MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145164/JO/2026
Date registered valid:	12 February 2026
Proposal:	Variation of Condition 2 (Specified Plans) and 3 (Materials) attached to Planning Permission 141401/FH/2024 to allow elevational alterations.
Address:	341A Wilbraham Road, Manchester, M16 8GL
Ward(s):	Whalley Range Ward
Applicant:	Mr Dilawar Hayat
Agent (if any):	Mr Saghir Hussain, Create It Studio Architects
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**8th April 2026**



Application details

Type of application: Variation or Removal of Condition
Development type: Householder
Date of site visit: 14th January 2025
Standard consultations:
Printed: 16 February 2026 Expired: 9 March 2026
Neighbour notifications
Printed: 16 February 2026 Expired: 9 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 site/building comprises a two storey semi detached property in the Whalley Range ward area of Manchester. The property has hardstanding to the front with grassed area, attached garage to the side and garden to the rear. The property appears to be original as built and features a front porch. Boundary treatment comprises timber close board fencing with concrete posts with open vehicular access.



Listed building: Not applicable

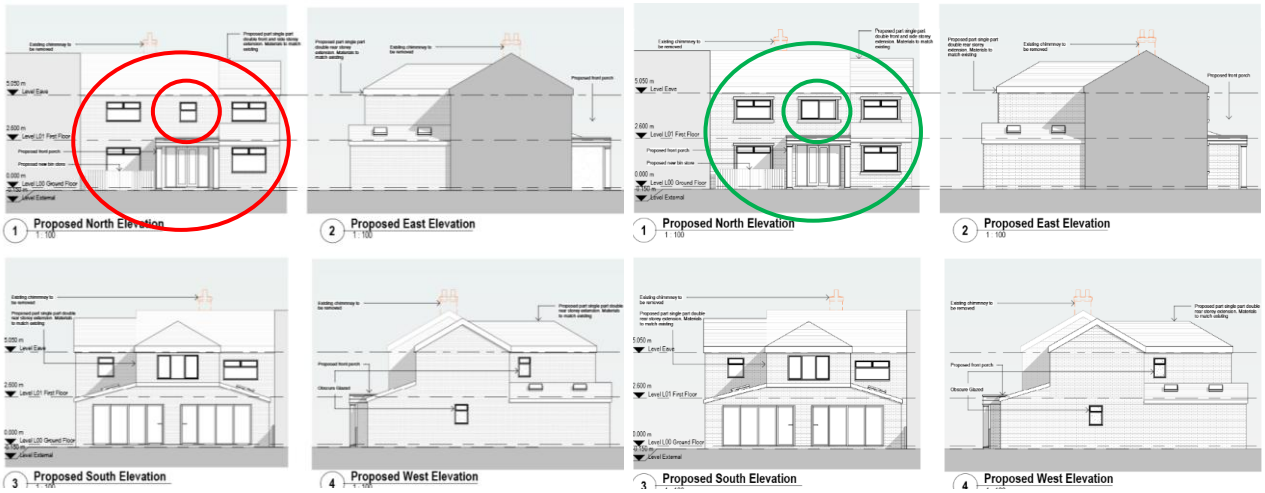
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

This is primarily a residential area in nature. Wilbraham Road is a major aerial route and comprises of a mixture of architectural styles. Many detached and semi detached properties along Wilbraham Road have been significantly extended. Some larger properties are of a bespoke design with considerable architectural merit. Due to the modifications of the properties along this part of Wilbraham Road there is no characterised architectural format.

Description of development

The applicant is seeking planning permission for the Variation of Condition 2 (Specified Plans) and 3 (Materials) attached to Planning Permission 141401/FH/2024 to allow elevational alterations.



Previously Approved **Proposed changes**

Consultations & Notification Responses

Local residents, as per Appendix 1 - No comments, objections or representations in respect of this application were received.

Highway Services – Highways are satisfied with the proposal for variation of Condition 2 (Specified Plans) and have no objections in principle.

Policy and Issues

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

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

- Policy EN 19 - Waste Management
- The National Planning Policy Framework (NPPF)

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.

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.

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

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (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 1995 (UDP) 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 (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

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 341A Wilbraham Road as follows:

140421/FH/2024 - Recv: 15.07.2024 - Application Refused - 09.09.2024 Erection of part-single and part two storey side and rear including a front gable extension and elevational alterations and outbuilding in the rear of the garden, boundary wall to the front with pedestrian access gate and sliding electric vehicle gate, together with alterations to landscaping and the inclusion of hardstanding area.,

116500/FH/2017 - Recv: 01.06.2017 - Application Refused - 27.07.2017 Erection of part-single, part two-storey side and rear extension, following demolition of existing garage and erection of front porch

118198/FH/2017 - Recv: 15.11.2017 - Application Approved - 21.12.2017 Erection of part single-storey, part two-storey side and rear extensions, and erection of front porch, to form additional living accommodation, following demotion of existing garage

141401/FH/2024 – Application Approved - 23.01.2025 Erection of a part-single and part-two storey side and rear extension including a single storey front porch extension and associated elevational alterations; erection of a single storey detached granny annexe building to the rear of the garden; erection of front boundary wall to the front with pedestrian access gate and vehicle access gates; and laying out of front driveway.

Residential amenity

The applicant is seeking planning permission for the Variation of Condition 2 (Specified Plans) and 3 (Materials) attached to Planning Permission 141401/FH/2024 to allow elevational alterations. These alterations would see the enlargement of the first floor window above the porch and the introduction of stone surrounds for the windows on the front elevation. It is considered that these changes are acceptable together with the original approval as outlined above.

Ground Floor

The extension would sit forward of the principal elevation of the property extending rearwards with a projection beyond the rear wall measuring 5.5m. The proposal would wrap around the property extending across the rear wall up to the shared boundary with the adjoining semi detached property no. 341 Wilbraham Road. Although the extension projects forward of the principle elevation, this is considered to be an acceptable addition to the front of the property especially as there would be minimum projection and no loss of the front driveway for off road car parking.

Windows are proposed on the front and side with bi folding doors on the rear elevation leading into the rear garden. The roof to the front and rear would be mono pitch with the inclusion of four roof lights.

First Floor

The first floor element of the proposal would be set back from the front wall of the property measuring 1.5m extending 3.3m to the shared boundary retaining a maximum gap of 300mm to the shared boundary with no. 343 Wilbraham Road. The extension would extend rearwards and end in line with the rear wall of the property. A further projection would see 4.7m off the rear wall at first floor measuring 4.547m in width across the rear retaining a large gap to the shared boundary with no. 341 Wilbraham Road measuring 3.0m. The side extension would see windows on the front and rear elevation. The rear extension would see windows on the side and rear elevation. To ensure that there is no overlooking or loss of privacy provided by the window on the first floor side, a condition for obscure glaze has been attached. The roof would be gable on the side and hipped on the rear.

Outbuilding

The applicant proposes a single storey detached outbuilding which would be located south of the site to the far end of the rear garden close to the rear boundary of 83 Alexandra Road South. The outbuilding would measure 10.m in length and approximately 5.0m in width. The total height measures approximately 4.0m with a dual pitch roof. A three pane elongated window, double doors and window are proposed on the front elevation facing into the rear garden of the host dwelling house. No windows are proposed on the remaining elevations.

The outbuilding has been sympathetically designed to take the amenity of neighbouring occupiers into account and therefore it is felt that the proposed outbuilding can be acceptably accommodated at the application property retaining a large proportion of amenity space to the site. Although the outbuilding has a close relationship to the rear boundaries, given the location and the fact that no. 83 Alexandra Road South has a structure along the boundary, it is considered that the outbuilding would not provide a significant impact upon the occupiers of surrounding properties. There have been no objections. In addition, some properties within this area have detached garages although these vary in height and size.

Front Porch

As part of the changes, the applicant proposes to erect a front porch which would project 1.7m to a width of approximately 3.3m adjoining the side extension with the addition of two columns to the front elevation. This is considered to be an acceptable addition to the front of the property especially given that there is a precedent already established within the area.

Given the orientation of the property, it is not considered that the proposal would provide any undue harm caused by overshadowing or loss of light to the existing residential amenities for the occupiers of surrounding properties. The potential for a terracing effect is not considered to be an issue in this instance due to the relationship of the host dwelling and no. 343 Wilbraham Road, and whilst the extensions proposed are large, they are not considered to be overly dominant and are considered to be subservient to the main house. The gap to the side boundary together with the roof design, creates a sense of space around the proposal, and allows the extension to be subservient to the main house and not form an incongruous feature within the street scene or detract from the character of the area.

Overall, the footprint is not considered to create a bulky or disproportionate scale addition to the property. The extension would be visible from the public highway and therefore would feature

within the street scene; however, the character of the area would be retained although some of the houses in the immediate vicinity are themselves altered and extended. Therefore, the appearance is acceptable and its impact upon visual amenity is considered negligible.

In terms of residential amenity, it is not considered that there will be any significant impact, and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Driveway and Boundary treatment.

The applicant proposes to lay a new driveway. This would be made up of porous materials providing a natural soakaway and thus preventing surface water settlement. Boundary treatment would be replaced with a brick wall measuring 1.0m in height with brick pillars and metal railings providing a pedestrian access gate and vehicular access gates. It is considered that the design of the boundary treatment would provide a permeable appearance to the front of the property allowing clear views whilst also providing an element of security to the property.

Siting, scale and massing

The size and footprint of the proposed extension 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

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 tiles as specified in the application form and on the proposed drawings. 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.

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.

Refuse Bins

The applicant proposes to store the bins at the front of the property positioned at the side of the front porch within a timber surround screened from the street scene. It is therefore considered that the storage of refuse bins accords with policy EN19 of the Core Strategy.

Parking

Off street car parking would be retained to the site and therefore it is considered that the current car parking arrangements are not affected by this proposal.

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 subservient to the original dwelling house and the proposal 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 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. 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 planning permission reference
141401/FH/2024 that date being 23rd January 2025

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 12th November 2025 numbered A1557(02)AP004 Revision P3 Proposed Ground Floor Plan, Elevations and 3D views of Outbuilding

Received 21st January 2025 numbered A1557(02)AP005 Revision P5 Proposed Boundary Wall Elevation and Floor Plan

Received 12th November 2025 numbered A1557(02)AP002 Revision P6 Proposed Ground and First Floor Plans

Received 12th February 2026 numbered A1557(02)AP002 Revision P7 Proposed Ground and First Floor Plans

Received 12th February 2026 numbered A1557(02)AP003 Revision P8 Proposed North, South, East and West Elevations

Received 12th February 2026 numbered A1557(02)AP003 Revision P10 Proposed Site Plan and 3D view

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 to be used on the external surfaces of the 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 policy DM1 of the Manchester Core Strategy.

4) Before first occupation the windows in the ground floor side and first floor side elevation 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.

5) The detached outbuilding hereby approved shall not be used as a separate dwelling and should only be used as ancillary to the main dwelling house at number 341a Wilbraham Road and shall not be used for any other purpose not connected to main dwelling.

Reason - To use the property for any other use or as a self contained residential unit would result in an over intensive use of the property to the detriment of residential amenity, pursuant to policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services

343 Wilbraham Road, Manchester, M16 8GL
Brigids Bungalow, 339 Wilbraham Road, Manchester, M16 8GL
274 Wilbraham Road, Manchester, M16 8QL
Simply Cherish Day Nursery, Gordon Barritt House, 77 Alexandra Road South, Manchester, M16 8GJ
83 Alexandra Road South, Manchester, M16 8NX
272 Wilbraham Road, Manchester, M16 8QL
341 Wilbraham Road, Manchester, M16 8GL
339 Wilbraham Road, Manchester, M16 8GL

Appendix 2 – Planning constraints

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