Application Number	Date of Appln	Committee Date	Ward
144466/FO/2025	3rd Feb 2026	9th Apr 2026	Withington Ward

Proposal Replacement hipped roof to side extension, erection of first-floor rear extension, installation of rear dormer, installation of roof lights, and replacement flat roof to rear extension in connection with the use of the property as a C3(a) dwellinghouse.

Location 26A Derby Road, Manchester, M14 6UW

Applicant Mr James Christopher Henry

Agent Mr Jim Seymour, Seymour Planning Limited

Executive Summary
The applicant is seeking permission for the erection of a first-floor rear extension, rear dormer extension, replacement to existing side extension flat roof with a pitched roof together with roof lights and replacement of single storey rear extension flat roof with warm roof.

The current application has been through a neighbour notification process twice; the first application received 5no. objections from neighbouring residents. The second involved a revised description of development to include a change of use to class C3(a) single family house, neighbours were re-consulted, resulting in 2no. objections, as well as objections from Ward councillors Chris Wills and Becky Chambers

The key issues that were raised were concerns relating to the proposals impact upon residential and visual amenity of the area as well as concerns for the intended use of the property in the future. These are fully considered in the main body of the report.

Description
Derby Road is a residential street situated within the Withington Ward of Manchester, sited between Fallowfield and Withington District centres. The area is predominantly residential in terms of its character, consisting of a range of housing types including low rise apartments, terraced, semidetached and detached 2 and three storey houses, as well as community facilities such as Withington Bowling Club and Kingdom Hall of Jehovah's Witnesses.

The application relates to a two-storey semidetached dwellinghouse of red brick with a hipped roof. The property has already been extended, with a flat roofed two storey side extension and a single storey flat roofed rear extension. To the front of the property there is hardstanding for parking, a small tree and shrubbery with brick mid-level boundary treatment. To the rear there is a modest garden with high level timber fencing bordering 26 and 28 Derby Road and the car park for the Jehovah's Witnesses Hall. The property is currently nil-use, requiring a change of use application for any future lawful use.

Work started at replacing the roof and installing a rear dormer on the property last year, with the applicant believing the changes would fall under permitted

development rights and would not require planning permission. However, due to the property having no authorised use, it does not benefit from householder permitted development rights. Enforcement officers made the applicant aware planning permission would be required for the required changes, subsequently work was halted and remains unfinished.

The current application is the third application at this property in the last six months, with the previous two applications being refused on visual amenity grounds, with the current scheme revised to include the proposed change of use from Nil-Use to Class C3(a).



Figure 2. Front View of 26a Derby Road.



Figure 1. Rear view of 26a Derby Road.



Figure 5. Google Earth view of 26a Derby Road.

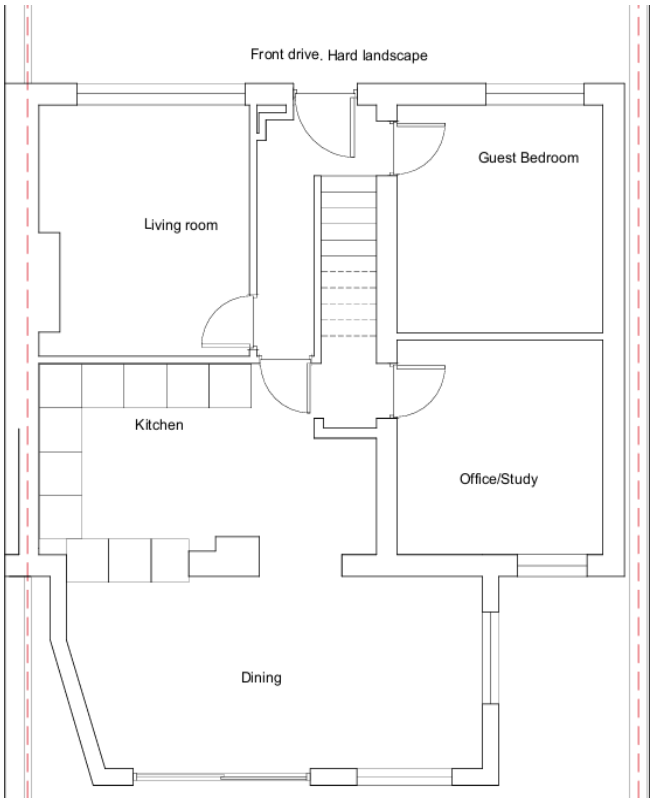


Figure 6. Proposed ground floor plan (unchanged)

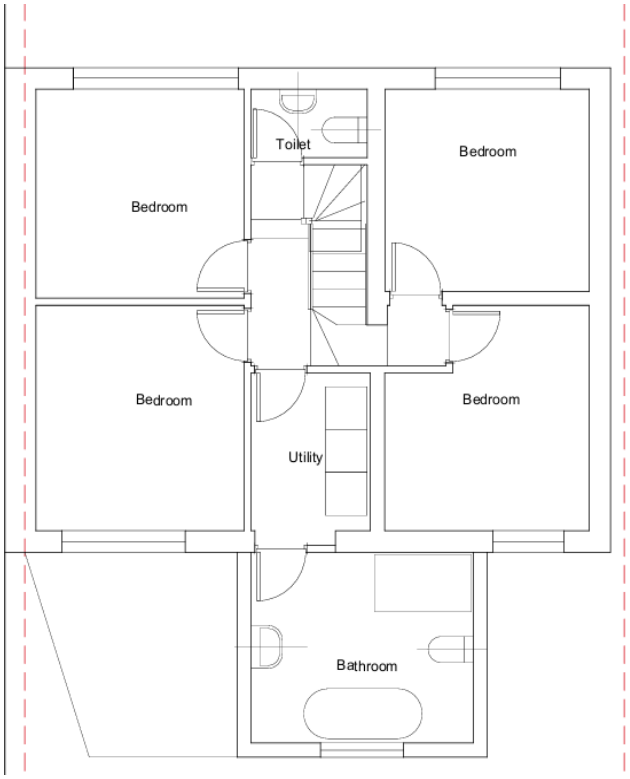


Figure 4. Proposed first floor plan.

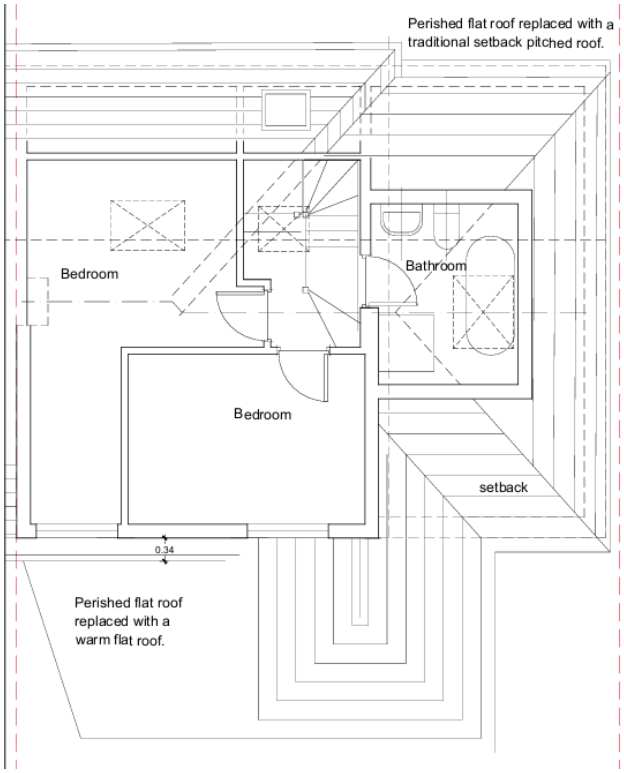


Figure 3. Proposed second floor (loft) plan.

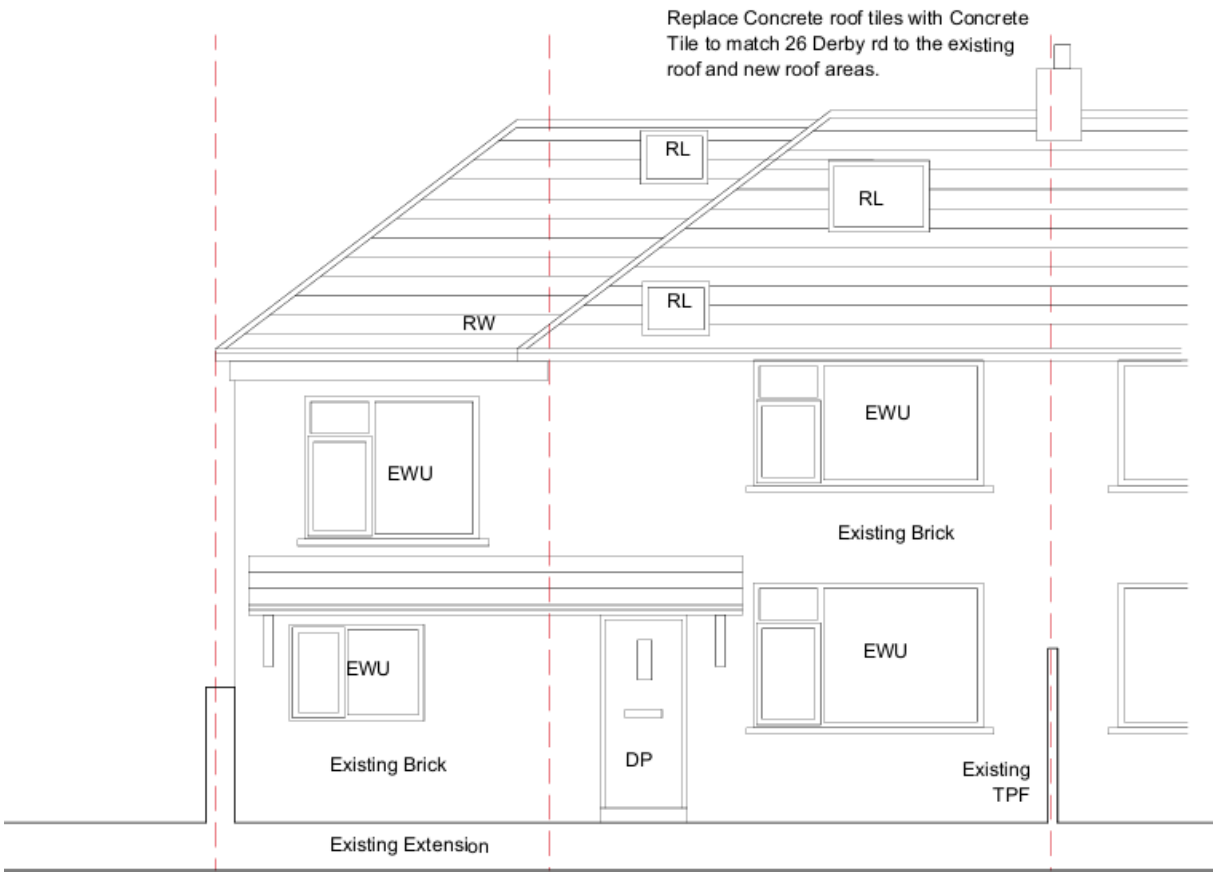


Figure 8. Proposed front elevation.

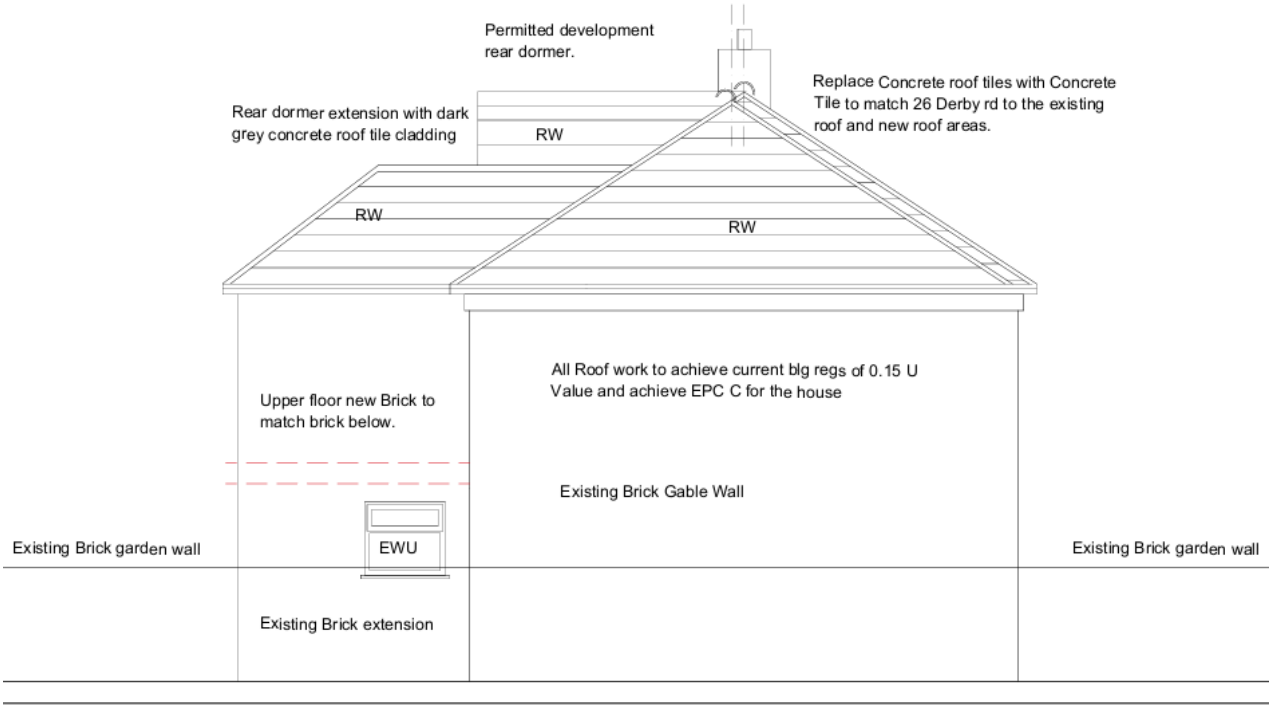


Figure 7. Proposed side elevation.

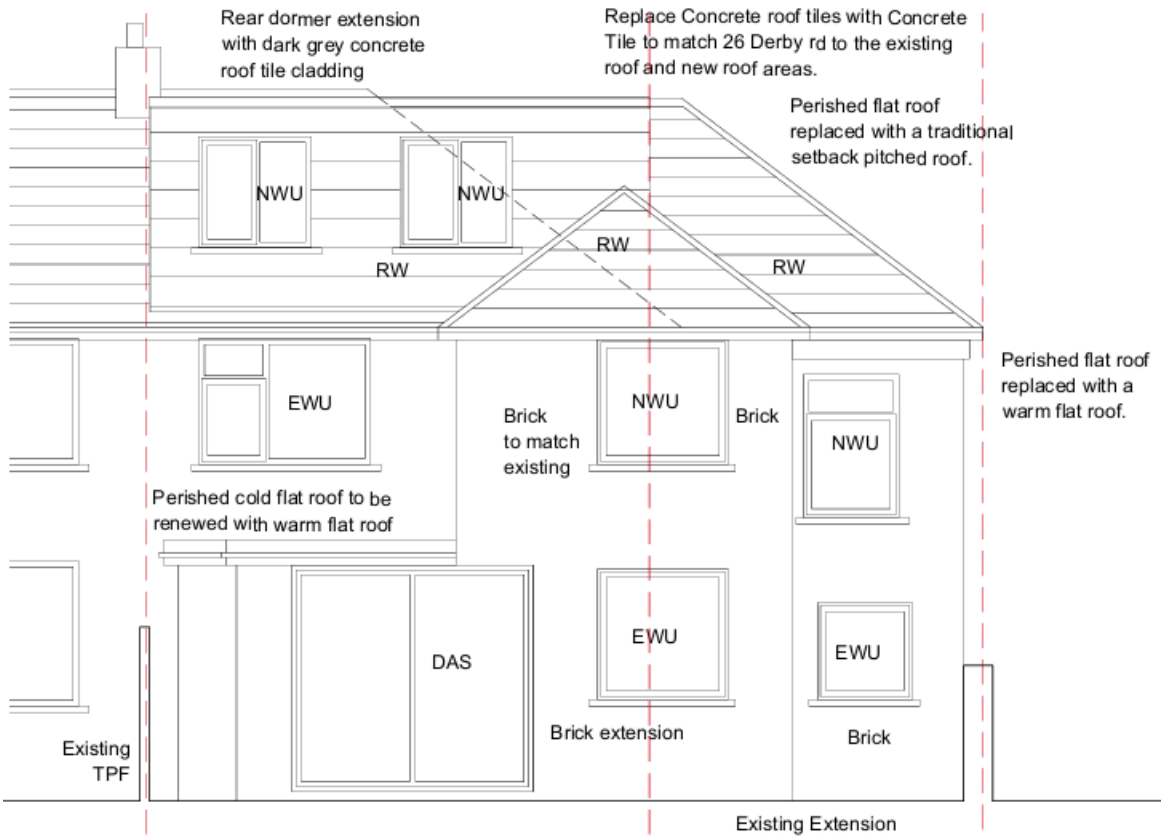


Figure 10. Proposed rear elevation



Figure 9. Google Earth image showing comparable extensions at no.24 Derby Road.

Planning History
143899/FH/2025 – 29.10.2025 - Replacement roof to side extension and addition of side dormer and installation of rear dormer and roof lights **– Application Refused**

143369/FH/2025 – 01.09.2025 - Replacement roof to side extension, flat roof to hip and installation of rear dormer and roof lights - **Application Refused**

ENF/15911/24 - 14.11.2024 - Unauthorised change of use of property to a boarding house (Use Class C1) – **Notice Issued**

21/02555/ENF - 28.10.2021 - Appeal against Enforcement Notice – **Appeal Dismissed**

131841/LE/2021 - 06.10.2021 - Certificate of Lawful Existing Use for a C4 House in Multiple Occupation – **Application Returned**

ENF/14945/20 - 14.09.2020 - Unauthorised change of use to a house in multiple occupation (Use Class C4) – **Notice Issued**

102931/LE/2013/S1 - 04.07.2013 - Certificate of Lawful Development for existing use as 7-bedroom house in multiple occupation (sui generis) together with a two-storey side extension and single storey rear extension – **Application Refused**

Current nil uses status:
The property was first used as a House in Multiple Occupation (HMO) under Class C4 from 7 October 2011, which predates the implementation of the Council's Article 4 Direction. This use continued until late 2019, at which point the property was used for temporary or short-stay accommodation. Subsequently, it reverted to use as a Class C4 HMO.

The temporary/short-stay accommodation was initially considered to fall under Class C3 (Dwellinghouse). However, during the appeal process, the applicant argued that the use was more appropriately classified as a Class C1 Guesthouse. The Inspector agreed with this interpretation and removed reference to Class C3 from the Enforcement Notice.

As a result, there was an unauthorised change of use from Class C4 HMO to Class C1 Guesthouse, followed by a further unauthorised change back to Class C4 HMO. Planning enforcement action was taken in relation to the latter change. Due to the intervening Class C1 Guesthouse use (against which no enforcement action was taken) there was no lawful use to revert to following the notice. The property is currently considered to have no lawful use, and any future use will require planning permission.

Consultations

Local Residents/Members of the Public
2no. Objections received to the re-consultation letters, reasons for objection can be summarised as follows:

- Works affecting the shared party wall began without serving notices required under the Party Wall Act
- Dust, debris, light penetration and increased noise have already occurred through the party wall due to previous unauthorised works, raising concerns about structural and fire-resisting integrity.
- Belief that the scale of additional bedrooms indicates intent for future HMO use rather than a genuine C3(a) dwellinghouse, particularly given historic HMO occupation despite enforcement notices.
- Lack of clear dimensions for the first-floor rear extension, creating uncertainty about overshadowing and loss of outlook to rear rooms, garden and patio.
- Visual harm from the rear dormer structures, considered incongruous and intrusive when viewed from Derby Road.
- Rear dormer and first floor windows facing would cause direct overlooking of resulting in loss of privacy.
- Rear-facing windows only acceptable if accompanied by tall screening (e.g., 8–10 ft bamboo or hedge.
- Concern that the property layout should not enable occupation by more than six people; fears that extensions could facilitate use as a student HMO.
- Lack of confidence in the owner's management of other properties, citing previous tenants who have not complied with conditions.

Ward Members
Objections were received from local ward councillors Chirs Wills on behalf of himself and Councillor Becky Ward, summarised as follows:

- Supportive of adjoining neighbours detailed objection. But remains concerned of the potential for the property to be used as an HMO going forward.

The original iteration of the application did not change the proposal in terms of what was going to be built, only the change of the description of development to include the use class of the property, therefore it is considered the following points from the original neighbour consultation are considered to still hold some weight:

- Concern in overdevelopment - Proposal seen as further intensifying an already heavily extended property, originally a 2-bed house but now functioning as a much larger dwelling
- Property already significantly larger than the attached neighbour and considered disproportionate or dominant.
- Dormer, roof alterations, and skylights viewed as out of keeping with the existing roofline character of nearby properties
- Concerns that incremental extensions erode architectural coherence and neighbourhood stability.
- Ongoing issues with overflowing bins, poor waste management, and rodent attraction associated with high occupancy at the property
- Concern the development is considered to significantly alter the character of this part of Derby Road, which is defined by 1950s semi-detached houses with traditional hipped roofs

- The proposed rear dormers, roof lights and creation of an additional storey of accommodation are described as visually intrusive, discordant, and harmful to the established built form.

Polices

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. Relevant policies in the Core Strategy are detailed below:

Policy SP1: Spatial Principles – Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1: Development Management - This policy states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document: -

- Appropriate siting, layout, scale, form, massing, materials, and detail.
- 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health. • Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques.

Unitary Development Plan for the City of Manchester (1995): The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely

been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant and are relevant to consideration to the proposed extension to a residential dwellinghouse.

Policy DC1 of the Unitary Development Plan seeks to accommodate the 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. It relates specifically to residential extensions and the relevant criteria from this policy include:

DC1.1 The Council will have regard to:
a. The general character of the property
b. The effect upon the amenity of neighbouring occupiers
c. The overall appearance of the proposal in the street scene;
d. The effect of the loss of any on-site car-parking

DC1.2 states extensions will be allowed subject to:
a. 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)
b. They do not create a loss of sunlight/daylight or privacy
c. They are not out of character with the style of development in the area
d. They would not result in the loss of off-street parking.

DC1.3 states that 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).

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 adaptations to their homes.

DC26 of the Unitary Development Plan sets out the Council’s approach to managing noise in relation to new development. It seeks to ensure that noise-generating uses do not cause unacceptable disturbance to noise-sensitive locations such as residential properties, schools, hospitals, and places of worship. The policy requires that developments likely to produce noise are appropriately sited and designed, with suitable mitigation measures, such as sound insulation or layout adjustments, where necessary. In mixed-use areas, the policy encourages a balanced approach that supports activity while safeguarding residential amenity.

Guide to Development in Manchester: The Guide aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will

guide developers, designers and residents to the sort of development appropriate to Manchester. It seeks to retain the essential distinctiveness of its character areas, whilst not precluding new development.

National Planning Policy Framework (2024):
The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. The NPPF was updated in December 2024 and provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the 11 Manchester City Council Planning Committee development plan, i.e., the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development which for decision-taking this means: - approving development proposals that accord with an up-to-date development plan without delay; or - where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Relevant chapters include:
- Chapter 12: Achieving well-designed places

Places for Everyone Joint Development Plan Document (2022-2049):
Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

Policy JP-S1: Sustainable Development
Policy 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, whilst protecting and enhancing our historic environment, heritage assets, and their settings.

Issues

Principle
The principle of the proposal, to erect a first floor rear extension, rear dormer extension, replacement to existing roofs and elevation alterations in association with the loft conversion in order to provide additional living accommodation is considered acceptable given that saved policy DC1 of the Unitary Development Plan for the City

of Manchester indicates that “many people prefer to extend their existing homes rather than move, and the planning system needs to accommodate this demand for more living space”. Notwithstanding this, consideration must be given to the proposal’s siting, scale, and massing, appearance, and impact upon visual and residential amenity, waste and parking. The principle of a single family dwellinghouse for the use of the application property is also considered appropriate and acceptable.

Sitting, Scale and Massing
The proposed first floor extension would be to the rear of the property sited in the centre; it would project out by 2.9m and span a width of 3.6m. It would have a hipped roof with the ridge of the roof measuring 6.35m from the ground, 1.02m below the ridge of the main roof. There would be a gap of 3.2m to the shared boundary with the adjoining house and 2m to the shared boundary with no.28 Derby Road. The extensions 2.9m rearward projection would not exceed the recommended limit outlined in saved policy DC1 of the Unitary Development for the City of Manchester (of 3.65m). Furthermore, the reduced ridge heigh and gaps from the boundaries ensures the extension appears subservient to the host dwelling These design features should ensure that the extension does not result in an excessively large or bulky addition to the host dwellinghouse.

The rear dormer would measure 5.16m in width and would be set in from the eaves by 0.2m and below the main roof ridge by 0.1m. Under normal circumstances, this dormer in terms of scale would fall within what could be done under permitted development rights. The dormer is considered subservient in scale to the host property, sitting within the roof slope and avoiding any dominance over the original roof form. Its proportions, set-backs and overall massing ensure that it does not visually overwhelm the dwelling, and it maintains an appropriate hierarchy between the main roof and the dormer addition. As a result, the dormer is considered to represent a proportionate addition to the property.

The extension of the hipped roof above the existing flat roof on the side extension would sit 0.1m below the main roof ridge. The two-storey side extension is an older addition and doesn’t include the set-back current planning policy would require, but the slight drop in height and the use of a hipped roof help it sit more comfortably against the original house. These changes soften the appearance of the extension and make it appear more integrated with the main roof form. Overall, the alteration is an improvement on what is there now and results in a neater and more coherent appearance.

Appearance and Visual Amenity
The proposal includes replacing the existing flat roof above the two-storey side extension with a new hipped roof. It’s worth noting that a two-storey side extension with a flat roof does not meet current policy DC1.3(b) of the UDP, so introducing a hipped roof that ties in with the main house represents a clear improvement on what is there now. The new roof would be tiled to match the existing property, with the eaves retained at the same height. The ridge would sit 0.1m below the main roof, creating a slight step down that helps the extension read as subservient to the main house.

The replacement of the ground floor roof would result in a structure that closely replicates the form and appearance of the existing roof. Under normal circumstances, works of this nature could be carried out under permitted development rights. As the variation from the original roof is minimal, its impact on the overall appearance of the property is negligible, and the alteration is therefore considered acceptable.

The rear dormer would be finished in matching materials and would include two windows on the rear elevation. Its design is typical of other rear dormers in the area, with similar examples already in place at No. 38 Derby Road and at Nos. 2, 4 and 10 Sheringham Road. Because it is set below the ridge and positioned to the rear of the property, the dormer would be largely hidden from public view, meaning the impact on the street scene and wider visual amenity would be very limited. As the materials would match the existing house, and given its size and rear position, a dormer of this scale could ordinarily be constructed under permitted development rights.

The first-floor rear extension would be finished in matching brickwork with a hipped roof above. It would contain a single window on the rear elevation, while the side elevations would remain blank and featureless. The extension would be set in from the shared boundaries and, due to its position at the rear, would be largely screened from public viewpoints and not visible within the street scene. As such, the visual impact of the addition would be limited, and its scale and design are considered to blend in with the main house.

Overall, the current proposal is also considered to be in-keeping with the design and appearance of other extended properties in the area, such as those at 24A Derby Road (figure 9), the alterations to the existing flat roofs are considered to result in an improvement to the property and the street scene. As such, the proposed development is not considered to be incongruous with the existing character of the area.

Residential Amenity
Concerns relating to residential amenity in terms of the proposals impact on privacy and daylight for neighbouring occupiers.

In assessing matters of privacy and overlooking, it is considered that neither the proposed first-floor rear extension nor the rear dormer would give rise to any significant or unacceptable impacts on the amenity of neighbouring occupiers. The first-floor rear window serves a bathroom and will therefore be obscurely glazed, which can be secured by planning condition.

The proposed rear dormer includes two windows of a scale comparable to those on the existing dwelling. Importantly, the dormer is set in from the edge of the main roof by approximately 0.2 metres, meeting the minimum requirements (permitted development) and reducing its visual prominence. Given this position and the typical residential relationship between rear-facing windows, any increase in the potential for overlooking is considered minimal. The arrangement would not differ substantially from what is normally expected within residential areas. Furthermore, the outlook to the rear is toward a small church and its associated parking area rather than toward private rear gardens, which further limits the potential for any harmful loss of privacy.

Representations received cite concerns that the dormer and first-floor windows could result in overlooking of the private rear garden adjoining gardens. These concerns are noted; however, when taking into account that the first-floor window will be obscurely glazed and the dormer windows are of a standard size and design, set in from the eaves and positioned at a distance typical within an established urban environment, the development is not expected to give rise to an unacceptable level of overlooking. Overall, based on the design, positioning, and intended treatment of the windows, it is concluded that the proposal would not materially harm the privacy of neighbouring occupiers.

With regard to the impact on daylight and potential overshadowing, concerns have been raised relating to the effect of the proposed first-floor rear extension on the adjoining property's habitable room windows and outdoor amenity space. It is acknowledged that almost all two-storey rear extensions to semidetached and terraced dwellings inevitably introduce a degree of additional shadowing or daylight reduction. However, the key consideration is whether this impact would result in a materially harmful effect on the residential amenity and enjoyment of neighbouring occupiers. In this case, the proposed extension would project 2.9 metres from the rear elevation of the main house and span a width of 3.6 metres. The roof is hipped and there would be a separation distance of approximately 3.2 metres to the shared boundary with the adjoining property, thereby mitigating massing and overshadowing effects along the boundary line.

The rear gardens of both properties are south-facing and therefore benefit from high levels of direct sunlight throughout the day. Given this orientation, the limited 2.9-metre projection (below the UDP's maximum recommended 3.65-metre projection for rear extensions), and the 3.2-metre separation from the boundary, the degree of overshadowing is expected to remain acceptable. While some additional shadowing during parts of the day may occur, particularly during dusk or dawn, the overall impact is not considered to materially diminish the neighbour's access to daylight or sunlight to an extent that would warrant refusal. On balance, it is therefore concluded that the proposal would not give rise to unacceptable harm, and the development is considered to comply with UDP Policy DC1.2(b).

Uses of Property
As outlined above, following previous enforcement action and subsequent appeals, the property is currently recorded as having no authorised use. As such, a formal change of use is required before the property can lawfully be brought back into occupation.

The applicant has confirmed in writing and through amendments to the description of development and accompanying forms that the property is to be used as a Class C3(a) single-family dwellinghouse. This can be secured by imposing a planning condition restricting the use of the property to Class C3(a) only, with any deviation from this class requiring the submission and approval of a further planning application.

Many of the objections relate to the historic unauthorised use of the property as a HMO, and the concern that the addition of two further bedrooms could facilitate a future intensification should the property revert to HMO use.

These concerns are acknowledged, however, given that the applicant has explicitly confirmed the intention to restore the property to lawful C3(a) use it would not be reasonable or proportionate to refuse or amend the application based on speculation regarding a future unlawful use. The application must therefore be assessed on the proposed lawful use before the LPA, which is a C3(a) single-family dwelling.

Civil Matters
Objections have been raised by the adjoining property and raised by local ward councillors regarding failure to comply with the Party Wall Act 1996 before starting construction last year.

Any dispute or breach under the Party Wall Act must be resolved through the mechanisms set out within that Act (e.g., notices, surveyors, or civil remedy) and cannot be taken into account when determining a planning application. The planning system cannot be used to regulate or control civil matters between private parties. Accordingly, while the concerns raised are acknowledged, they cannot weigh for or against the planning merits of the proposal, and do not form a basis for refusal or amendment of the application.

Waste
As the general ground floor arrangements are to be the same, the existing storage arrangements of refuse bins would remain unchanged.

Parking and Highways Impact
There is no proposed change to the existing parking arrangements, which provide off-street parking for one vehicle. Concerns have been raised about the potential impact of the proposal on parking demand, particularly in relation to the additional bedrooms and the possibility of increased occupancy at the property.

However, as the use of the dwelling would be conditioned as Class C3(a), restricting occupation to a single-family household, the current parking arrangements would remain appropriate for this lawful use. A single family occupying the property is not expected to generate parking demand beyond what can reasonably be accommodated on site and within the surrounding streets. Accordingly, the proposal is not considered likely to give rise to unacceptable highways or parking impacts.

Conclusion
In summary, the proposed first-floor rear extension, rear dormer, roof alterations and associated works are considered to represent an appropriate and proportionate addition to the property. The scale, massing, and design have been assessed against saved UDP Policy DC1 and are found to be acceptable, with the extensions appearing subservient to the host dwelling and integrating well with the existing roof form. The works would have a limited impact on the street scene, with the rear-facing elements largely hidden from public view, and the introduction of pitched roofs in place of existing flat roofs is regarded as an improvement to the visual coherence of the building.

The proposal is not anticipated to result in unacceptable impacts in terms of overlooking, loss of privacy, daylight, or overshadowing, and the relationships to

neighbouring properties are considered to remain acceptable. The applicant has confirmed that the lawful use of the property will be restored to Class C3(a) single-family occupation, which can be secured by condition, and objections relating to historic unauthorised HMO use cannot reasonably form a basis for refusal. Taking all material considerations into account, the proposed development is considered acceptable and compliant with policy DM1 and SP1 of the Core Strategy, DC1 of the Unitary Development Plan and chapter 12 of the National Planning Policy Framework (NPPF).

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 the right to a fair hearing and to this end the Committee 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 of the application 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 and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Conditions:
1. 3-year time limit:

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. Specified plans:
The development hereby approved shall be carried out in accordance with the following drawings and documents:
- *Drawing – Proposed Elevations – references: 192-PL-ELE1revB, 192-PL-ELE2revB, 192-PL-ELE3revB – Received: 07 November 2025*
- *Drawing – Proposed floor plans – references: 192-PL-GA1-revb, 192-PL-GA2-revb, 192-PL-GA3-revb: Received: - 01 December 2025.*

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Materials:
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.

4. Use-Class
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) the premises shall only be used as a single-family dwelling, and for no other purposes within 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 interests of amenity and 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.

5. Obscure Glazing:
The window(s) in the rear elevation of the first-floor extension of the development hereby approved 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 be retained as such thereafter.

Reason - In order to protect the amenity of neighbouring residents and in accordance with policies SP1 and DM1 of the Core Strategy.

6. Additional Glazing:
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 inserted other than those shown on the plans 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.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 144466/FO/2025 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

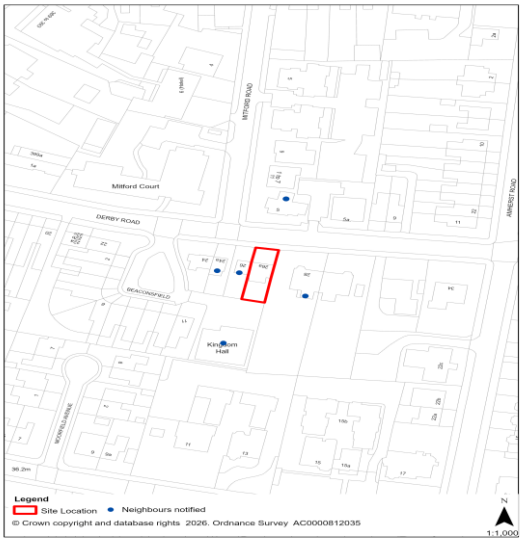
The following residents, businesses and other third parties in the area were consulted/notified on the application:

Withington Civic Society
Withington Civic Society

A map showing the neighbours notified of the application is attached at the end of the report.

Representations were received from the following third parties:

Relevant Contact Officer : Jake Walther
Telephone number : 0161 234 1632
Email : jake.walther@manchester.gov.uk


MITCHAM ROAD
Milford Court
DERBY ROAD
BEACONSFIELD
Kingdom Hall
WOODLANDS AVE
Legend
Site Location
Neighbours notified
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