

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142360/FH/2025
Date registered valid: 17 March 2025
Proposal: Retention of single storey rear extension
Address: 112 St Werburghs Road, Manchester, M21 0UL
Ward(s): Chorlton Park Ward

Applicant: Mr Khalid Ashraf
Agent (if any): Mr George Falzon Falvia Services Limited
Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 12 May 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 7 May 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 27 March 2025 Expired: 17 April 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 and area

112 St Werburgh's Road is a large, two-storey, semi-detached bay-fronted dwellinghouse constructed of red brick with a dark grey concrete tile roof. Located within the Chorlton Park Ward of Manchester, the property features both front and rear gardens, offering off-road parking and private outdoor space for residents. The front boundary consists of a low brick wall, while the side and rear shared boundaries are made of timber fencing. The property includes an existing two-storey rear outrigger and a detached single-storey garage near the shared boundary with 110 St Werburgh's Road, accessible via the side driveway of the property.

Chorlton Park Ward is a suburban area situated approximately 5 miles south of Manchester City Centre. Primarily residential, it features a diverse mix of housing types. Key amenities include several primary and secondary schools, supermarkets, and expansive green spaces such as Chorlton Park, Hough End, and Southern Cemetery. Chorlton Park is well-connected by major roads and public transport, including the Metrolink, with St Werburgh's Road and Withington stops located within the ward.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The applicant is seeking planning permission to retain a single storey rear extension.

Consultations & Notification Responses

Publicity – Notification letters were sent to nearby residential properties (see appendix 1 for the list of properties).

Local residents/public opinion

Five objections and one representation neither supporting nor objecting to the application were received.

The main themes/issues raised were as follows:

1. Inaccurate Application Description and Drawings

- a. The application mentions only a single-storey rear extension, omitting the large roof extension and loft conversion.
- b. Elevation drawings inaccurately show the roof apex below the upstairs windowsill, while it actually extends up to the sill level.
- c. The finished building deviates significantly from the proposed details.

2. Retrospective Application

- a. The work was done in advance of obtaining the correct permissions.
- b. Permission was not sought for both extensions (rear and dormer) together, despite their simultaneous completion.
- c. No explanation is provided for the retrospective nature of the application or the exclusion of similar structures on the adjoining house (114).

3. Material and Appearance

- a. Windows and doors are described as white PVC but are actually black PVC.
- b. The roof extension's black slate facing negatively impacts the area's character.

4. Scale and Privacy

- a. The extensions are out of scale with neighbouring houses and intrude on the privacy of adjacent properties.
- b. The dormer with floor-to-ceiling windows and the ground floor extension overlooks the objector's property, causing significant loss of light and privacy.
- c. The rear extension has a high-pitched roof that imposes on the rear garden amenity of nearby houses.
- d. The extension appears much wider than normal, suggesting overdevelopment of the site.
- e. The footprint of 112 has increased considerably, covering much of the garden and outdoor space, negatively affecting the living conditions of current and future occupants and the enjoyment of neighbouring gardens.

5. Incorrect Start Date

- a. The application states that work began on 04/12/2023, but the works started in July/August 2023, with preparations beginning several months earlier.

6. Removal of Trees and Hedges

- a. The application claims no trees or hedges were removed, but a significant hedge and several mature trees were removed prior to construction.
- b. Two garages and several trees and shrubs that provided privacy were demolished, impacting neighbouring properties.

7. Conversion to HMO/Flats

- a. The property is being converted from a residential house to an HMO, which is unsuitable for the relatively small semi-detached house.

- b. The conversion is not in keeping with the family-oriented nature of the area, leading to concerns about increased parking and transient residents.
- c. Comments suggest the property has or is being converted into flats.

8. . New Garage Construction

- a. Two garages have been demolished, and a new kit-type garage has been constructed in a different position at 112.

Planning History

No previous planning applications at this property.

Legislative Issues

National Policy

National Planning Policy Framework (NPPF)

The NPPF (updated December 2024) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt.

Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e., the Core Strategy Development Plan Document (2012) and accompanying policies, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

Paragraph 11 of the National Planning Policy Framework (NPPF) emphasizes a presumption in favour of sustainable development. For decision-making, this means:

- Approving development proposals that align with an up-to-date development plan without delay.
- Where there are no relevant development plan policies, or the key policies are out-of-date, granting permission unless:
 - 1. Policies in the NPPF that protect areas or assets of particular importance provide a clear reason for refusal.
 - 2. The adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the NPPF as a whole

Regional Policy

Places for Everyone Joint Development Plan – 2022 to 2039

On the 21st of March 2024, nine of the ten Greater Manchester Councils voted to adopt the Places for Everyone Joint Development Plan – 2022 to 2039 (PfEJDP); Manchester City Council is one of the Council's that has voted to adopt the plan. The PfEJDP has superseded parts of some of the policies contained within the Council's Core Strategy.

The relevant PfEJDP policy is as follows:

JP-S1: Sustainable Development

Focuses on ensuring that all new developments contribute to sustainable development. This means balancing social, economic, and environmental objectives to create resilient and thriving communities.

JP-P1 Sustainable Places

Aims to create places that are not only sustainable but also resilient, safe, and capable of adapting to major environmental and economic changes. This policy emphasizes the importance of designing out crime, reducing opportunities for anti-social behaviour, and ensuring that developments make appropriate provisions for emergencies.

Local Policy

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant Core Strategy policies for this application are as follows:

Policy SP1 - Spatial Principles

Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

DM1 – Development Management 1

Focuses on ensuring high-quality design in new developments. It sets out criteria to assess the design, scale, and appearance of proposals to ensure they enhance or create character and protect the built environment. Key considerations include:

- **Design Quality:** Ensuring developments are visually appealing and contribute positively to the local area.
- **Context Appropriateness:** Making sure the design, scale, and appearance are suitable for the surrounding context.
- **Sustainability:** Promoting sustainable design and construction practices.
- **Amenity Protection:** Safeguarding the amenity of existing and future occupants

The relevant UDP policies for this application are:

DC 1.1 – 1.4 – Residential Extensions

Focus on residential extensions and set out criteria for assessing proposals.

The Guide to Development in Manchester SPD

Adopted in 2007, the SPD provides comprehensive planning guidance to support and enhance the development of the city. For example, the SPD aims to ensure attractive, well-designed, and well-maintained neighbourhoods that support sustainable development and community well-being.

Retrospective Application and Procedural Context

The applicant has submitted a retrospective householder planning application seeking permission to retain a single-storey rear extension that was constructed without prior planning consent.

In accordance with Paragraphs 012 and 013 of the Government's Planning Practice Guidance (Reference ID: 17b-012-20140306 and 17b-013-20140306), a local planning authority may invite a retrospective application under Section 73A of the Town and Country Planning Act 1990 where it considers this to be the appropriate means of regularising unauthorised development. In this instance, the Council requested the submission of a planning application following an investigation into complaints regarding unauthorised works at the property.

It is important to note that while the Council may invite such an application, this does not imply that permission will be granted. The application must be assessed on its planning merits in the usual way, and the authority must not prejudice its decision-making by pre-judging the outcome.

An individual who has undertaken unauthorised development has a single opportunity to obtain planning permission retrospectively. This may be through the submission of a retrospective planning application or, alternatively, through an appeal against an enforcement notice on the grounds that planning permission ought to be granted—commonly referred to as a “ground (a)” appeal.

Principle – Policies SP1 and DM1 of the Manchester Core Strategy (2012) aim to ensure that new developments enhance or create character, protect and enhance the built environment, and that their design, scale, and appearance are appropriate to their context.

Policies DC1.1, DC1.2, DC1.3, and DC1.4 of the Unitary Development Plan for the City of Manchester 1995 (UDP) specifically address residential extensions, outlining criteria for assessing such proposals. Despite their age, these policies align with the National Planning Policy Framework (NPPF), which advocates for high design standards in new developments to ensure a good standard of amenity for all existing and future occupants.

In this case, the applicant seeks to retain a single-storey rear extension built without prior planning permission.

In assessing the acceptability of the extension, key considerations include the siting, scale, massing, design, and overall appearance of the development. The impact on residential amenity particularly in relation to neighbouring occupiers will also be evaluated.

Any additional matters raised in response to the notification letter, which have not been addressed in the preceding sections of this report, are considered in the following section.

Siting, Scale and Massing

As shown in Photograph 1, the applicant has constructed a single-storey rear extension to the property.

The rear of the property is a typical and appropriate location for such development. The extension follows an L-shaped footprint, incorporating the ground floor of the existing two-storey outrigger, and maintains a dual-pitched roof. It does not extend beyond the side elevation facing 110 St Werburgh's Road, retaining a separation distance of 2.41 metres from the shared boundary. On the opposite side, the extension is set 1.445 metres from the boundary with 114 St Werburgh's Road, which also features a single-storey rear extension currently under consideration via a separate planning application (Ref: 142557/FH/2025).

The extension projects just over 4 metres from the original rear elevation and spans a width of approximately 5 metres (see Image 1). The dual-pitched roof rises to a maximum height of 3.83 metres, with an eaves height of 2.87 metres. The ridge line aligns with the windowsill of the first-floor rear window, ensuring the extension remains visually subordinate to the host dwelling.

While the rearward projection exceeds the 3.65-metre guideline set out in saved UDP Policy DC1, the policy uses the term “normally,” allowing for discretion where justified. In this case, the scale and massing of the extension, combined with the property’s orientation, ensure that no significant overshadowing of neighbouring dwellings occurs. Furthermore, the depth of the rear garden is sufficient to accommodate the extension without compromising the quality of outdoor amenity space for the current and future residents.

Concerns were raised in response to the notification regarding discrepancies between the extension as shown on the submitted drawings and the structure built on site. Officers have measured the rearward projection and width of the extension and, while minor deviations were noted, these are considered to fall within acceptable tolerances and do not materially affect the overall assessment of the proposal.

Single-storey rear extensions are generally not considered overbearing due to their siting, scale, and massing. In this instance, the extension remains under 4 metres in height and is proportionate to the scale of the host property. The existing boundary treatment, approximately 1.8 metres in height, further mitigates any potential impact on neighbouring gardens.

Therefore, the proposal is considered acceptable in terms of scale, siting, and massing. It complies with Core Strategy Policies SP1 and DM1 and saved Policy DC1 of the Unitary Development Plan. While the rearward projection exceeds the typical guideline, the extension maintains a subservient relationship to the main dwelling.



Photograph 1 Single Storey Rear Extension as built

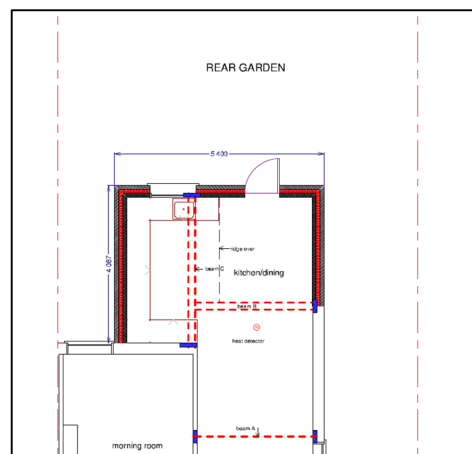


Image 2 Single Storey Rear Extension as built

Design and Appearance

The extension, while modest in design, adopts an L-shaped footprint that incorporates the ground floor of the existing two-storey rear outrigger and features a dual-pitched roof. Clarification was sought regarding the materials used, due to discrepancies between the application form and the extension as constructed. The applicant has confirmed that the windows and doors are, and will remain, charcoal grey to match the existing dwelling, which is considered acceptable. The selected brick type and colour are also deemed appropriate and in keeping with the character of the property.

Overall, there are no concerns regarding the design or visual appearance of the extension. This addition to the property is in keeping with similar residential extensions found both within the immediate area and across the city.

As such, the proposal is considered acceptable in terms of visual amenity and complies with Core Strategy Policies SP1 and DM1, as well as saved Policy DC1 of the Unitary Development Plan.

Residential Amenity

The single-storey rear extension provides an enlarged kitchen and dining area, enhancing the internal living space for current and future occupiers. There are no objections to this aspect of the proposal, as Core Strategy Policy DM1 and saved UDP Policy DC1 support household alterations that respond to changing family needs.

While not explicitly stated, it is evident that the extension contributes positively to the functionality and usability of the dwelling. As addressed elsewhere in this report, the property remains a single-family dwellinghouse. The approval of the extension is not expected to result in a level of activity materially different from that of neighbouring residential properties.

In terms of residential amenity, the development is not considered to give rise to any significant adverse impacts. The proposal is therefore deemed to accord with Core Strategy Policy DM1 and saved Policy DC1 of the Unitary Development Plan.

Other Matters

Commencement of Works Date

Whilst there may be some discrepancies between the commencement date of the works as stated in the application form and the dates referenced in representations received, officers have assessed the development as built. This assessment has included a review of the use of the property, the construction of the dormer, the accuracy of the submitted drawings, and the erection of the garage, among other matters.

Dormer and Front Porch

Representations objecting to the application raised concerns that the rear dormer had not been included in the planning submission and should have formed part of the application. The applicant has advised that the dormer was completed on 17 November 2023 and considers it to be permitted development under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Officers have reviewed the rear dormer in the context of the existing built form. The two-storey rear outrigger is considered original, as evidenced by aerial photography dating back to 1946, which shows that the property has changed little since that time. A comparison between the Historic England aerial imagery and a recent Google Earth image (Image 2) supports this assessment.

Based on the available evidence confirming that the rear outrigger is original, and having assessed the dimensions of the dormer, it is considered that the dormer complies with the requirements and limitations set out in Part 1, Schedule 2, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). As such, planning permission is not required.

In addition, the front porch appears to be an established feature of the property, with Google Street View imagery confirming its presence as far back as 2008.



Image 2 Comparison of aerial photograph dated 1946 and current google earth aerial images with site edged in red. Sources: https://historicensland.org.uk/images-books/archive/collections/aerial-photos/record/raf_3g_tud_uk_184_vp4_5348 and <https://earth.google.com/web/search/112+st+werburghs+manchester/@53.44058602,-2.26729825,28.4185945a,180.59670206d,35y,178.04155634h,0t,0r/data=CiwiJgokCVLk lt8ukpAETnR4f7suEpAGYyQG0RWB ALAIXTJOvznLwLAQgIIAUICCABKDQj 8BEAA>

Driveway/Parking/Garage and Refuse Storage

Car parking and refuse storage arrangements are not adversely affected by the development. Sufficient space remains to the side of the property to accommodate refuse bins, either at the side or to the rear. The property also benefits from off-street parking provision for at least two vehicles.

The applicant has confirmed that the new driveway is constructed using porous materials, allowing surface water to permeate through. As such, planning permission is not required for the replacement driveway, as it complies with the provisions of Part 1, Schedule 2, Class F of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Concerns have been raised regarding the erection of a new garage. Aerial imagery suggests that the original garage was demolished and replaced. However, under Part 1, Schedule 2, Class E of the GPDO 2015, the construction of outbuildings is permitted development, and the new garage appears to fall within these parameters.

The proposal is therefore considered acceptable and in accordance with Policy DM1 and saved Policy DC1 in respect of car parking provision and adequate refuse storage.

Trees

Although no trees were observed on site during the visit, concerns have been raised regarding the removal of trees and hedgerows during the course of the works. However, as the trees were not subject to a Tree Preservation Order (TPO) and the site is not located within a conservation area, the landowner was within their rights to remove them without requiring formal consent.

HMO/Flats

Concerns have been raised that the property is, or may become, a House in Multiple Occupation (HMO) or be subdivided into self-contained flats. These concerns were discussed with the applicant, who confirmed that the property had been listed with a letting agent to assess current rental market values. However, the applicant has clarified that the recent extensions were undertaken to accommodate an extended, multi-generational family, including the installation of

a secondary kitchen to support semi-independent living arrangements. As such, the property continues to fall within Use Class C3 (dwellinghouse) for planning purposes.

A review of Council Tax records and Energy Performance Certificates (EPCs) for the property has been undertaken. There is no evidence of subdivision or the creation of separate addresses, nor any indication that the property has been converted into multiple units.

It is noted that an Article 4 Direction is in effect in Manchester, which removes permitted development rights for the change of use from a dwellinghouse (Use Class C3) to a small HMO (Use Class C4). Any such change would therefore require planning permission.

Similarly, the conversion of a property into self-contained flats also constitutes development and would require planning permission.

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the NPPF.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development hereby approved shall be carried out in accordance with the following drawings and documents:

1052/11

1052/12

1052/13

1052/14

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

Appendix 1 – List of consultees & neighbours notified

33 Chandos Road South, Manchester, M21 0TH
69 St Werburgh's Road, Manchester, M21 0UN
Flat 2, 63 St Werburgh's Road, Manchester, M21 0UN
Flat 1, 63 St Werburgh's Road, Manchester, M21 0UN
67 St Werburgh's Road, Manchester, M21 0UN
65 St Werburgh's Road, Manchester, M21 0UN
110 St Werburgh's Road, Manchester, M21 0UL
108 St Werburgh's Road, Manchester, M21 0UL
37 Chandos Road South, Manchester, M21 0TH
35 Chandos Road South, Manchester, M21 0TH
31 Chandos Road South, Manchester, M21 0TH
114 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
Area Team Boundary - Name: SOUTH AREA