

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145202/FH/2026
Date registered valid: 19 February 2026
Proposal: Erection of part single, part two-storey rear and two-storey side extension to facilitate additional living accommodation.
Address: 30 Westmorland Road, Manchester, M20 2TA
Ward(s): Didsbury West Ward

Applicant: Andrew Medina
Agent (if any): John Wood John Wood Architect Limited
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 14th April 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 3 March 2026

Standard consultations:

Printed: 20 February 2026 Expired: 13 March 2026

Neighbour notifications

Printed: 20 February 2026 Expired: 13 March 2026

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 site is an early 20th century two-storey semi-detached property of red brick and render construction with tiled roof. It is situated on the south side of Westmorland Road in the Didsbury West ward of Manchester. There are gardens to the front and rear with access along the side, off-road parking and a detached garage in the rear garden along the shared boundary with no. 28 Westmorland Road.

Characteristically for this house type along this road the properties have a catslide roof to the front gable with decorative porthole window on the front elevation.



Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

This is primarily a residential area in nature

Description of development

The applicant is seeking planning permission for the erection of part single, part two-storey rear and two-storey side extension to facilitate additional living accommodation. The proposals also involve alterations to the main roof to facilitate the side extension which involves the raising of the ridge line of part of the roof to match the main ridge line.

Consultations & Notification Responses

Local residents - no representations were received as a result of this proposal.

Flood Risk Management - No objections

RSPB Swift Champion - attach informative should the application be approved

Policy and Issues

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

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development

JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

National Planning Policy Framework (December 2024)

Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

Draft National Planning Policy Framework (December 2025) - The National Planning Policy Framework (NPPF) sets out the Governments' planning policies for England and how these should be applied. A draft revised NPPF was published for consultation on 16 December 2025. The consultation period runs for 12 weeks and will close on 10 March 2026.

The draft NPPF proposes significant changes to the structure and content of national policy. These include a move to Local Plan-style policy sections, a clearer distinction between planning making and decision-making policies, and the reintroduction of strategic planning through Spatial Development Strategies. Other notable changes include an expanded presumption in favour of sustainable development, policies promoting higher densities around transport hubs, and support for small and medium-scale housing schemes through a new "medium development" category. The draft also integrates Nation Development Management Policies, strengthens climate change and biodiversity policies, and introduces measures to encourage clean energy and critical minerals development.

Once adopted, the revised NPPF will replace the current framework and form a key part of national planning policy. At this stage, as the document is subject to consultation and has not yet been finalised, while still a material consideration, it can only be afforded limited weight in the determination of planning applications. In this instance, the relevant sections is outlined below:

Policy L4(Residential Extensions) - This policy states that development proposals to extend existing dwelling houses should blend effectively with the existing building and its immediate surroundings in terms of its scale and form; and maintain acceptable living standards for current and new occupiers in terms of access to daylight, sunlight, privacy and external amenity space.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

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.

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

History relating to 30 Westmorland Road

No previous planning applications relating to this site.

Residential amenity

The applicant is seeking planning permission for the erection of part single, part two-storey rear and two-storey side extension to facilitate additional living accommodation for the occupants of the property. The proposals would also see amendments to the current roof to facilitate the side extension.

Ground Floor

The ground floor element of the proposal would be set back significantly from the front wall of the host property and would extend along the side elevation, wrapping around to the rear. The rear projection would align with the existing rear element of the dwelling, resulting in a coherent and integrated design that remains subordinate to the original building.

A gap would be retained between the proposed extension and the shared boundary with No. 28 Westmorland, ensuring adequate separation and helping to safeguard the amenities of the adjoining property.

The rear element would incorporate a flat roof to the single storey element and would include double doors, sliding doors and a window serving the rear elevation. No additional openings are proposed along the side or front elevations. As such, the proposal would avoid overlooking or privacy impacts and would not result in harm to neighbouring residential amenity.

First Floor

The first-floor front element of the proposed extension would be set back significantly from the existing front wall of the property. This stepped-back arrangement reflects the ground-floor extension, which extends along the side of the dwelling and wraps around the building, ensuring a coherent and subordinate form relative to the host property.

The first-floor element would extend only partway across the rear elevation, retaining an appropriate gap to the shared boundary with the adjoining semi-detached property. This separation is considered sufficient to prevent an overbearing impact and to safeguard the amenities of neighbouring occupiers.

A balcony would project approximately 1.2 metres from the rear elevation. Full-length privacy panels are proposed along the balcony to prevent overlooking and any resultant loss of privacy. With these measures in place, the proposal is not considered to result in undue harm to neighbouring residential amenity in terms of privacy or outlook.

Windows and a door are proposed on the rear elevation with two windows proposed on the side elevations. In order to safeguard neighbouring privacy, a condition requiring obscure glazing to the side facing windows has been attached. Given both the obscured glazing and the separation distances retained, it is not anticipated that the positioning of these windows would give rise to unacceptable levels of overlooking or loss of privacy.

The proposed roof form to the front would incorporate a hipped design, reflecting and maintaining the hipped roof character of the host dwelling but an elevated ridge line to connect with the higher main ridge line towards the centre of the roof. Whilst the rear would incorporate a gable roof design, due to the orientation of the host dwelling together with the separation distance, it is not considered that the extension would result in significant overshadowing to No. 28 Westmorland Road.

The proposal is typical of extensions in this area and would be in keeping with the established character. While elements will be visible from the street, the use of matching materials to the main front facing elements ensures a cohesive appearance with the host dwelling. The extension is considered to not form a dominant or incongruous feature and would not harm the visual amenity of the street scene.

The extension remains subservient to the main dwelling and does not detract from the character of the area.

The extension has been designed to respect neighbouring amenity and retains a substantial proportion of garden space. It is not anticipated to cause undue harm through overshadowing, loss of light, or privacy impacts.

The proposal accords with Core Strategy Policy DM1 and saved Policy DC1 of the UDP, and is considered acceptable in terms of design, scale, and impact on residential amenity.

Siting, scale and massing

The size and footprint of the proposal is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design and appearance

The design of the proposal would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials, it is intended to use matching brick and roof tile as specified in the application form. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and rear and is considered acceptable and detailed as what is normally expected of such a structure.

The rear element incorporates a range of differing materials including to the brise soleil elements of the privacy screen and balcony structure. The use of metal to frame these elements is considered to be acceptable towards the rear of the property.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable
Disabled access

Car parking

Off street car parking still remains at the front of the property and therefore is unaffected by this proposal.

Refuse

The storage of refuse is unaffected by this proposal as there is sufficient space along the side for the movement of bins for collection. This is considered to acceptable and complies with EN19 of the Core Strategy.

Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The proposal has been sited and designed to ensure that it is in keeping with the existing property and is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise

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

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

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 17th February 2026 numbered 1101 Proposed Floor Plans

Received 17th February 2026 numbered 1102 Proposed Site Plan

Received 17th February 2026 numbered 1103 Proposed Floor Elevations

Received 17th February 2026 numbered 9103 Proposed Block Plan

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

3) The materials used in the external surfaces of the development hereby approved shall be similar in appearance to the existing building in terms of type, size, colour and texture.

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.

4) Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no [additional] windows, doors or other openings shall be installed in the side elevation of the development hereby approved, without planning permission being granted by the Local Planning Authority.

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

5) Before first occupation the windows in the first floor side elevation facing no. 28 Westmorland Road shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential 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

MCC Flood Risk Management

34 Westmorland Road, Manchester, M20 2TA
32 Westmorland Road, Manchester, M20 2TA
28 Westmorland Road, Manchester, M20 2TA
26 Westmorland Road, Manchester, M20 2TA
45 Harefield Drive, Manchester, M20 2SZ
23 Westmorland Road, Manchester, M20 2UB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Green Belt Land - Green Belt Area (LDF)
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA