

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144909/FH/2026

Date registered valid: 13 January 2026

Proposal: Erection of a ground floor rear extension and creation of basement courtyard with associated steps.

Address: 29 Whalley Road, Manchester, M16 8AD

Ward(s): Whalley Range Ward

Applicant: Mr Usman Ali

Agent (if any):

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30 March 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 27 January 2026

Standard consultations:

Printed: 16 January 2026 Expired: 6 February 2026

Neighbour notifications

Printed: 16 January 2026 Expired: 6 February 2026

Site notice

Posted: 27 January 2026 Expired: 17 February 2026



Fig.1 – Site notice 27 January 2026

Press advert

Published: 20 January 2026 Expired: 10 February 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Whalley Range Conservation Area 1992

Tree Preservation Order: No

Description of area

The application relates to a corner property located the north-east junction of Whalley Road and Rufford Road. It also lies within the Whalley Range Conservation Area. St Margarets Church is located on the opposite southern junction of Whalley Road and Rufford Road and is Grade II listed. The application property comprises two storeys above a basement and is set with garden areas on three sides. The property comprised of red brick elevation and pitched slate roof terminating in a gable side elevation incorporating windows. The front roof plane has and hipped pitched elevation. Bay windows are formed to the front and rear elevations. The rear construction works have commenced in relation to the planning permission detailed below. These works have included the construction of a single storey lean-to extension positioned adjacent to the south-west boundary. The rear garden is screened from Rufford Road by high timber fencing. Vehicular and pedestrian access is provided from Whalley Road. The property appears to be currently unoccupied.



Fig.2 – Views of the application property

Description of development

The development would involve:

- i. The retention of the existing lean-to extension.
- ii. The formation of a single storey rear extension to the basement and ground floor. The extension would align with the side wall of the existing house. The proposed extension would have a lean to roof with a maximum height of 4 metres (measured from ground level and 6

metres from the lowered basement level). It would have a rearward projection of 3.3 metres. The roof arrangement would allow the retention of the first floor bay window. The proposed rear roof plane would incorporate a pair of windows. High level windows would be positioned in the side elevation at basement level.

iii. The rear elevation would incorporate windows at first floor and within the roof plane. At basement level bi-folding doors would be formed. A door and feature glazing would be formed in the side elevation. The elevations to the proposed and existing extension would incorporate pewter grey textured render and matching slate to the roof. A projecting canopy would be formed to the side and rear elevations.

iv. The garden area adjacent to the proposed and existing extension would be excavated to facilitate the formation of a lowered courtyard that would extend up to the south-east boundary. The rear garden would be accessed by a platform and steps with railing balustrades positioned adjacent to the side elevation of the houses. The courtyard would be enclosed with retaining walls and ground level planting. The rear garden area would marginally extend beyond the sided elevation of the houses allowing the substantive part of the side garden to be retained.



Fig.3 – Proposed elevations

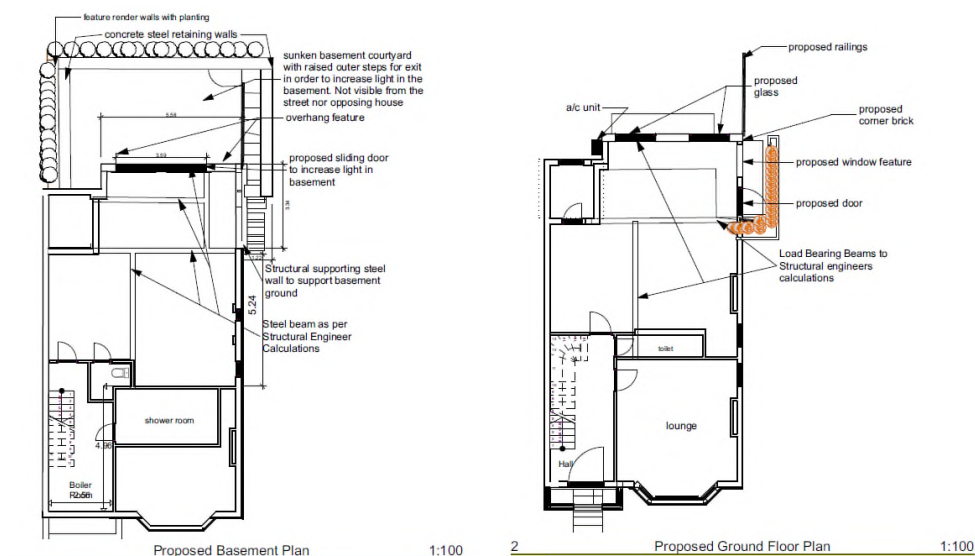


Fig.4 – Proposed basement & ground floor layout

Site history

- i. 144284/NMC/2025: Approved - 12.11.2025
Non-Material Change to planning permission 121891/FH/2018 to allow external alterations
- ii. 143123/NMC/2025: Refused - 03.07.2025
Non-material amendment to planning permission referenced: 121891/FH/2018 amended by 125140/NMC/2019 relating to , the removal of windows and doors to the basement, reconfiguration and re-siting of a single storey rear extension, removal of raised external decking, canopy and balustrades, reconfiguration of upper floor windows, associated raising of ground levels and revisions to the internal layout.
- iii. 125140/NMC/2019: Approved - 11.11.2019
Non-Material Amendment to planning permission 121891/FH/2018 to allow for the removal of two windows (gable end and front basement)
- iv. 121891/FH/2018: Approved - 09.07.2019
Erection of a basement, ground and first floor rear extension, alterations to the elevations and formation of a raised terrace to side and basement access to the rear

Consultations & Notification Responses

Local residents – No comments received.

Whalley Range Conservation Area Group – No comments received.

Whalley Range Forum – No comments received.

Issues

National Planning Policy Framework Plan-making and national decision-making policies December 2025 - The above draft document is the subject of public consultation, which expires on 10 March 2026. Notwithstanding the above, this emerging guidance is material to consideration of the proposed development.

The Framework re-affirms that the planning system has the following objectives (paragraph 16):

- a. An economic objective
- b. A social objective – including health, social and cultural well-being; and
- c. An environmental objective.

Paragraph 17 states these objectives are not criteria against which every development proposal can or should be judged. Development plans and decisions should play an active role in guiding development towards sustainable solutions, but in doing so, should take local circumstances into account, to reflect the character, needs and opportunities of each area.

As well as setting out the procedural policies relating to plan making (including strategic planning and new local plans) and decision making, the draft NPPF sets out objectives, policies for plan making and policies for decision making across key policy areas in a clearer and more rules-based way.

The following chapter is relevant to the proposed development:

Chapter 14 Achieving well-designed places - The objective of the policies in this chapter is to promote well-designed, healthy, inclusive and sustainable places, through setting clear expectations about design outcomes and the use of relevant tools and processes.

Policy DP3: Key principles for well-designed places - To secure well-designed places should respond positively to the following considerations:

- Context – Development should be appropriately related to the history, character and features of the site and its setting. It should be integrated into and enhance the surrounding context through the appropriate arrangement of development, use of materials and acknowledges of the importance of architectural features and heritage. These considerations should not exclude innovation and change particularly where the scale of development is justified. The development would accord with these objectives through a contemporary design response that acknowledges to character of the area, through its scale and proportions.
- Liveability - Development should support healthy, mixed, vibrant and integrated communities. The development would deliver change the application property thereby encouraging its sustained occupation.
- Climate - The development would be constructed to current building regulations thereby positively responding to climate change mitigation.
- Identity: The proposed design would respond positively to the proportions and appearance. The development would not undermine the character of Whalley Range Conservation Area.

On balance, policy DP3 would be appropriately responded to.

The following chapters of the NPPF, adopted December 2024, are also relevant:

- i. Chapter 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion (paragraph 96). The development would increase the amount of built form within the application site. However, negotiated amendments to the development have achieved an appropriate magnitude of the development that would allow the retention of space between the extended application property and neighbouring houses. On balance, the development would be appropriately related to its context and would not cause undue harm to residential amenity. It would not substantially depart from existing circumstances or harm residential amenity. Chapter 8 would thereby be accorded with.
- ii. Chapter 12: Achieving well-designed places - States that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (paragraph 131). Paragraph 135 states that planning decisions should ensure that developments:
 - a) Will function well and add to the overall quality of the area over the lifetime of the development;
 - b) Are visually attractive as a result of good architecture, layout and landscaping;
 - c) Are sympathetic to local character and history, including the surrounding built environment.

As stated, the design of the development has been appropriately related to the style and character of the existing house and its relationship to the surrounding context, including the conservation area and neighbouring listed building. The development would thereby accord with chapter 12.

Chapter 16: Conserving and enhancing the historic environment – States that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting (paragraph

206). It is also states that in determining planning applications, the desirability of new development making a positive contribution to local character and distinctiveness should be considered (paragraph 210). In this case, the application has been accompanied with a design and access that discusses heritage issues and the contribution of the development to the Whalley Range Conservation Area. On balance, it is considered that the quality of the design would be appropriately to the surrounding context. Chapter 16 would therefore be appropriately responded to.

Planning Practice Guidance (PPG) - On 6 March 2014, the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource and is relevant to key planning issues of significance to applicants and local authorities. The development positively responds to the following aspects of the PPG:

- i. Consultation and pre-decision matters;
- ii. Health and well-being.

Places for Everyone (PfE) - This long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth took effect and became part of the statutory development plan on 21 March 2024. The plan and its policies are now a material planning consideration in the determination of planning applications. The Plan specifically:

- i. Sets out how the nine boroughs should develop up until 2039;
- ii. Identifies the amount of new development that will come forward across the nine districts, in terms of housing, offices, and industry and warehousing, and the main areas in which this will be focused;
- iii. Supports the delivery of key infrastructure, such as transport and utilities;
- iv. Protects the important environmental assets across the city region allocates sites for employment and housing outside of the existing urban area;
- v. Defines a new Green Belt boundary for Greater Manchester.

The Plan and its policies must be given full weight in the planning balance. The following policies are relevant:

Policy JP-P2: Heritage – States that when assessing proposals consideration should be given to integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place. Proposals should also deliver positive benefits that sustain and enhance the historic environment. It is considered that the quality of the design would, on balance, accord these objectives and policy JP-P2 would not be accorded with.

Policy JP-P6 - Health - States that development should maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development. It is considered that the development would result in the formation of proportionate additions to the existing house. An appropriate relationship to the surrounding context would thereby be maintained. The development would not cause apparent harm to residential amenity. Policy JP-P6 would thereby be accorded with.

Policy JP-S1 - Sustainable development - States that, to address climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. The development would improve the quality of the accommodation and encourage its sustained occupation. It would also return the property to active use. Policy JP-S1 would thereby be accorded with.

Policy JP-S4 - Flood risk and the water environment - States that in locating and designing development to minimise the impacts of current and future flood risk. The site is in Flood Zone 1 and not unduly affected by surface water flooding. It is not considered that the development would unduly impact on existing drainage. Policy JP-S4 would thereby be accorded with.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.' The following aspects of the Core Strategy are relevant to the assessment of the development:

Policy SP 1 Spatial Principles - States the key spatial principles which will guide the strategic development of Manchester to 2027. The key areas of policy SP1, pertinent to this application, are:

- i. The creation of neighbourhoods of choice
- ii. The development should make a positive contribution to neighbourhoods of choice including:
 - a. Creating well designed places that enhance or create character.
 - b. Making a positive contribution to the health, safety and wellbeing of residents
 - c. Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
 - d. Protect and enhance the built and natural environment.
 - e. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

It is considered that the development would relate appropriately to the existing house and its context. The development would help to sustain the future occupation of the house without undue harm to existing levels of residential amenity. Policy SP1 would thereby be accorded with.

Policy EN1 (Design Principles and Strategic Character Areas) - States that, amongst other things, opportunities for good design to enhance the overall image of the City. Policy EN1 has been related to the assessment of the quality of the elevational design and its contribution to the built environment. The development would deliver a coherent design response that would be appropriately related to the scale and proportions of the existing house and its context. On balance, the development would be acceptable and appropriately related to policy EN1.

Policy EN 3 Heritage – States that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings. In this case it is considered that the development would secure an appropriately designed addition to the application property. Its relationship to the immediate setting and the character of Whalley Range Conservation Area would be maintained. Given the screening afforded by fencing to the street boundary and limited magnitude of the development, the proposal would not adversely affect the setting of the neighbouring listed building. The development would therefore be appropriately related to policy EN3.

Policy EN19 Waste - Relates to waste management and requires that consideration is given to waste and recycling management, as part of development proposals. The capacity to store bins within the site would be maintained. Policy EN19 would thereby be accorded with.

Policy DM 1 Development Management - Discusses a range of issues that all development should have regard to. The following specific issues are relevant to the consideration of this application:

- i. The impact of the development on the character of the surrounding area;
- ii. Effects on amenity, including privacy;
- iii. Adequacy of internal accommodation and external amenity space;
- iv. Refuse storage and collection;
- v. Vehicular access and car parking.

It is considered that the development would be appropriately related to its context in terms of design, height, scale, massing and potential impact on residential amenity. The character of the original house would not be unduly affected by the development. The use of appropriate materials would be a condition of the development. Existing arrangements for car parking and waste management would be retained. The development would thereby accord with policy DM1.

Unitary Development Plan - The following saved policies are relevant:

Policy DC1 - Residential Extensions

Policy DC1.1 - States that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses to meet changing household needs;
- d. The overall appearance of the proposal in the street-scene;
- e. The effect of the loss of any on-site car parking.

Policy DC1.2 - States that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky;
- b. They do not create an undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding streetscene by virtue of design, use of materials or constructional details;
- d. They would not result in the loss of off-street car parking resulting, in additional pressures in neighbouring streets.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. Rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. Flat roofed extensions to bungalows;
- e. Extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

The development has been appropriately related to the configuration of the site with appropriate space retained within the rear courtyard and south-east boundary. It is considered that the height, scale and proportions of the development, including its roof design would be acceptable. The development would allow the adaptation of the property to meet changing household needs without unduly harming the amenity of neighbouring residents. As stated, the existing arrangements for car parking and waste management would be retained. In the context of the application site the rear projection of the development would be appropriate. The proposed design would be satisfactory subject to implementation with the approved materials. The development would be appropriately related to policy DC1.

Policy DC18 (Conservation Areas) – The following aspects of policy DC18 are relevant:

Policy DC18.1 – States that the Council will give particularly careful consideration to development proposals within conservation areas.

- a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:
 - i. The relationship of new structures to neighbouring buildings and spaces;
 - ii. The effect of major changes to the appearance of existing buildings;
 - iii. The desirability of retaining existing features, such as boundary walls, gardens etc.. (trees);

It is considered that the development would maintain appropriate relationships to the conservation area through the pursuit of a proportionate and contemporary design response. As a satisfactory standard of design would be achieved, the development would be appropriately related to policy DC18.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning engaged with the applicant. In this case, 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. Discussions with the applicant secure appropriate amendments to the development and confirmation of proposed materials. These details allowed the positive assessment and determination of the planning application.

Principle of the development – The principle of a rear extension has been previously established through previous planning permission. The proposed development would be satisfactorily to the surrounding context, in terms of its scale, proportions and relationship to the character of the area. The development would make a positive contribution to the quality of local housing supply. The development would maintain appropriate amenity space. The development has been amended in response to the identified heritage impacts. The principle of the development would be acceptable based on the revised details.

Impact on the Conservation Area – The development would contrast with the brick composition of the existing house. However, the proposed contemporary design would appropriately interpret the characteristics of the existing house. The proposed design would also be an improvement over the previous planning permission regarding the extent it secures a coherent relationship to the existing houses. In so doing, the development would uplift the quality design in the Conservation Area. Construction works within the application site have been undertaken for some time and the completion of the works through the implementation of a satisfactory development would also deliver positive benefits to the Conservation Area. The lowered

courtyard would allow the maintenance of the side garden and the visible characteristic setting of the application property.

Scale and massing – The height of the proposed extension would be appropriately related to the existing rear extension. A common alignment to the eaves line would be maintained between the two additions. Its massing would be relieved through the articulation provided by the arrangement of proposed windows and space above the roof and adjacent to the side elevations. On balance, the development would represent a proportionate extension that would relate satisfactorily to its context.

Siting – The proposed extension would have a rearward projection of 3.3 metres and would therefore be with the size criteria described in policy in saved policy DC1.3 (of the UDP). The existing extension has rearward projection of 2.3 metres. The proposed extension would align with the siting side elevation allowing the retention of the substantial part of the side garden. The space between the two extensions would not have an overbearing impact on the adjoining property, including its garden area. The proposed courtyard would maintain appropriate space between the neighbouring boundaries, including 4.2 metres to the south-east boundary. On balance, the siting of the development. would be acceptable.

Courtyard and garden space – The formation of a sunken garden would maintain usable amenity space. The applicant is aware of the need to secure appropriate drainage, which will be addressed through building regulations. The side garden would be substantially retaining maintaining the characteristic setting of the house. The arrangement of open space would be acceptable.

Residential amenity – The development would respond the changing household needs and enhance the quality of living space. The development would thereby be beneficial to the amenities of residents of the property following its implementation. Amendments to the proposed design have secured the more proportionate enlargement of the application property. As discussed, the siting of the development, in response to the configuration of the site, has ensure an appropriate relationship to neighbouring houses. It is not apparent that the development would not unduly harm the amenity of neighbouring residents.

Design – The contemporary design of the proposed extensions has been suitably informed by the character and appearance of the existing house, including the configuration of the proposed roof. The use of grey render has previously been considered to be appropriate and continues to be an appropriate design response. Cohesion to the existing property would be secure through the use of grey slate to the roof. The use of specified materials would be secured by condition. On balance, the proposed design would be satisfactory.

Land conditions – No historic land conditions have been identified that might potentially affect the development.

Car parking – The development would not affect car parking arrangements.

Flood risk - The site is in Flood Zone 1 and not unduly affected by surface water flood risk. The development would not present potential additional susceptibility to flooding or others affect drainage.

Waste management - Bin storage within side garden would be maintained.

Trees – Notwithstanding the annotation on the submitted drawings, it is not apparent adjacent hedge planting would be affected by the development.

Conclusion - The proposed development would be meet the requirements of Council policy and be appropriately related to the application property and neighbouring housing.

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. Discussions with the applicant secure appropriate amendments to the development and confirmation of proposed materials. These details allowed the positive assessment and determination of the planning application.

Condition(s) to be attached to decision for approval

1) 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) The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as local planning authority on 23 March 2026:

Proposed basement & ground floor plans Ref: A-101.3A

Proposed 1st floor & loft plans Ref: A-101.4A

Design & Access Statement & Heritage Statement – 29 Whalley Road Ref: A-102.1A

Proposed east & north elevation Ref: A-103.3A

Proposed west & south elevation Ref: A-104.4A

Proposed 3D Elevation Ref: A-104.3A

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 for the City of Manchester.

3) The materials used in the external surfaces of the development hereby approved shall be as follows:

- i. Elevations – K Rend render Pewter Grey with scraped texture (confirmed in document Ref: Design & Access Statement & Heritage Statement – 29 Whalley Road Ref: A-102.1A);
- ii. Roof- Matching Welsh blue slate as detailed on approved drawings Ref: Proposed east & north elevation Ref: A-103.3A.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

Informative

1) Guidance for developers can be found via the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Whalley Range Conservation Area Group
Whalley Range Forum

Flat 17, 24 Whalley Road, Manchester, M16 8AB
Flat 16, 24 Whalley Road, Manchester, M16 8AB
Flat 16, 26 Whalley Road, Manchester, M16 8AB
Flat 15, 26 Whalley Road, Manchester, M16 8AB
Flat 14, 26 Whalley Road, Manchester, M16 8AB
Flat 13, 26 Whalley Road, Manchester, M16 8AB
Flat 12, 26 Whalley Road, Manchester, M16 8AB
Flat 11, 26 Whalley Road, Manchester, M16 8AB
Flat 10, 26 Whalley Road, Manchester, M16 8AB
Flat 9, 26 Whalley Road, Manchester, M16 8AB
Flat 8, 26 Whalley Road, Manchester, M16 8AB
Flat 7, 26 Whalley Road, Manchester, M16 8AB
Flat 6, 26 Whalley Road, Manchester, M16 8AB
Flat 5, 26 Whalley Road, Manchester, M16 8AB
Flat 4, 26 Whalley Road, Manchester, M16 8AB
Flat 3, 26 Whalley Road, Manchester, M16 8AB
Flat 2, 26 Whalley Road, Manchester, M16 8AB
Flat 1, 26 Whalley Road, Manchester, M16 8AB
Flat 15, 24 Whalley Road, Manchester, M16 8AB

Flat 14, 24 Whalley Road, Manchester, M16 8AB
Flat 13, 24 Whalley Road, Manchester, M16 8AB
Flat 12, 24 Whalley Road, Manchester, M16 8AB
Flat 11, 24 Whalley Road, Manchester, M16 8AB
Flat 10, 24 Whalley Road, Manchester, M16 8AB
Flat 9, 24 Whalley Road, Manchester, M16 8AB
Flat 8, 24 Whalley Road, Manchester, M16 8AB
Flat 7, 24 Whalley Road, Manchester, M16 8AB
Flat 6, 24 Whalley Road, Manchester, M16 8AB
Flat 5, 24 Whalley Road, Manchester, M16 8AB
Flat 4, 24 Whalley Road, Manchester, M16 8AB
Flat 3, 24 Whalley Road, Manchester, M16 8AB
Flat 2, 24 Whalley Road, Manchester, M16 8AB
Flat 1, 24 Whalley Road, Manchester, M16 8AB
Flat 6, 20 Whalley Road, Manchester, M16 8AB
Flat 3, 20 Whalley Road, Manchester, M16 8AB
Flat 11, 20 Whalley Road, Manchester, M16 8AB
Flat 15, 20 Whalley Road, Manchester, M16 8AB
Flat 14, 20 Whalley Road, Manchester, M16 8AB
Flat 13, 20 Whalley Road, Manchester, M16 8AB
Flat 12, 20 Whalley Road, Manchester, M16 8AB
Flat 9, 20 Whalley Road, Manchester, M16 8AB
Flat 8, 20 Whalley Road, Manchester, M16 8AB
Flat 7, 20 Whalley Road, Manchester, M16 8AB
Flat 5, 20 Whalley Road, Manchester, M16 8AB
Flat 4, 20 Whalley Road, Manchester, M16 8AB
Flat 2, 20 Whalley Road, Manchester, M16 8AB
Flat 1, 20 Whalley Road, Manchester, M16 8AB
Flat 10, 20 Whalley Road, Manchester, M16 8AB
Indian Senior Citizens Centre, 16 - 18 Whalley Road, Manchester, M16 8AB
St Margarets Rectory, Rufford Road, Manchester, M16 8AE
27 Whalley Road, Manchester, M16 8AD
1 Rufford Road, Manchester, M16 8AE

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Whalley Range Conservation Area 1992
Area Team Boundary - Name: SOUTH AREA