M20 3QU
27 Ballbrook Court, Wilmslow Road, Manchester, M20 3QU
29 Ballbrook Court, Wilmslow Road, Manchester, M20 3QU
28 Ballbrook Court, Wilmslow Road, Manchester, M20 3QU
Flat 3, 630 Wilmslow Road, Manchester, M20 3QX
Flat 5, 630 Wilmslow Road, Manchester, M20 3QX
Flat 6, 630 Wilmslow Road, Manchester, M20 3QX
Flat 8, 630 Wilmslow Road, Manchester, M20 3QX

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Ballbrook Conservation Area 1992
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
Area Team Boundary - Name: SOUTH AREA