

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144500/JO/2025

Date registered valid: 12 November 2025

Proposal: Variation of condition 2 (specified plans) from planning approval reference 143104/FH/2025 be varied to allow inclusion of additional windows to the front and rear elevations together with the installation of a rear roof dormer.

Address: 203 Old Hall Lane, Rusholme, Manchester, M14 6HJ

Ward(s): Rusholme Ward

Applicant: Mr Mohammed Bashir

Agent (if any): Mr L Chowdhury

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 22 January 2026

Application details

Type of application: Variation or Removal of Condition

Development type: Householder

Date of site visit: 22.12.25

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 24 November 2025

Expired: 15 December 2025

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The property that is the subject of this householder planning application is a two- storey brick and render detached property identified as 203 Old Hall Lane. It is located within the Rusholme ward of the City. It has garden area to the front, sides and rear and benefits from off road parking. The property is currently vacant and under refurbishment. There is access to the eastern side of the property that leads through into the rear garden, and down the side of the property. To the western elevation is a brick- built garage and utility room that is attached to the property there is no access through to the rear garden from the garage, and the utility room is accessed from the sunroom. Within the rear garden is a timber shed that sits along the common boundary with number 205 Old Hall Lane. The boundary with number 201 is masked by high, dense established tree lines.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential with Manchester University Fallowfield Campus to the south of the site and Manchester Grammar school and Birchfields Park to the north of the site.

Description of development

A previous consent was granted (143104) for a single storey side (western elevation) and rear (southern elevation) extension with an infill extension to the eastern side of the property to the first floor. To facilitate this the existing garage, utility, WC-shower room and sunroom will be demolished. There is also a garden shed to the rear which will also be demolished. The additional accommodation created will be:

Ground Floor- Extended kitchen together with an open plan family room and WC.

First Floor- The extension enables reconfiguration and enlargement of the existing bedrooms remaining at 3 bedrooms.

The proposed extension to the ground floor will have large bi-fold doors opening out onto the rear garden. The materials proposed will match those of the existing property.

This current application is for a variation to the plans previously approved under ref 143104 which approved the above works on the 27th of July 2025. The changes would incorporate a dormer within the roof space to the rear elevation, and a small additional window in the front gable elevation within the roof space and in the gable to the rear again within the roof space. The materials proposed would match those of the existing property post refurbishment. The windows in the host property will be replaced as they are currently of timber construction with single pane glazing. The new windows will provide increased thermal benefits.

Consultations & Notification Responses

Local residents were informed- no representations have been received.

Issues

For reasons to be outlined below, it is considered the proposal accords with these policies.

Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City 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.

Policy DM 1, Development Management, - Follows the principles advocated in the aforementioned policies and informs that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are given below:-

- o Appropriate Siting, layout, scale, form, massing, materials and detail.
- o Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- o Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 'Spatial Principles' which states that priority will be given to the creation of neighbourhoods of choice outside of the regional centre. In particular, developments which make a positive contribution and enhance areas for residents will be supported.

The National Planning Policy Framework (NPPF) - The NPPF was published on the 27 March 2012. (last amended December 2024). The NPPF replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF is therefore a material planning consideration in the determination of planning applications.

The NPPF states that the planning system must contribute to the achievement of sustainable development. These are encapsulated into three categories: economic, social and environmental.

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Unitary Development Plan (UDP)

The UDP has been superseded by the Core Strategy Development Plan, however, some policies have been saved and are still considered as part of the planning process. Policy DC1 for Residential Extensions is still considered of relevance and states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- o the general character of the property,
- o the effect upon the amenity of neighbouring occupiers,

Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- o they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings);
- o they do not create an undue loss of sunlight, daylight or privacy;
- o they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details;

Places for Everyone Greater Manchester Joint Development Plan (March 2024) Places for Everyone Joint Development Plan was published in March 2024 and has been produced by Greater Manchester Combined Authority to provide a long-term plan for jobs, new homes, and sustainable growth for nine of Greater Manchester's districts.

The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

The Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs.

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

Principle of the Proposal

The principle of extending a residential property in a residential area to provide additional living accommodation was assessed under the previous planning approval and was considered acceptable, however the additional development now proposed in the form of the rear dormer and introduction of a small window in both the front and rear gables of the roof space must be given further consideration in regard to the proposed developments siting, design, appearance, scale and massing, and to the proposal's impact upon existing levels of residential amenity.

Residential Amenity

The application site comprises of a two- storey brick and render detached dwellinghouse within a predominantly residential area of Rusholme. The site is bounded to the front by a brick wall with coping stones and brick pillars, and timber fencing to the rear and side boundaries. The rear garden is laid to lawn and there are very well- established dense tree planting to all the

common boundaries with timber fencing hidden within the planting. The fence to the common boundary with number 205 Old Hall Lane along the driveway is of timber construction.

To facilitate the proposed side and rear single storey extension, there is to be selective demolition of single storey elements of the existing property including the garage, sun room, utility and shower/ WC. As such the amount of additional footprint when compared to the amount of additional and reconfigured space is modest. The single storey to the side will retain a gap of 1 m to the common boundary with number 205 Old Hall Lane. The extension that increases the kitchen will take the built form slightly closer to the common boundary with number 205, however, as it progresses further into the site the area that will become the family room is actually set in a further 1 m from that boundary than currently exists. There are two windows and a door that serve the kitchen, however, there is only a hall and landing window on the gable elevation of number 205, as the positioning of the existing kitchen window which currently faces a secondary kitchen window on number 205 Old Hall Lane is to be repositioned within the extension which means that these windows would no longer align to face onto each other, and there is a large greenhouse to the side of number 205 Old Hall Lane, that sits between the two properties.

The proposed single storey extension and the first- floor extension would take the property no closer to the boundary with number 201 Old Hall Lane than currently exists. Whilst the first- floor projection would be 3.6m on the 201 side of the property, this elevation would not be highly visible from number 201 Old Hall Lane due to the dense high line of trees. There is only one window proposed in the side elevation of the existing property which would serve a bathroom and would be obscurely glazed.

The first- floor infill extension to the rear projects 3.6 m from the existing rear of the property which is staggered at that point, however part of this projection is masked by the existing rearward projection of bedroom three and, as such would project a modest amount beyond that point. The proposed dormer is set in well from the edges of the existing roof slope and is set down considerably from the existing ridge.

The newly proposed dormer is modest in size, and has no windows proposed in the side elevations of the dormer, and the windows in the rear of the dormer itself would only look out over the applicants own garden area. The materials for the dormer would match in colour to the tile on the existing roof. The windows to be introduced into the rear and front gable elevations would again have no impacts upon overlooking or loss of privacy, with it looking over the applicants own garden to the rear or public open space to the front. Given the distances to the boundary with number 201 and 205 Old Hall Lane there should be no detrimental impact through loss of privacy, overlooking or overshadowing as a result of the proposed changes to the previously approved plans.

The rear garden of number 203 Old Hall Lane is of a good size and given the modest addition of the ground floor footprint, and the modest addition to the roof-space in the form of the proposed dormer extension, there would be sufficient external amenity space retained for the occupants' post development. It is not considered that the proposal would have a detrimental impact upon the level of amenity currently enjoyed by the occupants of either the property itself or the neighbouring properties.

Visual Amenity

The proposed extension would be constructed in matching materials to the host property and would assimilate well with the existing property. The single storey side and rear extension have been given a contemporary feel whilst still being in keeping with the original attractive facade of the property, The fenestration when viewed in the context of the street scene has remained the

same and both the single storey and first floor extensions retain subservience to the original dwellinghouse.

The variations of the proposal including the addition of the proposed dormer to the rear and the two additional windows, one to the front and one to the rear elevation are relatively modest additions. The additional window to the front elevation would be viewed from within the street scene but is not impactful or alien in the context of the rest of the property, the dormer and rear window and are not readily viewed from within the street scene being only viewed from within the private garden areas. The dormer has followed the contemporary approach with the proposed materials however these would match in colour wise to the existing property. There are other properties within the immediate area that have been developed similarly to the proposed works to 203 Old Hall Lane. It is not considered that the proposed extensions would have a detrimental impact upon the visual amenity of the neighbouring properties, nor have a detrimental impact upon the property itself nor the character of the area within which it is located. The proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

The proposal results in extensions that whilst increasing the floorplan to provide a more useful and useable footprint, still retains subservience when viewed in the context of the host property. It is also respectful to the neighbouring properties along the common boundary at 201 Old Hall Lane and 205 Old Hall Lane and takes the house no closer to those properties in the main. It presents as relatively modest additions and are not excessively large or bulky and is therefore considered to accord with the principles set out in saved UDP policy DC1 and accords with Core Strategy policies DM1 and EN3 of the Core Strategy.

Design and appearance

The design of the proposals would complement the original aesthetic of the property in that the materials would match or be sympathetic to those of the main dwellinghouse and are of a considered design with regards to the scale and local context. It is considered that the proposals are acceptable in terms of design and appearance and would not adversely impact upon either the property itself or on the character of the area within which it is located. The materials for the window to both the front and rear gable are to be of an aluminium or Upvc construction which will match those of the existing property once it has been refurbished. These windows are considered to be an acceptable addition to the elevations.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN3 and in general the design is considered acceptable.

Impact on the Character of the Area

The City Council encourages where appropriate the retention of the original character and detail of properties. In terms of its size the extensions are relatively modest and being set back from the frontage and on the rear of the property are not highly visible from within the street scene. The materials proposed are sympathetic in terms of the existing property in terms of design and colour pallet. It is considered that the proposal accords with Core Strategy Policies DM1, EN3 and saved Unitary Development Plan policy DC1.

Trees

The proposal has no impact upon the trees.

Disabled access

This is not impacted.

Bins

The proposal enables the waste bins to be brought from either side of the property to kerbside on collection day.

Parking

Car parking is not affected by this proposal.

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

The application has been determined in a positive and proactive manner. In this instance issues that have arisen during the consideration of the application have been discussed with the applicant's agent and amended details/clarification have been provided. In this instance appropriate conditions have been attached to this decision.

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 the original permission reference 143104 which approved the above works on the 27th of July 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:

PL01- Location Plan received 3rd June 2025.

PL03- Proposed Site Plan received 3rd June 2025.

PL08- Proposed Ground Floor Plan received 3rd June 2025.

PL09- Proposed First Floor received 3rd June 2025.

PL10 Rev A- Proposed Roof Plan received 12th November 2025

PL11 Rev D- Proposed Front and Rear Elevations received 22nd January 2026

PL12 Rev D- Proposed Side Elevations received 22nd January 2026

PL13- Proposed Loft Plan received 12th November 2025

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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved drawings.

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

4) The materials used in the walls, roof or other element of any exterior work of the development hereby approved shall be similar in appearance to the materials used in the majority of the equivalent element of 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.

5) Before first occupation the window in the first floor eastern (side) elevation serving the bathroom 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

209A Old Hall Lane, Rusholme, Manchester, M14 6HJ

209B Old Hall Lane, Rusholme, Manchester, M14 6HJ

199 Old Hall Lane, Rusholme, Manchester, M14 6HJ

197 Old Hall Lane, Rusholme, Manchester, M14 6HJ

205 Old Hall Lane, Rusholme, Manchester, M14 6HJ

201 Old Hall Lane, Rusholme, Manchester, M14 6HJ

207 Old Hall Lane, Rusholme, Manchester, M14 6HJ

19 Redshaw Close, Manchester, M14 6JB

Manchester Grammar School Playing Fields, Birchfields Road, Manchester, M13 0XT

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 (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: SOUTH AREA