

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144299/FH/2025

Date registered valid: 4 November 2025

Proposal: Erection of two storey side extension including rear dormer and elevational alterations.

Address: 2 Windsor Road, Manchester, M19 2EB

Ward(s): Levenshulme Ward

Applicant: Mr Breandan Flynn

Agent (if any): Mr Neil Collins, NC Architecture

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 11 February 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 25 November 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 17 November 2025

Expired: 8 December 2025

Site notice

Posted: 25 November 2025

Expired: 16 December 2025

Press advert

Published: 25 November 2025

Expired: 16 December 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Yes

Tree Preservation Order: Not applicable

Description of site / building / area

No. 2 Windsor Road is a period, ground floor bay fronted, end-terrace dwellinghouse in a short row of three houses. The principal elevation comprises of red-multi brick with decorative detailing.



Figure 1. Site visit 25.11.2025

The application site is within a residential setting of Levenshulme ward and whilst the dwellinghouse is not listed, the site lies in-part within the Rushford Park Conservation Area, along the north-eastern boundary and benefits from amenity space to the front, side and rear,

with boundary treatment in-part along the perimeter; together with mature trees providing screening in-part along the boundary.

There is an existing, hard surfaced front driveway, and a two storey rear extension, including 2no. rear roof dormers. An railway line runs along the north-east of the site.

Site History

- 043738/FO/CENTL3/93 - Conversion of existing dwellinghouse to form 2 self contained flats. Approved 09.07.1993

Description of development

Consent is sought for the erection of two storey side extension including rear dormer and elevational alterations to a dwellinghouse.

The initially submitted plan has been revised in the interest residential amenity and revised plans were subsequently submitted, (dated, 17/12/25, 02/02/26, 10/02/26).

The revised plan comprises:

- removal of initially proposed side facing windows along the gable elevation of the proposed two storey side extension. The fenestration for proposed side extension would now be limited to the front, rear and roof elevations only.
- the planning agent has also formally confirmed that the existing trees/hedges would be unaffected by the submitted plan, (correspondence from agent dated, 17/12/25).

The proposed two storey side extension would be set back approximately 577mm from the front building line of the host dwelling and would measure approximately 3823mm wide along the front elevation. It then projects rearward by approximately 9440mm along the side gable. The width would be circa 5592mm. The proposed side extension comprises a pitched roof, with 2 no. windows within the front roof slope, 1 no. window within the front elevation at ground and first floor level, 1 no. window at ground and first floor level in the rear elevation; together with 1 no. dormer along the rear roof elevation - measuring approximately (4460mm deep x 2147mm wide x 1941mm high).

In terms of the proposed elevational alterations, this would include:

- 2 no. windows within the front roof slope of the original house.
- The number of existing window and door openings with the eastern elevation of the existing two storey rear extension would be reduced. This elevation would now include 1 no. new window each along the ground and first floor.
- The existing ground floor window along the rear elevation would be replaced with 1 no. dual opening door with stepped access.

It is intended to use external materials similar to the existing house.

Consultations & Notification Responses

1. Local residents / public opinion

Occupiers of properties surrounding the application site were notified of the proposal.

One representation was received from an RSPB Swift Champion, who was neither objecting to, nor supporting the planning application, but suggested an addition of Swift nest bricks by way of a planning condition to provide enhancement for biodiversity.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 - Provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

2. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN3 (Heritage)
- Policy EN15 (Biodiversity and Geological Conservation)
- Policy EN19 (Waste)
- Policy T2 (Accessible areas of opportunity and need)

3. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications and therefore be given significant weight in the planning balance. The following policy is considered to be relevant:

- Sustainable and Resilient Places, JP-S1: Sustainable Development
- Places for People, JP-P1: Sustainable Places

4. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 - for Residential Extensions is still considered of relevance.
- Saved Policy DC18.1 - Conservation Areas

5. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007:

- Chapter 2: Design

6. Draft National Planning Policy Framework - 16th December 2025 is under consultation and as such is a material consideration. However, until its adoption, the current NPPF (December 2024) is still in place. Of relevance are:

- Section 2: Achieving sustainable development
- Section 4: Decision-making
- Section 12: Achieving well-designed places
- Section 16: Conserving and enhancing the historic environment.

7. Planning Practice Guidance - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The PPG seeks to both simplify and clarify planning guidance easier and simpler. It is intended to be read in conjunction with the National Planning Policy Framework (NPPF) and is relevant to key planning issues of significance to applicants and local authorities. In considering this application consideration has been given to the following aspects of the NPPG:

- i. Consultation and pre-decision matters (ID:15);
- ii. Design (ID:26) - Good quality design is considered to be an integral part of sustainable development;
- iii. Health and well-being (ID:53).

ISSUES

In this instance, the initially submitted plan has been revised in the interest residential amenity and revised plans were subsequently submitted, (dated, 17/12/25, 02/02/26, 10/02/26).

Principle of development

The principle of extending one's home is generally acceptable in circumstances where there is no overriding unduly harmful impact and the planning system accommodates this demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The key issues for this application are therefore the impacts on residential and visual amenity, together with the heritage impact on the Rushford Park Conservation Area.

Residential and visual amenity

Impact of works (two storey side extension, including rear dormer, elevational alterations and associated impact on the Rushford Park Conservation Area) - In light of correspondence from the planning agent, (dated, 15/12/25, 17/12/25), and revised plans, (dated, 17/12/25, 02/02/26, 10/02/26), it is considered that clarification has been provided and the issues raised with the planning agent have been sufficiently overcome. The proposed two storey side extension, rear roof dormer, together with the proposed elevational alterations would have minimal impact upon residential amenity in terms of overlooking, overshadowing, or loss of privacy and would cause less than substantial harm to the character and appearance of the host dwelling and the heritage asset of the Rushford Park Conservation Area.

It is considered that the proposal along this corner plot location is unlikely to detract from the character of the Rushford Park Conservation Area, of which the site is in-part located along the north-eastern boundary. The proposal would improve the quality of the existing accommodation to meet changing household needs and continued occupation of the house and maintain existing levels of residential amenity within the area. It is not considered that the development would undermine the residential character of the Rushford Park Conservation Area due to the scale of the development, the quality of the proposed design, and proposed materials.

The proposal is not expected to generate any noise beyond what would be reasonably expected in connection with a residential dwelling.

The site is not overlooked along the rear boundary, and there is a significant separation distance from those properties along Limefield Terrace to the proposed development. Existing mature trees providing screening along the boundary. The separation distance from no. 46 Buckhurst Road, is also considered to be acceptable, given the revised proposed blank gable elevation of the two storey side extension element. Therefore, it is considered that the revised plan addresses the concerns raised in respect of the originally submitted scheme in terms impacts to privacy, overlooking and visual intrusion.

Impact of works (Design and appearance and impact within the Rushford Park Conservation Area) – in terms of due consideration of the proposed development and its location in-part within the Rushford Park Conservation Area, saved policy DC18 Conservation Areas: states that there is a desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees) and any types of development should not detract from the host building.

Furthermore, policy EN3 requires that new developments are designed to enhance the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance. Policies EN3 and DC18 have been related to the relationship of the proposed extensions, including its height, proportions, and siting, to the Rushford Park Conservation Area. It is considered that the development would result in a subservient extension with design features in keeping with the host dwellinghouse that would contribute positively to the surrounding context; and thereby accords with policies DM1, SP1, EN1, EN3, EN15 of the Core Strategy and saved UDP policies DC1, DC18.1.

It is considered that the proposal also preserves the character and appearance of the Rushford Park Conservation Area in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

However, additional conditions in relation to obscure glazing requirement and permitted development restrictions are recommended in the interest of residential and visual amenity and for the continued preservation of the heritage asset of the Rushford Park Conservation Area.

Within this context, it is considered that the proposal has been appropriately related to the character of the existing building, in terms of the proposed roof design and the composition of proposed materials. The proposed two storey side extension element and associated rear roof dormer have been designed to form subservient additions, given the proposed set back along the front elevation, and the dropping the pitch of the dormer below the proposed roof ridge of the two storey side extension. The proposed development does not seek to be a pastiche of the main dwelling, but is in character with the property, and the design utilises a good proportion

of glazing to reflect the proportions of the front elevation of the main house, whilst also incorporating decorative detailing.

The size of side garden and layout of the existing property allows for the side extension without adversely impacting on the character of the property, with the majority of features of architectural detail being confined to the front elevation.

It is considered that the proposal would not be detrimental to the character of the property or impact negatively on the neighbouring Rushford Park Conservation Area which runs along north-eastern elevation of the site. However, a materials condition has been attached to ensure that the materials are adhered to.

For the above reasons, the proposal is considered to be acceptable and to comply with the guidelines set out in saved UDP policy, DC1 'Residential Extensions', DC18.1 and Core Strategy policies DM1, SP1, EN1, EN3, EN15.

Impact of works (Refuse storage and collection) - The proposal itself has little impact on waste from the site. Existing storage and collection methods on site would be retained.

Impact of works (Vehicular access and car parking) - The proposal doesn't change how vehicles access and park at the property. On-site car parking would still be maintained.

Impact of works (Trees) – One of the Council's objectives is to safeguard trees. Whilst there are trees/hedges along the immediate north-eastern and south-western boundary of the application site, these are not subject to Tree Preservation Orders. Notwithstanding this, it is considered that they offer significant biodiversity and ecological value, as well as providing a buffer and screening from the railway line which runs along the north-eastern boundary of the site.

Additionally, the planning agent has also provided clarification that the existing trees/hedges would be unaffected by the submitted plan, (correspondence from agent dated, 17/12/25).

On this basis, given the nature of the proposal would be limited to side and roof elevations of the existing dwelling; together with the associated elevational alterations, coupled with the separation distance from these trees, it is considered that they would not be detrimentally affected as a result of the proposal. Therefore, the proposal accords with the policy EN15.

Matters Raised by representation - The matters raised by the RSPB Swift Champion have been duly considered. It is recommended that an advice note by way of an informative is attached to any recommendation for planning approval.

Conclusions - For the reasons outlined above, and on balance, and subject to planning conditions, it is considered that the revised proposed development, (dated, 17/12/25, 02/02/26) responds positively to the policy documents outlined above.

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 to seek solutions to problems arising in relation to dealing with the planning application. In this instance, the initially submitted plan has been revised in the interest of residential and visual amenity and revised plans subsequently submitted, (dated, 17/12/25, 02/02/26, 10/02/26). The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

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:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 04 November 2025.
- Location Plan with application site edge in red, received by the City Council as the Local Planning Authority on 17 October 2025.
- Design & Access Statement, received by the City Council as the Local Planning Authority on 17 October 2025.
- Heritage Statement, received by the City Council as the Local Planning Authority on 04 November 2025.
- Proposed BASEMENT, GROUND AND FIRST FLOOR PLANS, DWG NO. P_4001, REV C, received by the City Council as the Local Planning Authority on 02 February 2026.
- Proposed SITE PLAN, DWG NO. P_4003, REV B, received by the City Council as the Local Planning Authority on 17 December 2025.
- Email from agent dated, 17 December 2025.
- Email from agent dated, 15 December 2025.
- Proposed SECOND FLOOR AND ROOF PLANS, DWG NO. P_4002, REV B, received by the City Council as the Local Planning Authority on 10 February 2026.
- Proposed ELEVATIONS, DWG NO. P_4000, REV C, received by the City Council as the Local Planning Authority on 10 February 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans and submitted information; pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policies SP1 and DM1 of the Core Strategy (2012).

3) The materials used to construct the external elevations of the development hereby approved shall match the existing dwellinghouse, in terms of colour, type, scale and method of coursing and pointing and as stated on the submitted application form.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to saved policy DC1, DC18.1 of the Unitary Development Plan for the City of Manchester (1995), and policy DM1 of the Manchester Core Strategy (2012).

4) Before first occupation of the development thereby approved, the proposed window in the first floor rear elevation to serve the annotated " En-suite" and as shown on: Proposed ELEVATIONS, DWG NO. P_4000, REV C, received by the City Council as the Local Planning Authority on 10 February 2026 and Proposed BASEMENT, GROUND AND FIRST FLOOR PLANS, DWG NO. P-4001, REV C, received by the City Council as the Local Planning Authority on 02 February 2026, shall be opaquely 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 - In the interests of privacy, pursuant to policy to saved policies DC1 of the Unitary Development Plan for the City of Manchester and SP1 and DM1 of the Core Strategy for the City of Manchester.

5) 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 reenacting that Order with or without modification), no windows, doors or other openings shall be inserted into the elevations of the extension hereby approved other than those shown on:

- Proposed BASEMENT, GROUND AND FIRST FLOOR PLANS, DWG NO. P_4001, REV C, received by the City Council as the Local Planning Authority on 02 February 2026.
- Proposed SECOND FLOOR AND ROOF PLANS, DWG NO. P_4002, REV B, received by the City Council as the Local Planning Authority on 10 February 2026.
- Proposed ELEVATIONS, DWG NO. P_4000, REV C, received by the City Council as the Local Planning Authority on 10 February 2026.

Reason - In the interests of residential amenity, pursuant to saved policy DC1, DC18.1 of the Unitary Development Plan for the City of Manchester (1995) and policies DM1 and SP1 of the Manchester Core Strategy (2012).

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Informative

1) Swift Bricks

If the development can accommodate it, it is requested that consideration is given to the installation of Swift Bricks. Swift bricks must be fitted in accordance to the specifications of BS 42021:2022 - Integral nest boxes.

Appendix 1 – List of consultees & neighbours notified

1 Windsor Road, Levenshulme, Manchester, M19 2FA
Flat 3, 46 Buckhurst Road, Manchester, M19 2DS
6 Windsor Road, Levenshulme, Manchester, M19 2EB
Flat B, 4 Windsor Road, Levenshulme, Manchester, M19 2EB
Flat A, 4 Windsor Road, Levenshulme, Manchester, M19 2EB
Flat 4, 46 Buckhurst Road, Manchester, M19 2DS
Flat 2, 46 Buckhurst Road, Manchester, M19 2DS
Flat 1, 46 Buckhurst Road, Manchester, M19 2DS
18 Limefield Terrace, Manchester, M19 2EP
12 Limefield Terrace, Manchester, M19 2EP
14 Limefield Terrace, Manchester, M19 2EP
44 Buckhurst Road, Manchester, M19 2DS
16 Limefield Terrace, Manchester, M19 2EP

Appendix 2 – Planning constraints

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