

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143244/FH/2025

Date registered valid: 17 June 2025

Proposal: Erection of part single, part two storey rear extension and installation of rear dormer

Address: 27 Parsonage Road, Manchester, M20 4PW

Ward(s): Withington Ward

Applicant: Mr A Khan

Agent (if any): Mr D King, NK Architectural

Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **06/02/2026**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28/08/2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 30 June 2025 Expired: 21 July 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 application relates to a two-storey semidetached class C3 dwellinghouse on the corner of Parsonage Road and Heaton Road. The property is finished in brick and features a wrap around garden on three sides, a detached garage and already benefits from a two-storey side extension.





Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Parsonage Road is a residential street consisting of semidetached and detached residential dwellings, with Withington District Centre at the western end of the street.

Description of development

The applicant is seeking permission for the erection of a two-storey rear extension and rear roof dormer to provide additional living accommodation.

Planning History

049302/FH/SOUTH1/96 – APPROVED 06.03.1996 - Two storey side extension to form enlarged kitchen and morning room with bedroom and games room over after demolition of existing garage.

Revisions to the proposal

The original proposal featured a hip to gable conversion, with a larger dormer and a larger projection on the rear extension

Consultations & Notification Responses

Neighbours, as per appendix 1 – 1no neutral comment and 1no objection comment:

Neutral: -rooflight windows on the front elevation could overlook bedrooms of other properties.

Objection: - Loss of privacy with proposed dormer windows overlooking other gardens
- Reduced separation with the extension bringing the building closer to other detached dwellings

Amendments to the proposal

Original proposal: The original proposal included a rear projection on the GF rear extension of 6000mm, a hip to gable conversion and wide dormer across the entire hip-to-gable roof. This was considered to constitute overdevelopment of the site.



Revised proposal: Following discussion with officers and the agent, the scheme was revised to remove the hip-to-gable conversion and retain the hipped roof, reduce the projection of the rear extension to 3000mm and demonstrate the 45-degree wall to adjoining habitable room windows.



Further revised proposal: Further minor amendments to the scheme involved further reducing the width of the dormer to be inline with the roof ridge of the rear extension and some minor amendments to the eaves and fascia treatment to improve the overall appearance of the scheme.



Policy

The Manchester Core Strategy Development Plan Document 2012-2027 –

The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 - Heritage

Extant Unitary Development Plan (UDP)

The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

Places for Everyone

Places for Everyone (2022-2039) – 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.

The following policies are relevant:

- JP-S1- Sustainable development

The National Planning Policy Framework (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

The National Planning Policy Framework December 2025 (Draft)

The Government published a draft update to the National Planning Policy Framework (NPPF) in December 2025. While the draft has not yet been formally adopted, it is a material consideration and weight can be afforded to its policies. The following emerging policies from the draft NPPF are considered relevant to this application:

- Chapter 3 – Decision-making policies
 - DM1: Preparing development proposals
- Chapter 4 – Achieving Sustainable Development
 - S3: Presumption in favour of sustainable development
- Chapter 12 – Making Effective Use of Land
- Chapter 14 – Achieving well designed places

Principle

The submitted application is for the erection of a part single, part two storey rear extension along with rear dormer to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter or extend homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed alteration would give rise to any significant additional waste or car parking pressures.

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

Sitting, Scale and Mass

The proposed rear extension would be two floors with a projection to the rear of 3m, the ground floor would span the width of the property leaving a gap of 0.2m, whilst the first-floor extension would sit in from the adjoining boundary by 1.5m. The roof of the rear extension would be hipped, with the ridge set around 2.6m below the ridge of the main roof to aide subservience.

The proposed rear dormer would span a width of around 5.8m extending up to the ridge of the rear extension, it would be set in from the eaves by around 0.3m and in from the adjoining property at around 4.75m.

Although large, Overall, the scale of the proposed additions is considered to be subservient to the host dwellinghouse in terms of its dimensions and would not result in 'excessively large or

bulky' addition to the property. The property benefits from having a large curtilage at the front side and rear, allowing for a good size addition to the original property.

Visual Amenity

The proposed addition is to be finished in brickwork and roof tile to match the main dwellinghouse with the dormer finished in hanging tiles, the proposed rear extension would have a hipped roof set slightly below the ridge of the main house to aid subservience and ensure the addition reads as an extension. The proposed dormer is set in far enough to allow for the retention of the existing hipped roof on the main house, removing the need for a hip to gable conversion.

Given the properties location on a corner plot between Parsonage Road and Heaton Road the rear extension will be visible from the public highway on Heaton Road in winter when the foliage on the boundary is less full, however the use of matching materials provides a blended appearance with the main house ensures the addition does not form a prominent visual feature on the street scene.

The design and appearance of the proposed developments therefore accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Residential Amenity

The applicant property is semidetached and south facing, it is therefore anticipated that an extension to the rear would result in a degree of overshadowing on the adjoining property at dusk and dawn. The ground floor element will extend up to 0.2m away from the boundary and would make use of a flat roof, whilst the first-floor element will be set in by 1.5m, demonstrating the 45-degree rule from the adjoining habitable windows.

The rear extensions projection of 3m and lowered roof ridge is not anticipated to result in a significant increase in overshadowing on the neighbour to the rear, especially given the 9.3m gap between the extension and the shared boundary to the rear, as well as the existing garage and vegetation on the shared boundary. Similarly, as the rear dormer is set in below the ridge height of the main roof it is not expected to result in significant increases in overshadowing on the adjoining property or property to the rear. Furthermore, it is noted that the proposed 3m projection is within the limitations of the UDP which recommends rear extension at terraced and semidetached properties is no more than 3650mm.

In terms of fenestrations, at ground floor the proposal includes a glazed door on the side elevation, as well as a glazed door and three windows on the rear elevation. At first floor the proposal features three windows on the rear elevation, with the side elevations remaining blank. And the rear dormer would feature one window on the rear elevation with three skylight windows on the front roof slope.

As the property is located on the corner of Parsonage Road and Heaton Road, No. 26 Heaton Road sits to the rear of the applicant's dwelling. With the proposed 3-metre extension, a distance of 9.3 metres will remain between the rear elevation and the shared boundary wall. It is also noted that there are no side-facing windows, eliminating any potential for interlooking. In addition, the existing vegetation and the detached garage provide further screening, preventing overlooking from both the first-floor windows and the dormer. The dormer itself is set in from the eaves, ensuring it does not result in any significantly greater level of overlooking than the existing first-floor rear windows.

The proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

Waste Storage

The current waste storage arrangements will remain unchanged.

Parking

The current parking arrangement will remain unchanged.

Conclusion

Given the above issues, it is considered that the proposed rear extension and dormer are acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the 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 a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application, and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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

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:

- a. Drawing – Proposed Floor Plan and Roof Plan – 28 November 2025 – Ref: A100 REV C
- b. Drawing – Proposed Elevations and Site Plan – 28 November 2025 – A103 REV C

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. 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 installed in 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.

Appendix 1 – List of consultees & neighbours notified

27A Heaton Road, Manchester, M20 4PU
Flat 4, 23 Heaton Road, Manchester, M20 4PX
Flat 3, 23 Heaton Road, Manchester, M20 4PX
21 Heaton Road, Manchester, M20 4PX
26 Heaton Road, Manchester, M20 4PX
Flat 2, 23 Heaton Road, Manchester, M20 4PX
Flat 1, 23 Heaton Road, Manchester, M20 4PX
25 Parsonage Road, Manchester, M20 4PW
36 Parsonage Road, Manchester, M20 4PE
34 Parsonage Road, Manchester, M20 4PE
25 Heaton Road, Manchester, M20 4PU
27 Heaton Road, Manchester, M20 4PU

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA