

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142796/FH/2025

Date registered valid: 7 May 2025

Proposal: Erection of a two storey side and rear extension together with Juliet balcony to the rear

Address: 23 Wilbraham Road, Manchester, M14 6FG

Ward(s): Fallowfield Ward

Applicant: Mr Zana Abdullah

Agent (if any): Mr Ahmed Choudhry, Nada Architects

Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 04/07/2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 21/05/2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 19 May 2025 Expired: 10 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

Description of site/building

The application relates to a two-storey detached class C3 dwellinghouse on Wilbraham Road. The house is finished in red brick with terracotta detailing on the bay and gable and a hipped roof finished in orange roof tiles. The property features a front garden with hardstanding for parking, to the rear there is an existing conservatory and garden.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Wilbraham Road is a major arterial road in South Manchester, linking Princess Road and Wilmslow Road. This section of Wilbraham Road is predominantly residential, with a range of dwelling types including detached, terraced low- and mid-rise apartment blocks with a few religious institutions in close proximity to the house.

Description of development

The applicant is seeking permission for the erection of a two-storey side and rear extension with a Juliet balcony on the rear elevation.

Consultations & Notification Responses

Neighbours, as per appendix 1 – No comments or objections received.

Policy

The Manchester Core Strategy Development Plan Document 2012-2027 –

The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 – Waste

Extant Unitary Development Plan (UDP)

The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

Places for Everyone

Places for Everyone (2022-2039) – 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.

The following policies are relevant:

- S1- Sustainable development

The National Planning Policy Framework (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually

supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

Principle

The submitted application is for the erection two storey side extension and two-storey rear extension with the replacement of conservatory roof with flat roof form additional living accommodation. This is considered acceptable in principle as many people prefer to alter or extend homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed alteration would give rise to any significant additional waste or car parking pressures.

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

Sitting, Scale and Mass

The proposed side element of the extension would project out to the side by 2980mm and span the extended length of the property at 13,400mm. The proposed rear element would project back 300mm than the furthest point of the existing outrigger and conservatory, spanning the entire width of the rear elevation at 10,300mm. It would feature a bay window to the front with an open gable above.

The first-floor rear addition would project back by 3600mm and would have a hipped roof 340mm lower than the ridge of the main roof.

Overall, although large, the development is considered to be subservient to the host dwellinghouse in terms of its dimensions and would not result in 'excessively large or bulky' addition to the property, therefor the proposal accord with polices SP1 and DM1 of the Core Strategy.

Residential Amenity

Although the proposed extension is large, the house itself is a large, detached property with large garden space and significant gaps to the neighbouring properties on all sides, with the rear gardens being south facing. Therefore, the levels of overshadowing caused by the proposed extension are considered to be acceptable in this instance.

A separation distance of 1,275mm to the boundary with the adjacent property at No. 25 is maintained. It is also noted that No. 25 features single-storey rear extensions of a similar projection to the proposed development. Combined with the south-facing orientation of the rear gardens, this ensures that any reduction in sunlight to the rear windows of the neighbouring property will be minimal and limited to early morning and late evening hours.

The side addition would come up to the boundary, however it would not have any windows on this side elevation, and it should be noted that the adjacent plot to this side is a brownfield undeveloped plot, as a result the large side addition would not have a significant impact to neighbouring residents and would not prejudice development of the neighbouring site.

The side elevation facing west will feature 1 new first floor window to provide light to new bathroom. As it is a bathroom window it would be obscurely glazed and conditioned as such and therefore would not give rise to overlooking or privacy issues. It should also be noted that a obscurely glazed window can be inserted in the first-floor side elevation under permitted development rights.

The proposal would feature a new bay window to the front elevation, with the side elevation remaining blank and featureless. The rear elevation would feature a bifold glazed door and additional door on the ground floor with a Juliet balcony with surrounding windows and two more window on the first floor. It is not anticipated the proposed windows and doors would give rise to issues relating to privacy or overlooking.

In addition to the above, no objections have been received. The proposal therefore accords with policies SP1 and DM1 of the Core Strategy

Visual Amenity

The proposed extensions would be finished in brickwork and roof tiles to match the existing dwellinghouse. It would have a bay window and open gable to match the other side of the house to the front, whilst the rear would feature a hipped roof. It should be noted that no.29 has had a very similar development in the same style as the applicant property, the proposal would therefore be in keeping with the other homes in the vicinity and would not appear incongruous with the main house or street scene.

The design and appearance of the proposed developments therefore accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Waste Storage

Access to the rear is retained, therefore bin storage is unaffected by the proposal.

Parking

The proposal involves expanding the existing driveway to provide more parking for the increased dwelling size, this does not alter the existing boundary treatment of access across the pavement and is therefore acceptable. The extension of the driveway itself does not require the benefit of consent as the material is shown to be permeable.

Conclusion

Given the above issues, it is considered that the proposed side and rear extension are acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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. No significant problems have arisen during the consideration of this application and the application 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. 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. Drawing – Location Plan – 24 April 2025
- b. Drawing – Proposed Elevations – 03 July 2025 – Drawing no. (02)001PL2
- c. Drawing – Proposed Floor Plans – 07 May 2025 – Drawing no. (04)001
- d. Drawing – Proposed Site Plan – 03 July 2025 – Drawing no. (05)001PL2

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

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 DM1, SP1 and EN1 of the Core Strategy.

4. Use Class Restriction

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) no part of the development shall 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). For the avoidance of doubt, this is use by a single person or by people living together as a family.

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5. Additional glazing restriction:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

6. Obscure Glazing:

Before first occupation the window in the 'side elevation 2' as labelled on drawings referenced (02)001 PL2 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 Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Flat 8, Dawn Court, 14 Wilbraham Road, Manchester, M14 6DL
Flat 5, Dawn Court, 14 Wilbraham Road, Manchester, M14 6DL
Flat 3, Dawn Court, 14 Wilbraham Road, Manchester, M14 6DL
Flat 19, Dawn Court, 14 Wilbraham Road, Manchester, M14 6DL
Flat 17, Dawn Court, 14 Wilbraham Road, Manchester, M14 6DL
Union Chapel, Wellington Road, Whalley Range, Manchester, M14 6EQ
Flat 19, Falkland House, 16A Wilbraham Road, Manchester, M14 6JY
Flat 17, Falkland House, 16A Wilbraham Road, Manchester, M14 6JY
Flat 15, Falkland House, 16A Wilbraham Road, Manchester, M14 6JY
Flat 11, Falkland House, 16A Wilbraham Road, Manchester, M14 6JY
Flat 9, Falkland House, 16A Wilbraham Road, Manchester, M14 6JY
Flat 6, Falkland House, 16A Wilbraham Road, Manchester, M14 6JY
Flat 4, Falkland House, 16A Wilbraham Road, Manchester, M14 6JY
Flat 2, Falkland House, 16A Wilbraham Road, Manchester, M14 6JY
Homeopathic Clinic, 23 Wilbraham Road, Manchester, M14 6FG
Flat 9, Dawn Court, 14 Wilbraham Road, Manchester, M14 6DL
Flat 7, Dawn Court, 14 Wilbraham Road, Manchester, M14 6DL
Flat 6, Dawn Court, 14 Wilbraham Road, Manchester, M14 6DL
Flat 4, Dawn Court, 14 Wilbraham Road, Manchester, M14 6DL
Flat 20, Dawn Court, 14 Wilbraham Road, Manchester, M14 6DL
Flat 2, Dawn Court, 14 Wilbraham Road, Manchester, M14 6DL
Flat 18, Dawn Court, 14 Wilbraham Road, Manchester, M14 6DL
Flat 16, Dawn Court, 14 Wilbraham Road, Manchester, M14 6DL
Flat 15, Dawn Court, 14 Wilbraham Road, Manchester, M14 6DL
Flat 13, Dawn Court, 14 Wilbraham Road, Manchester, M14 6DL
Flat 12, Dawn Court, 14 Wilbraham Road, Manchester, M14 6DL
Flat 11, Dawn Court, 14 Wilbraham Road, Manchester, M14 6DL
Flat 10, Dawn Court, 14 Wilbraham Road, Manchester, M14 6DL
Flat 1, Dawn Court, 14 Wilbraham Road, Manchester, M14 6DL
Flat 14, Dawn Court, 14 Wilbraham Road, Manchester, M14 6DL
25 Wilbraham Road, Manchester, M14 6FG
Flat 18, Falkland House, 16A Wilbraham Road, Manchester, M14 6JY
Flat 16, Falkland House, 16A Wilbraham Road, Manchester, M14 6JY
Flat 14, Falkland House, 16A Wilbraham Road, Manchester, M14 6JY
Flat 12, Falkland House, 16A Wilbraham Road, Manchester, M14 6JY
Flat 10, Falkland House, 16A Wilbraham Road, Manchester, M14 6JY
Flat 8, Falkland House, 16A Wilbraham Road, Manchester, M14 6JY
Flat 7, Falkland House, 16A Wilbraham Road, Manchester, M14 6JY
Flat 5, Falkland House, 16A Wilbraham Road, Manchester, M14 6JY
Flat 3, Falkland House, 16A Wilbraham Road, Manchester, M14 6JY
Flat 1, Falkland House, 16A Wilbraham Road, Manchester, M14 6JY

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) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH AREA