



MANCHESTER
CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

APPLICATION NO. 141776/FH/2024

DATE REGISTERED VALID: 18 February 2025

PROPOSAL: Erection of a single storey front, side, and rear extension including roof alterations, porch and garage extension; together with a two-storey rear extension and associated roof and elevational alterations.

ADDRESS: 100 Wythenshawe Road, Manchester, M23 0PA

WARD(S): Northenden Ward

APPLICANT: Mr Ghazwan Harb

AGENT (IF ANY): Mrs Ayah Hatahet

CASE OFFICER: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

RECOMMENDATION: Approve

DATE OF RECOMMENDATION: 19 March 2025

APPLICATION DETAILS

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	12 March 2025
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications:	Printed: 25 February 2025 Expired: 18 March 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
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

DESCRIPTION OF SITE/BUILDING

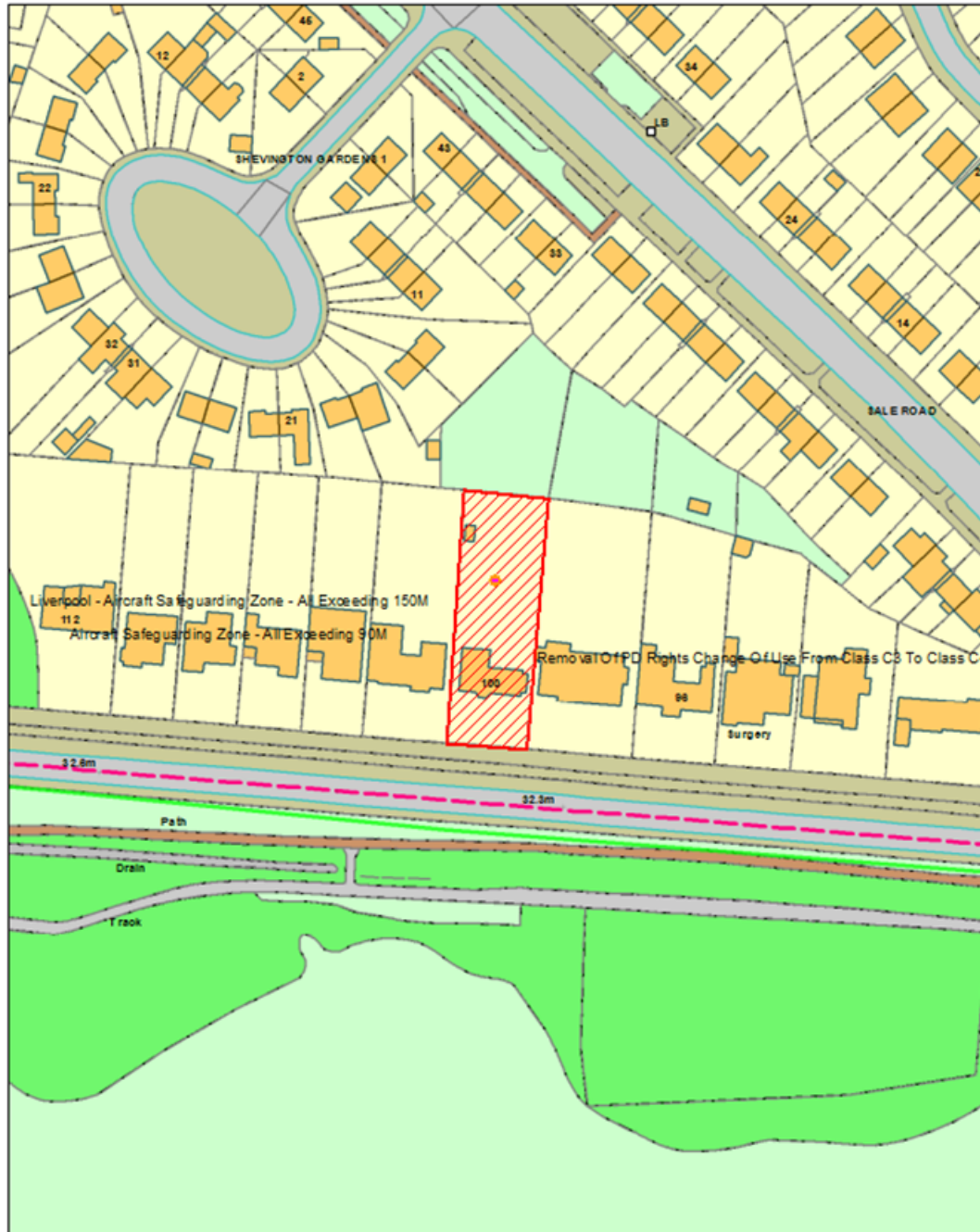
The proposal is related to a two-storey detached dwellinghouse on Wythenshawe Road. The property features an existing two storey rear extension and single storey side extension with hardstanding to the front for off street vehicle parking and a garden to the rear.



Figure 1. Street scene

DESCRIPTION OF AREA

The proposal is in a mostly residential part of the Northenden ward of Manchester with Wythenshawe Park across Wythenshawe Road.



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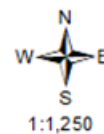


Figure 2. Location plan

DESCRIPTION OF DEVELOPMENT

Erection of a single storey front, side, and rear extension including roof alterations, porch and garage extension; together with a two-storey rear extension and associated roof and elevational alterations.

SINGLE STOREY FRONT & SIDE

The proposed single storey front extension projects a maximum of 1652mm from the principal elevation and spans 10250mm across the front of the main property and side extension. The proposed extension is finished in matching brick and matching tile sloped roof. The extension allows for a new porch and extensions to family room and side garage with new glazing to the front.

TWO STOREY REAR EXTENSION.

The two storey rear extension projects 5261mm from the principal elevation to meet the existing rear extension. The two-storey extension is finished in brick to match with a hipped matching tiled roof into the main roofline integrating the existing two storey rear to form one roof form. The extension allows for a new dining room and bedrooms with glazing to the rear.

SINGLE STOREY REAR EXTENSION

The proposal adds a further 1000mm projecting ground floor rear extension from the two-storey rear extension. This allows for an expanded kitchen and games roof. This ground floor rear extension is finished in matching brick with a sloping tiled roof to match.

ROOF ALTERATIONS

The proposal converts the existing flat roof of the garage to a sloping roof which integrates the new roof to the proposed front extension and new roof to the rear extension and a new front overhand to connect the roof to the other side of the property to create a continuous roof line around the ground floor of the front side and rear of the property.

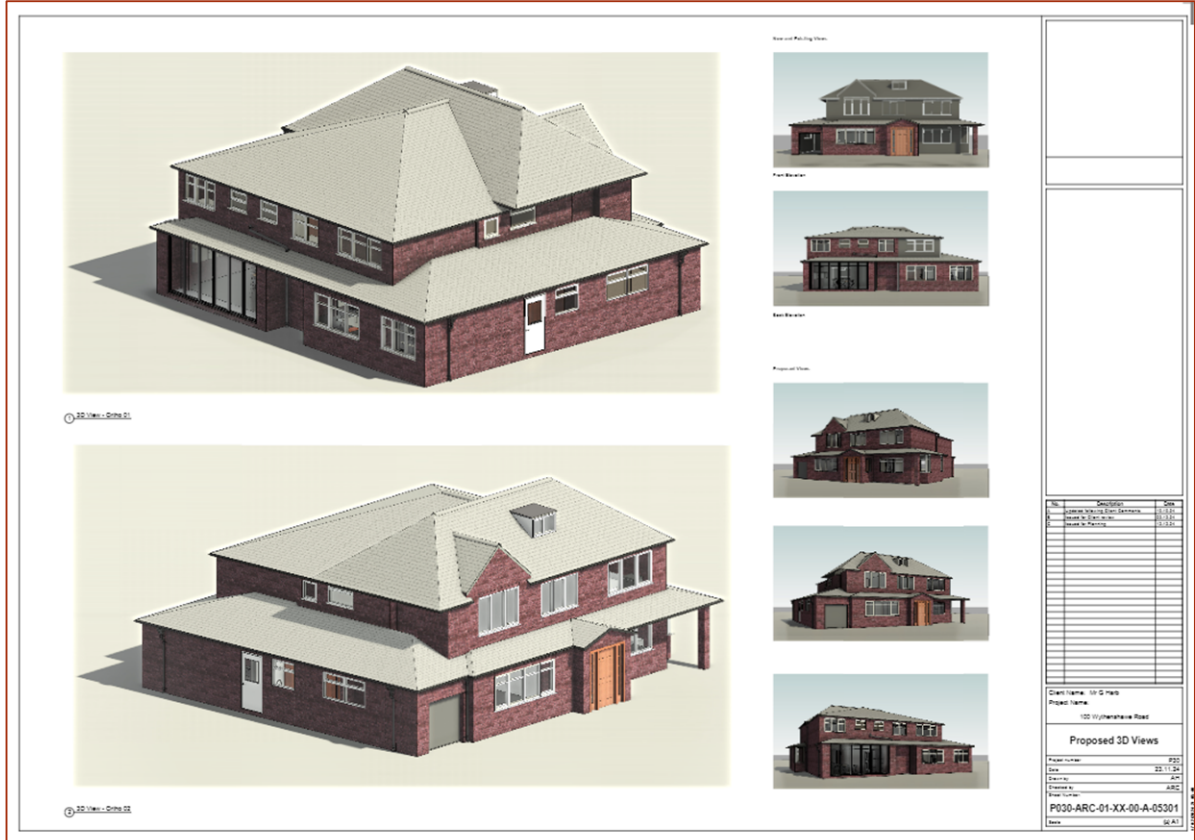


Figure 3. Proposed 3D view.

PLANNING HISTORY

ENF/5018/04/SOUTH2

Description: Enforcement Enquiry - Erection of boundary wall in excess of 1.00m.

Decision: Closed – No breach 24/06/2004

ENF/4969/04/SOUTH2

Description: Enforcement Enquiry - Report of building works and tree removal.

Decision: Closed – No breach 26/05/2004

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

NOTIFICATIONS

LOCAL RESIDENTS

No representations received.

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

RELEVANT POLICIES

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
- [Extant Unitary Development Plan \(UDP\) –](#)
 - Citywide Development Control Policies
 - DC1 - Residential extensions
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\) –](#)
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 12 – Achieving well-designed places

PRINCIPLE

The City Council recognises many people want to extend and develop their existing homes to provide more space and/or better living accommodation. The principle of a residential extension is accepted.

ISSUES

APPROPRIATE SITING, LAYOUT, SCALE, FORM, MASSING, MATERIALS, AND DETAIL

The new additions are designed to match the style and features of the current building by using matching brick and tile to the existing dwellinghouse and matching window fenestrations.

The proposal is designed to be subservient to the original dwelling house with the new two storey rear extension having a hipped roofline which sits below the main roof ridge height masking the large rear extension from the front.

The side adjacent to no.98 maintains a good gap to the shared boundary. The proposed extension to no.100 would sit in line with the rearmost part of the building line to the neighbouring property reducing the overbearing or massing effects to No.98.

The side adjacent no.102 already features a two-storey extension and existing single storey side extension so the added massing of the proposed extension and the further projection of the single storey element would have minimal impact.

Due to its, size, position and location in relation to neighbours the proposal would not create an over-dominant or overbearing feature and is acceptable.

IMPACT ON THE SURROUNDING AREAS IN TERMS OF THE DESIGN, SCALE, AND APPEARANCE OF THE PROPOSED DEVELOPMENT.

Only minimal views of the main proposed works are capable of being seen from the street. Only the new ground floor front and side extensions and roof would be seen from the street. Given the position of the extension together with the use of proposed materials, the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby, notably an extension approved at the adjacent no.98 and no.102 and would not therefore disrupt the area's existing features.

EFFECTS ON AMENITY

PRIVACY

The proposal includes adding bifold doors to the new rear elevation however given these are at ground floor and replace similar windows on this elevation the impact to privacy is minimal.

New windows are proposed at second floor however given they are on a similar elevation to the existing and the building line would be like the neighbouring property (as noted above) the harm from overlooking is minimal and no more than would be expected from rear facing windows.

LIGHT

Given the distances maintained to the boundary and the location of the proposed extension (orientation) combined with the lower roofline, the effect on light availability to the neighbouring property would not be so significant as would warrant the refusal of consent, particular regard has been had to the impact of the proposal on the windows to the gable of the neighbouring property at No. 98.

NOISE

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

ACCESSIBILITY

The proposal introduces a new porch however doesn't create an accessibility issue to the property.

ADEQUACY OF INTERNAL ACCOMMODATION AND EXTERNAL AMENITY SPACE.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

REFUSE STORAGE AND COLLECTION.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site.

VEHICULAR ACCESS AND CAR PARKING

The proposal doesn't change how vehicles access and park at the property.

GREEN INFRASTRUCTURE INCLUDING OPEN SPACE, BOTH PUBLIC AND PRIVATE

The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

FLOOD RISK AND DRAINAGE.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment utilising existing drainage on site.

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.

CONCLUSION

The proposed development at 100 Wythenshawe Road involves significant extensions and alterations to the existing dwelling, including single and two-storey extensions, roof modifications, and a porch and garage extension. The design is in keeping with the existing property and surrounding area, using matching materials and maintaining appropriate scale and form. The impact on neighbouring properties is minimal, with no significant issues related to privacy, light, or noise. The proposal aligns with relevant planning policies and guidelines, and no objections were received from local residents. Therefore, the recommendation is to approve the application, subject to standard conditions.

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. The proposal is considered to be acceptable and therefore determined within a timely manner.

CONDITION(S) TO BE ATTACHED TO DECISION FOR APPROVAL**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.	Application Form	18 Feb 2025	APPLICATION FORM	
b.	Drawing - Location Plan	19 Dec 2024		
c.	Drawing - Site Plan	19 Dec 2024		
d.	Drawing - Existing	19 Dec 2024	P030-ARC-01-XX-00-A-03002	FLOOR PLAN
e.	Drawing - Existing	19 Dec 2024	P030-ARC-01-XX-00-A-03003	ROOF PLAN
f.	Drawing - Existing	19 Dec 2024	P030-ARC-01-XX-00-A-03101	ELEVATION
g.	Drawing - Proposed	19 Dec 2024	P030-ARC-01-XX-00-A-05002	FLOOR PLAN
h.	Drawing - Proposed	19 Dec 2024	P030-ARC-01-XX-00-A-05003	ROOF PLAN
i.	Drawing - Proposed	19 Dec 2024	P030-ARC-01-XX-00-A-05101	ELEVATION
j.	Drawing - Proposed	19 Dec 2024	P030-ARC-01-XX-00-A-05301	3D VIEWS

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

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 DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

98 Wythenshawe Road, Manchester, M23 0PA

15 Shevington Gardens, Manchester, M23 0BJ

29 Sale Road, Manchester, M23 0BH

96 Wythenshawe Road, Manchester, M23 0PA

31 Sale Road, Manchester, M23 0BH

17 Shevington Gardens, Manchester, M23 0BJ

13 Shevington Gardens, Manchester, M23 0BJ

102 Wythenshawe Road, Manchester, M23 0PA

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) -

Area Team Boundary - Name: SOUTH AREA