MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143003/FO/2025
Date registered valid:	10 June 2025
Proposal:	Part-retrospective application for the erection of 1 no. single storey detached dwellinghouse (C3 Use class) with living accommodation in the roof space
Address:	33 St Werburghs Road, Manchester, M21 0TL
Ward(s):	Chorlton Park Ward
Applicant:	Mrs Farah Akhter
Agent (if any):	Mohammed Nasar Ishfaq, JAAN Architects Ltd
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**31st July 2025**

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 17 June 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 17 June 2025 Expired: 8 July 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a substantially complete single storey detached dwellinghouse at No.33 St Werburgh's Road in the Chorlton Park ward of Manchester.

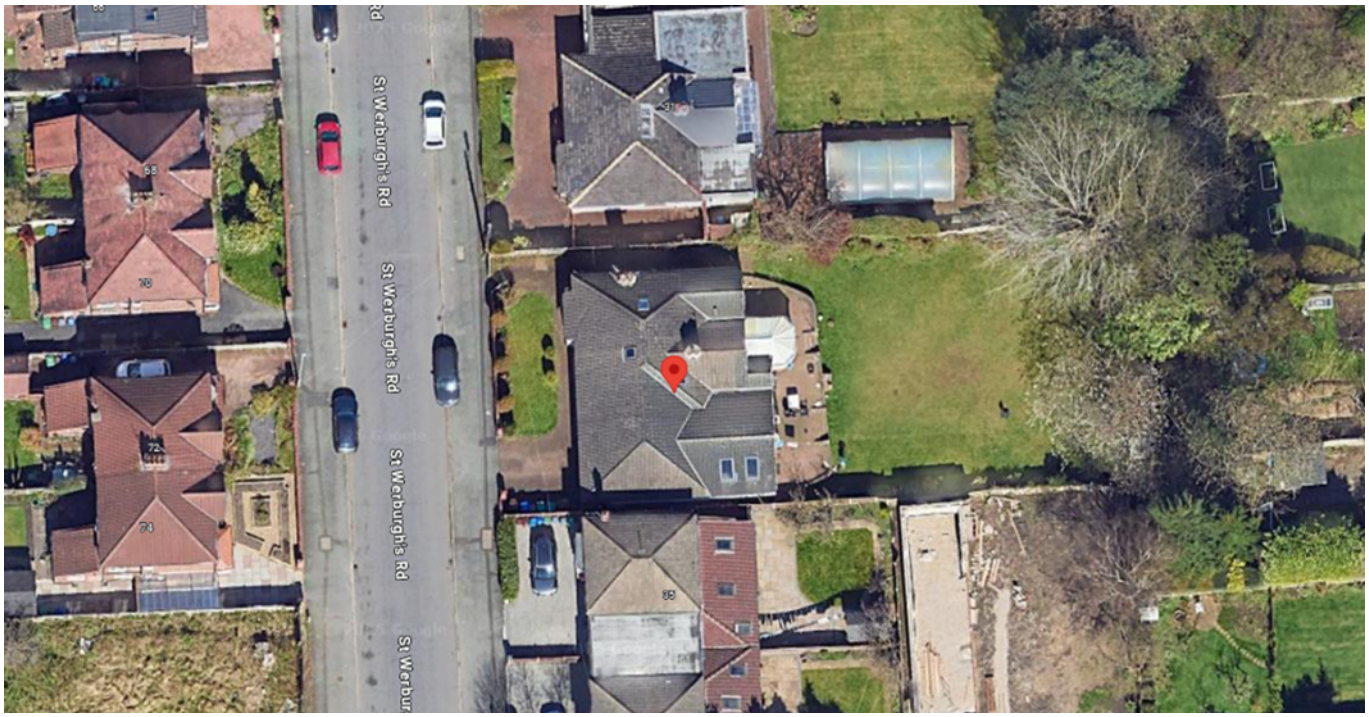
The previous building present at the application site consisted of a single-storey C3 dwellinghouse of redbrick and textured white render with a grey concrete tile part-hipped / part-pitched roof. It featured white uPVC windows, including a square bay to the front, a brick driveway and front garden bordered by a mid-level redbrick wall capped by white railings, a conservatory extension and raised patio area to the rear, and a spacious rear garden.

The current planning application seeks to regularise the substantial demolition and building works that have taken place at the application site since late 2024 through the submission of a part-retrospective application for the erection of 1no. single storey detached dwellinghouse (C3 Use class) with living accommodation in the roof space.

Description of area

St Werburgh's Road is a residential street situated within the Chorlton Park ward of Manchester, close to Wilbraham Road (A6010), St Werburgh's Church and St Margaret's Sports Fields. The area is predominantly residential in terms of its character, consisting of semi-detached and detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

No.33 St Werburgh's Road prior to works taking place:







No.33 St Werburgh's Road in June 2025:























Description of development

The applicant has submitted a part-retrospective application for the erection of 1no. single storey detached dwellinghouse (C3 Use class) with living accommodation in the roof space, following the issuing of an Enforcement Warning Notice from the Council's Development Compliance Service on the 28th February 2025.

Relevant planning/compliance history

136483/FH/2023 - A planning application was granted on 5 June 2023 (ref: 136483/FH/2023) with the description "erection of a single storey rear extension together with rear covered patio, installation of rear roof dormer and associated roof alterations to form additional living accommodation."

141182/FH/2024 - Another planning application was granted on 10 December 2024 for the "erection of a single storey rear extension together with rear covered patio, installation of rear roof dormer and associated roof alterations to form additional living accommodation".

There is one initial notice at the site (ref: IN/24/00600) that proposes a "single storey rear extension and associated structural alterations to ground floor level, rear dormer loft conversion and associated alterations to first floor level".

Enquiries were first received by the Council's Development Compliance Service between 1 October 2024 and 15 October 2024 whereby a neighbour contacted the Council to express their concern regarding works in relation to the planning application 136483/FH/2023 at 33 St Werburgh's Road which proposed the "erection of a single storey rear extension together with rear covered patio, installation of rear roof dormer and associated roof alterations to form living accommodation". The resident expressed concern specifically about the extent of the demolition works which the resident believed went beyond the scope of the application.

Following a site visit with the planning agent and a Council compliance officer on 24 January 2025, a letter was sent to the agent and owner on 30 January 2025. In the letter, the compliance officer expressed their concern about the extent of the demolition, informing the agent that due to a large part of the house being demolished with only part of the existing front and side elevations remaining in place, the owner could not rely on the December 2024 planning permission. The compliance officer informed the agent that because of this the works were unauthorised and the owner would not be able to rely on the existing planning permission.

On 28 February 2025, the Council issued an Enforcement Warning Notice under Section 173ZA of the Act, relating to the unauthorised erection of a detached dwellinghouse. The notice required the submission of a planning application to regularise the breach of planning control within three months.

For the above reasons, the applicant has now submitted a part-retrospective application for the erection of 1no. single storey detached dwellinghouse (C3 Use class) with living accommodation in the roof space under 143003/FO/2025.

Consultations & Notification Responses

One letter of objection was received from one local resident in response to the application; the concerns are summarised as follows:

- The design and appearance of the house is poor and out-of-character with the surrounding dwellings.
- The roof pitch and materials are overly dominant.
- The development has no positive aesthetic value.

Policies

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

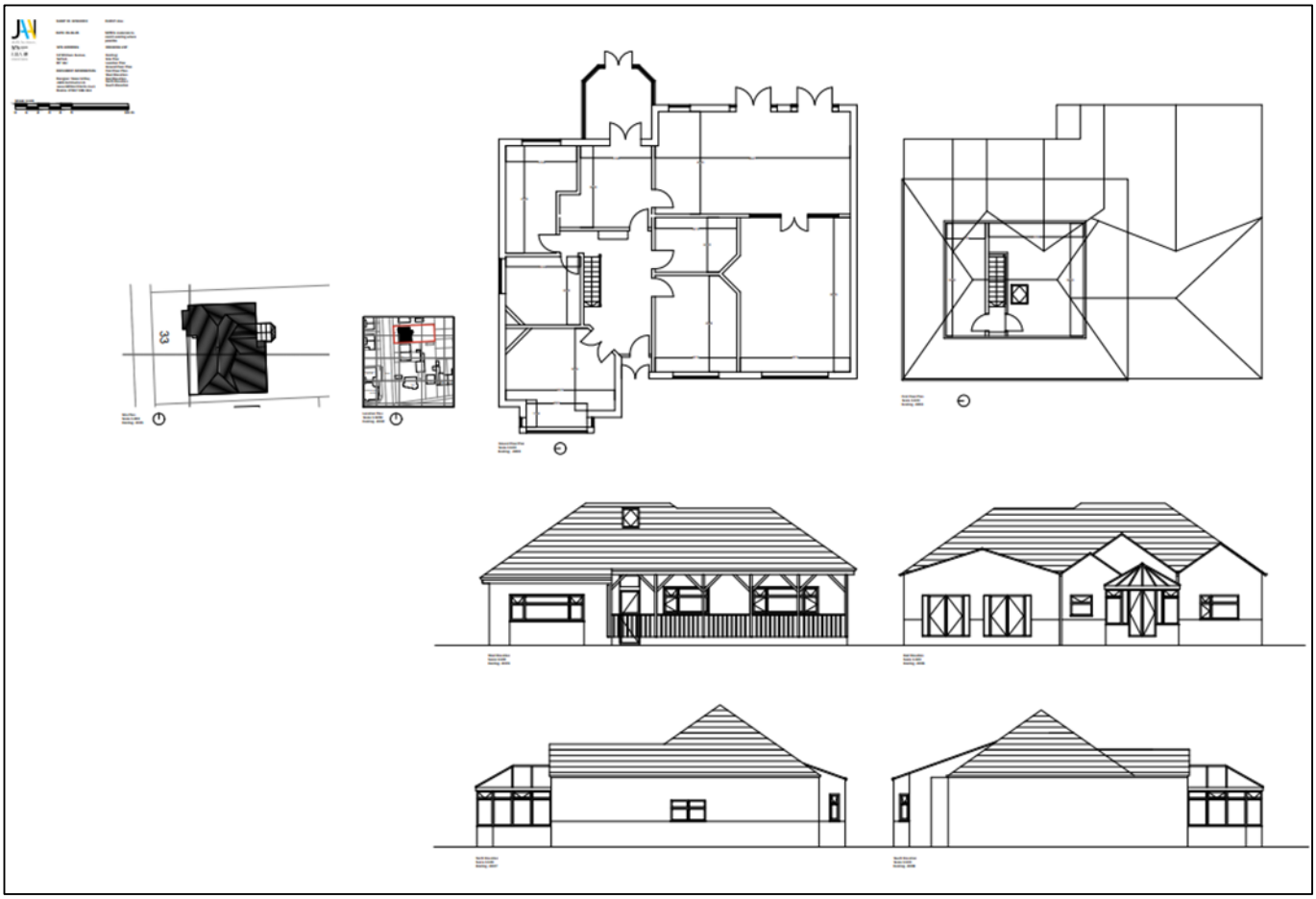
Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC7 – New Housing Development
- Policy DC26 – Development and Noise

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 H1 – Overall Housing Provision
- Policy H6 – South Manchester
- Policy H11 – Houses in Multiple Occupation
- Policy T1 – Sustainable Transport
- Policy EN19 - Waste

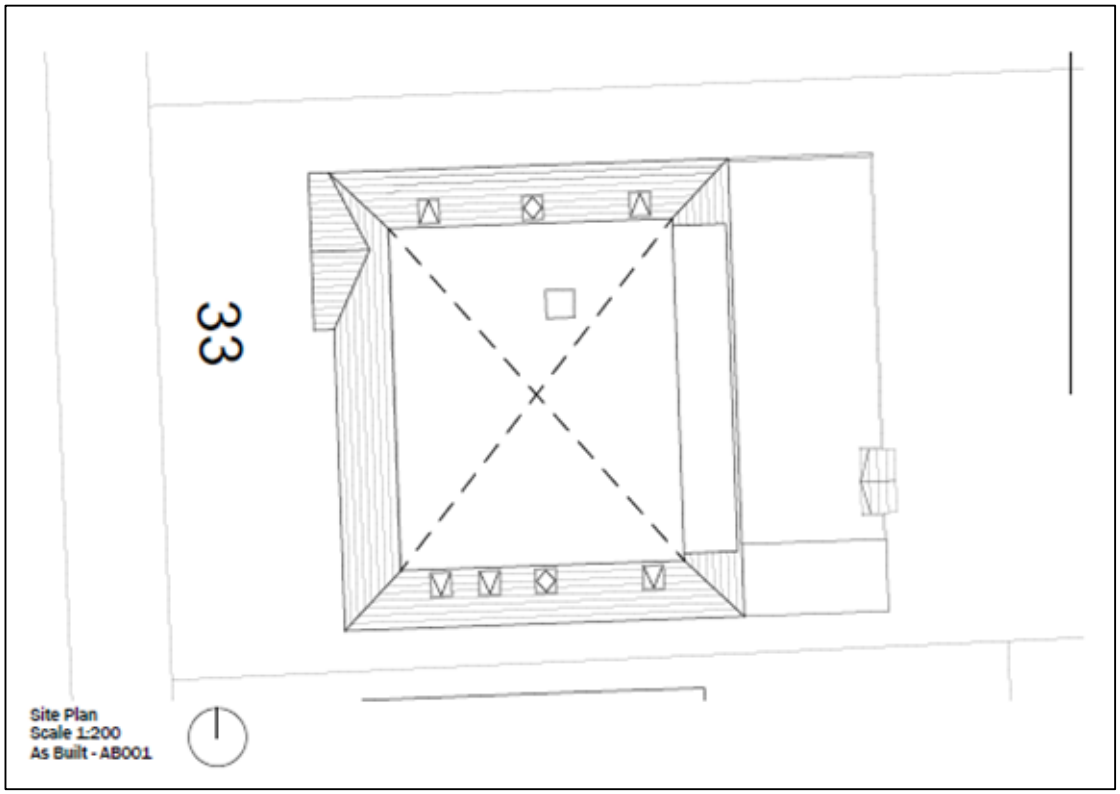
The National Planning Policy Framework (NPPF, 2024)
- Chapter 2 – Achieving Sustainable Development
- Chapter 5 – Delivering a Sufficient Supply of Homes
- Chapter 11 – Making Effective Use of Land
- Chapter 12 – Achieving Well-Designed Places

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.

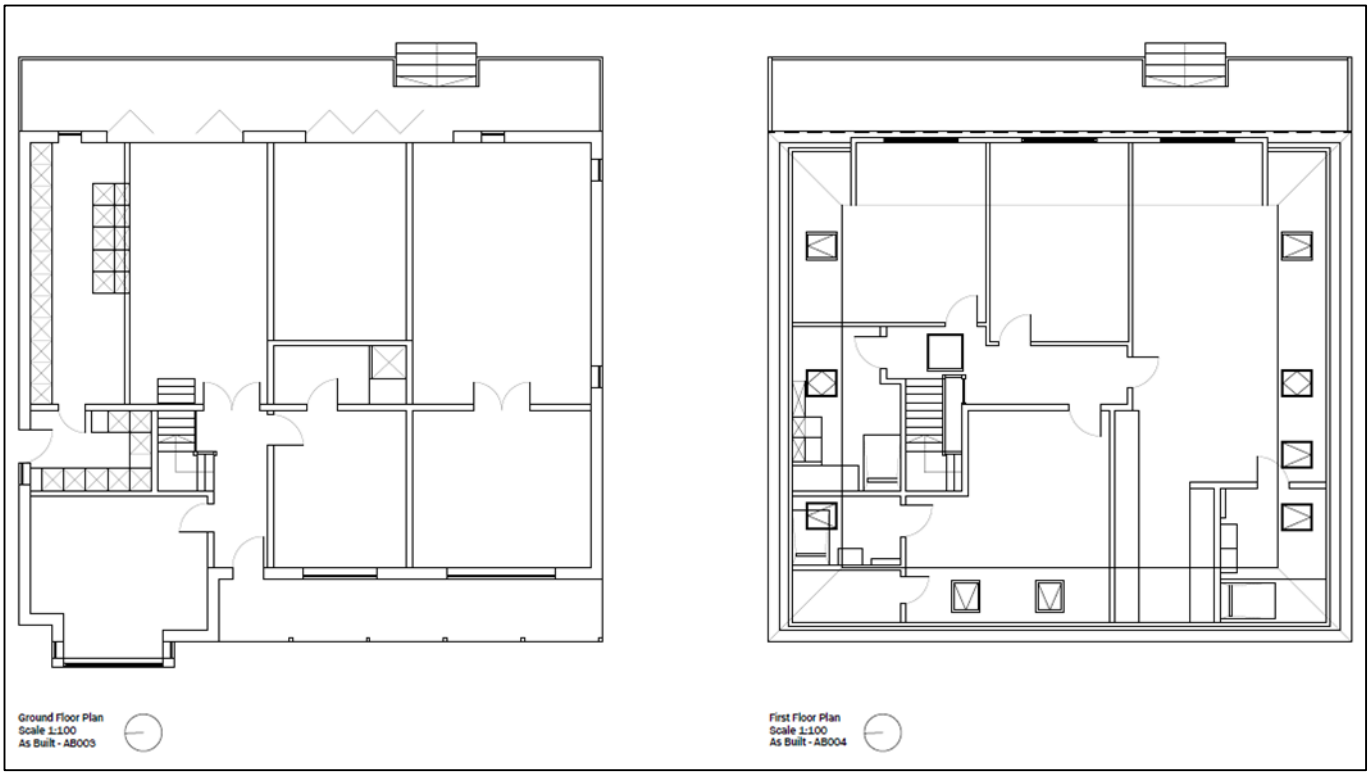
- Policy JP-H1: Scale, Distribution, and Phasing of New Housing Development
- Policy JP-J3: Type, Size, and Design of New Housing
- Policy JP-P1: Sustainable Places



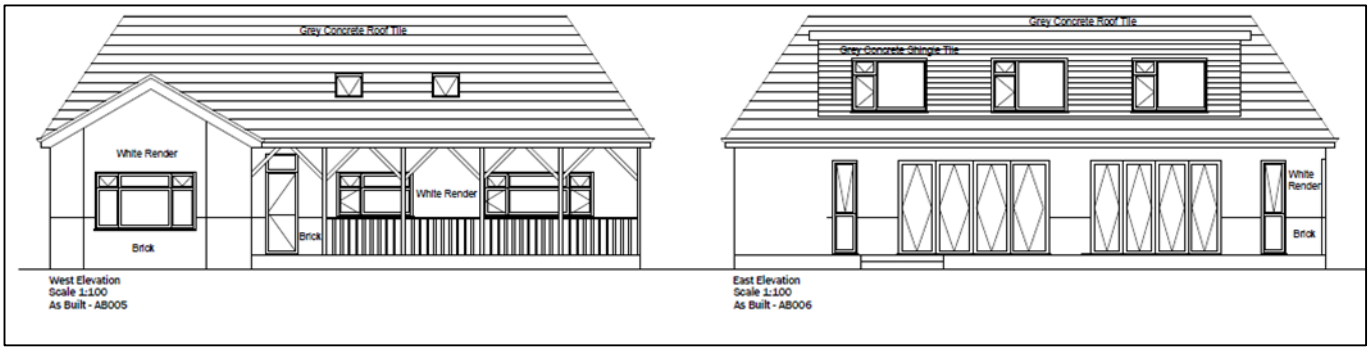
Submitted plans of previous building present on site



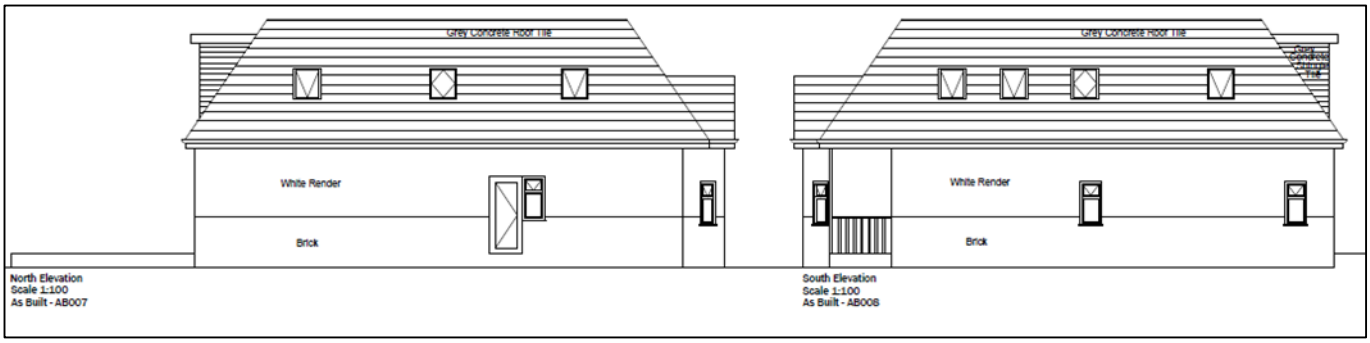
Submitted proposed site plan



Submitted proposed floor plans



Submitted proposed front and rear elevation



Submitted proposed side elevations

Issues

Principle – the principle of erecting a single storey detached dwellinghouse with living accommodation in the roof space is acceptable given the commitment to delivering a sufficient supply of homes (as detailed within chapter 5 of the National Planning Policy Framework) through making effective use of land (as detailed within chapter 11 of the National Planning Policy Framework). Further to this, it should also be noted that this would maintain the established residential use of the site, as well as seeking to regularise the demolition and building works that have taken place at the application site since late 2024.

Notwithstanding this, the proposal must be assessed on a range of relevant issues including its appearance, and impact upon visual and residential amenity, waste storage and management arrangements, cycle and car parking provisions, highways impact, space standards, landscaping and boundary treatment, etc.

Siting, scale, and massing – the submitted plans indicate that the dwellinghouse would be predominantly rectangular-shaped in plan, measuring to 13.377m in length along its northern edge (due to the inclusion of a single storey front outrigger), 12.127m in length along its southern edge, and 15.782m in width, with a maximum part-flat / part-pitched roof height of 6.77m and an eaves height of 3.303m. The submitted plans indicate that a gap of 1.432m would be maintained to the boundary shared with No.35 St Werburgh's Road and a gap of 2.477m would be maintained to the boundary shared with No.31 St Werburgh's Road.

The submitted plans indicate that the dwellinghouse would feature a rear dormer. This would measure to 1.821m in length, 11.839m in width, and 2.308m in height. It would be set 0.504m below the highest point of the roof of the dwellinghouse and 0.708m above its eaves. It would be set 0.272m away from the northern and southern roof edges.

The submitted plans indicate that the dwellinghouse would feature a porch canopy to the front which would measure to 1.713m in length (sitting flush with the front outrigger of the dwellinghouse) and 10.425m in width, with a floor level of 0.374m above ground level.

The submitted plans indicate that a raised platform would be included to the rear of the dwellinghouse. The proposed site plan, proposed floor plans, and proposed elevations exhibit a number of discrepancies in their depiction of the raised platform with none of these drawings matching the raised platform present on site (documented during the case officer's site visit). As such, in order to fully understand the extent and layout of the raised platform, full and final details have been secured via condition.

The overall siting, scale, and massing of the proposal is considered acceptable on the basis that a dwellinghouse of this scale and design has been previously accepted at the application site under planning permissions 136483/FH/2023 and 141182/FH/2024. Further to this, it is considered that the proposal would be consistent with the scale and massing of the surrounding residential properties, many of which consist of larger dwellings across two-storeys, with other single-storey dwellings also established as a feature of the street scene. The proposal is not regarded as being excessively large or bulky 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 be provided to the rear of the dwellinghouse.

Appearance and visual amenity – the submitted plans and application form indicate that the dwellinghouse would be constructed of redbrick and white render, grey concrete roof tiles, white or grey uPVC framed windows, white or grey composite doors, with black uPVC rainwater goods. It would feature a projecting rectangular bay window to its single storey front outrigger, 2no. windows, and 1no. inward-opening door to its front elevation. Its southern side elevation

would feature 2no. windows (conditioned to be obscurely glazed) in addition to the side facing window on the front bay. Its rear elevation would feature 2no. windows and 2no. sets of bi-folding doors. Its northern side elevation would feature 1no. window and 1no. inward-opening door (conditioned to be obscurely glazed) in addition to the side facing window on the front bay. Its front roof slope would feature 2no. skylights, its south roof slope would feature 4no. skylights, and its north roof slope would feature 3no. skylights.

The submitted plans and application form indicate that the dormer would be clad in hanging grey concrete shingle tiles with a flat roof and white or grey uPVC framed windows. Its side elevations would be blank, whilst its rear elevation would feature 3no. windows.

No details have been provided in regard to the materiality of the front porch canopy; however, the site visit photographs demonstrate the canopy as being a simple timber construction, sitting atop of a raised redbrick platform. The submitted plans show the canopy area as being bordered by a fencing detail to the front and side.

No details have been provided in regard to the materiality of the raised platform to the rear; however, the site visit photographs demonstrate the raised platform as being a redbrick construction with pale stone capping.

The design and appearance of the proposal is considered acceptable on the basis that a dwellinghouse of this approximate scale and design has been previously accepted at the application site under planning permissions 136483/FH/2023 and 141182/FH/2024. Further to this, its materials palette consists of materials that would match those of the previous building present at the application site as well as being relatively consistent with the surrounding residential properties. This includes red brickwork, grey concrete roof tiles, and uPVC framed windows / composite doors. This should ensure the proposal integrates well visually with its surrounding area, ensuring its character and visual amenity is not significantly harmed by the works.

Residential amenity – the proposal's impact upon the residential amenity of the area is considered acceptable on the basis that a dwellinghouse of this scale and design has been previously accepted at the application site under planning permissions 136483/FH/2023 and 141182/FH/2024. Further to this, its siting, scale, and massing would be in-keeping with the surrounding residential properties, many of which constitute two-storey dwellings. Issues associated with overlooking, loss of privacy, loss of outlook, loss of light, or the introduction of an overbearing feature are therefore not anticipated. To further safeguard the residential amenity of the area, the proposal's side facing windows and doors have been conditioned to be obscurely glazed. Full and final details of privacy screens bordering the raised platform to the rear have also been secured via condition.

Waste – it is understood that the site's existing refuse bin storage and servicing arrangements would continue. External access to the rear of the site would be available so as to allow the property's refuse bins to continue to be stored away from the street scene.

Parking – it is understood that the site's existing parking arrangements would continue given the retention of the driveway space to the front of the dwellinghouse.

Cycle parking – no details of a cycle store at the site have been provided. This would be in line with the arrangements of the previous dwelling at the site and is therefore considered acceptable.

Landscaping – it is understood that the site's existing soft landscaping to the front and rear gardens would be retained. This is considered acceptable, in line with the conditions of the previous dwelling at the site.

Boundary treatment – it is understood that the site's existing boundary treatment would be retained. This is considered acceptable, in line with the conditions of the previous dwelling at the site.

Standard of accommodation – the standard of accommodation and internal and external space provided by the proposed dwellinghouse would be in line with that of the previous dwelling at the site and is therefore considered acceptable.

In terms of the adequacy of light provided to the property's occupiers, the submitted plans indicate that all habitable rooms would be serviced by at least 1no. window or door and, given the spacious character of the application site, these windows would be unobstructed by adjacent built form, receiving sufficient levels of sunlight and daylight throughout the daytime. An adequate external amenity space would be provided to the rear of the property. These arrangements are considered acceptable.

Construction impacts – any impacts associated with construction would be short-lived and would not represent material planning considerations which could be used to refuse planning permission. If there are any issues relating to noise or pollution associated with the construction phase, then these would be controlled through separate legislation such as the Environmental Pollution Act.

Use – in terms of whether the proposal would lead to additional comings and goings or an intensified use of the site, these are not considered to be significant issues given the established residential use of the site and the levels of activity associated with it. In comparison to previous building, the level of trips generated is not anticipated to be dissimilar. As such, it is considered that the proposal would not substantially alter the existing conditions and residential amenity of the surrounding area.

In order to overcome concerns relating to the property's potential use as a House in Multiple Occupation (C4), a condition restricting the use of the property to C3a only has been attached.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale, and massing, appearance, standard of accommodation provided, and impact upon visual and residential amenity, waste storage, and parking, as it broadly complies with policies DM1 and SP1 of the Core Strategy, chapter 12 of the NPPF, and policy JP-P1 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. 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 ground floor plan titled ‘Ground Floor Plan. As Built’, numbered ‘AB003’, stamped as received by the City Council as Local Planning Authority on the 22nd July 2025.
Proposed first floor plan titled ‘First Floor Plan. As Built’, numbered ‘AB004’, stamped as received by the City Council as Local Planning Authority on the 22nd July 2025.
Proposed west elevation titled ‘West Elevation. As Built’, numbered ‘AB005’, stamped as received by the City Council as Local Planning Authority on the 22nd July 2025.Proposed east elevation titled ‘East Elevation. As Built’, numbered ‘AB006’, stamped as received by the City Council as Local Planning Authority on the 22nd July 2025.
Proposed north elevation titled ‘North Elevation. As Built’, numbered ‘AB007’, stamped as received by the City Council as Local Planning Authority on the 22nd July 2025.
Proposed south elevation titled ‘South Elevation. As Built’, numbered ‘AB008’, 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 policies SP1 and DM1 of the Manchester Core Strategy.

3) Materials

The materials to be used on the external surfaces of the development hereby permitted shall match those specified on the submitted application form and drawings listed under condition no.2 of this approval.

For clarity, this shall include:
- Redbrick and white render on the walls of the dwellinghouse.
- Grey concrete roof tiles on the roof of the dwellinghouse.
- White or grey uPVC windows on the dwellinghouse.
- White or grey composite doors on the dwellinghouse.
- Grey concrete shingle tile hanging tiles on the elevations of the rear dormer.

Reason - To ensure the appearance of the development and its impact upon the visual amenity of the area is acceptable, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

4) Obscure glazing

The windows and door in the north and south ground floor elevations of the approved dwelling, facing No.31 and No.35 St Werburgh’s Road, 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 properties from overlooking or perceived overlooking, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

5) Landscaping scheme

Within 3 months of the granting of this planning permission, a hard and soft landscaping scheme, including details of the raised platform area to the rear of the property, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

For clarity purposes, the details shall include the proposed height, layout and materials of the raised platform area.

The approved scheme shall be implemented not later than 12 months after first occupation of the dwellinghouse.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy.

6) Privacy screen details

Within 3 months of the granting of this planning permission, details of privacy screens running along the north and south edges of the raised platform shall be submitted to and approved in writing by the City Council as Local Planning Authority.

For clarity purposes, the details shall include the proposed height, location and materials of the privacy screens.

The approved screens shall be implemented no later than 3 months after first occupation of the dwellinghouse and shall remain in place and be maintained in perpetuity.

Reason - In the interests of residential amenity, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

7) PD restriction – windows

Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no windows shall be inserted in any of the elevations of the approved dwelling without planning permission being granted by the Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

8) PD restriction – extensions, roof additions, and porches

Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no extensions (Class A), roof additions (Class B), or porches (Class D) shall be erected without planning permission being granted by the Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

9) PD restriction – use

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), the dwellinghouse hereby approved shall not be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families, pursuant to policies DM1 and H11 of the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

35 St Werburgh's Road, Manchester, M21 0TL
7 St Brannocks Road, Manchester, M21 0UP
3 St Brannocks Road, Manchester, M21 0UP
5 St Brannocks Road, Manchester, M21 0UP
74 St Werburgh's Road, Manchester, M21 0TJ
72 St Werburgh's Road, Manchester, M21 0TJ
68 St Werburgh's Road, Manchester, M21 0TJ
31 St Werburgh's Road, Manchester, M21 0TL
70 St Werburgh's Road, Manchester, M21 0TJ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA