

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145223/FH/2026

Date registered valid: 25 February 2026

Proposal: Erection of single-storey rear extension and construction of hip to gable roof extension with associated rear dormer extension and solar panels to the front elevation roof including elevational alterations and alterations to chimney.

Address: 464 Parrs Wood Road, Manchester, M20 5QQ

Ward(s): Didsbury East Ward

Applicant: Mr Tim & Mrs Jo Sellar

Agent (if any): Mr Mike Macpherson Mike Macpherson Architects

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14 April 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 3 March 2026

Standard consultations: Printed: 2 March 2026 Expired: 23 March 2026

Neighbour notifications: Printed: 2 March 2026 Expired: 23 March 2026

Site notice: No site notice has been produced

Press advert: No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Rear boundary borders Didsbury St James Conservation Area 1970

Tree Preservation Order: Not applicable

The application relates to a two-storey detached dwellinghouse of redbrick with a red tile hipped roof. The property features white uPVC-framed windows, including a two-storey rounded bay, a ground floor bay, first floor bay, and dormer window to the front, and a two-storey angular bay to the rear, a front garden and brick driveway bordered by a mid-level brick wall, a two-storey side and rear extension, and a detached outbuilding situated within a spacious rear garden.

Parrs Wood Road is a residential street situated within the Didsbury East ward of Manchester, close to Towers Business Park, Kingsway (A34), and Fletcher Moss Botanical Garden. The area is predominantly residential in terms of its character, consisting of detached and semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

The property is not listed; however, its rear boundary borders the Didsbury St James Conservation Area.





Description of development

The applicant is seeking planning permission for the “Erection of single-storey rear extension and construction of hip to gable roof extension with associated rear dormer extension and solar panels to the front elevation roof including elevational alterations and alterations to chimney.”

Planning history

079007/FH/2006/S2 - Erection of a two storey side extension with a dormer window to the front and a part single storey rear extension – Approved (2006).

Consultations & Notification Responses

Local residents – no responses received.

MCC's Flood Risk Management requested a condition relating to the submission of a Flood Risk Assessment due to the property being sited in Flood Zone 2.

Policies

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

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN14 – Flood Risk

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-P1 – Sustainable Places

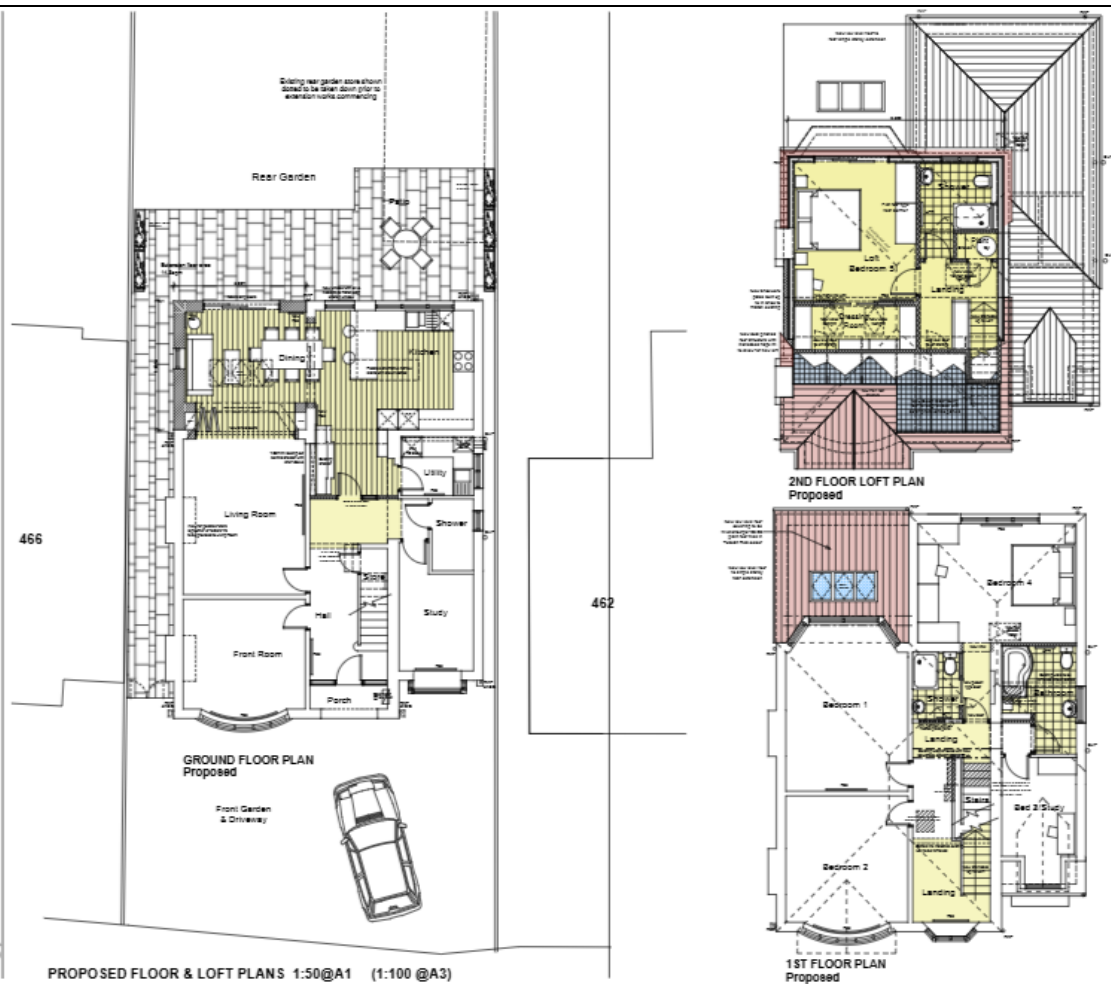
The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places

Draft National Planning Policy Framework (NPPF, 2025)

The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

- Chapter 4 – Achieving Sustainable Development
 - Policy S3: Presumption in favour of sustainable development
- Chapter 12 – Making Effective Use of Land
 - Policy L4: Residential extensions
- Chapter 14 – Achieving Well-Designed Places
 - Policy DP3: Key principles for well-designed places



Submitted proposed elevations

Issues

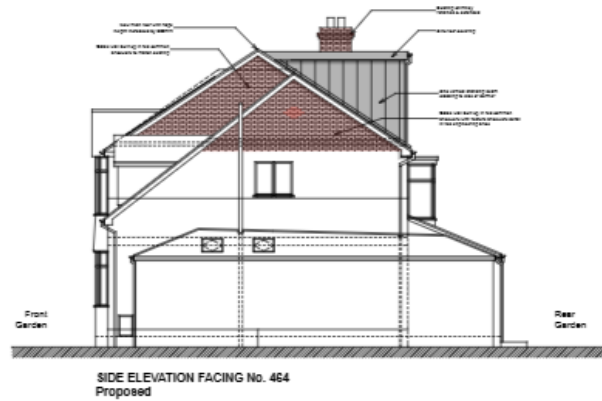
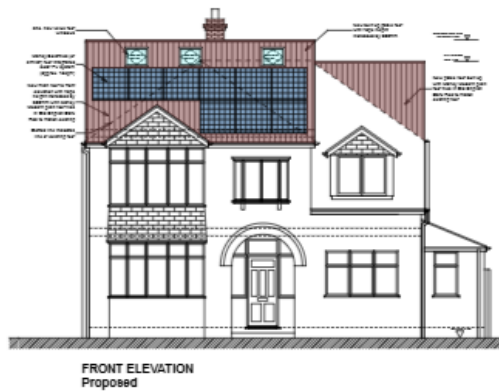
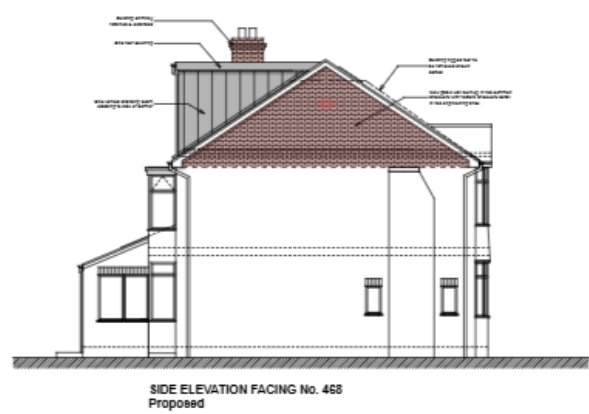
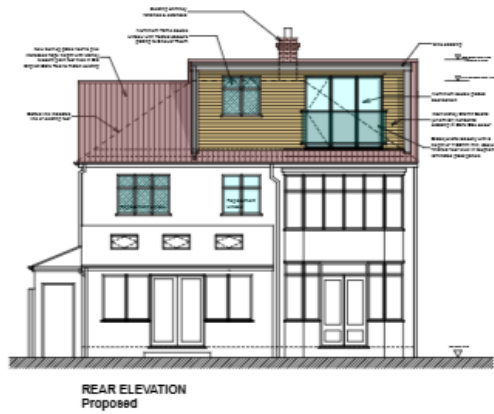
Principle – the principle of the proposal, to erect a single-storey rear extension, hip-to-gable roof conversion and rear dormer with solar panels to the front-facing roof of the property, elevational alterations, and alterations to the chimney, is acceptable. Notwithstanding this, consideration must be given to the proposal's siting, scale, and massing, appearance, and impact upon the visual and residential amenity of the area, the Didsbury St James Conservation Area, waste storage, parking, and flood risk, amongst other matters.

Siting, scale, and massing – the single storey extension would be sited at the rear of the property, projecting northwest-wards, sitting flush with the existing two-storey rear extension. It would project 3.795m rearwards from the host dwellinghouse, with a width of 3.9m, a pitched roof height of 3.5m and an eaves height of 2.3m. A gap of approximately 1.3m would be maintained to the boundary shared with No.466.

The proposal also includes increasing the main roof height of the dwelling by 0.6m, together with hip-to-gable conversions on both the northeastern and southwestern roof slopes. The amended dual-pitch roof form would measure to approximately 8.6m in height, 7m in width, and 8.8m in depth

A box dormer is also proposed on the rear-facing roof slope of the property. The proposed box dormer would measure to approximately 4m in length/depth, 6.6m in width, and 2.6m in height. It would be set 0.44m below the amended ridge line of the property and 0.24m above the eaves. A minimal gap of less than 0.1m would be maintained to the property's northeastern roof edge, whilst a gap of 0.239m would be maintained to the property's southwestern roof edge.

Overall, the siting, scale, and massing of the proposal is considered acceptable. Although, the 3.795m rearward projection of the rear extension would exceed the limit stipulated in saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m), this is considered acceptable given that this would be by a relatively minimal amount (0.145m), with an adequate gap maintained to the boundary shared with No.466 (1.3m). Moreover, whilst the proposed roof alterations, including the raised ridge, hip-to-gable conversions and rear dormer, together represent sizeable additions to the dwellinghouse, this is considered acceptable in these circumstances given that similar alterations have been recently approved in the surrounding area with No.466 and No.468 featuring comparable roof additions (as approved under 132391/FH/2021 and 129119/FH/2021 respectively). The scale and massing of the proposed roof alterations would therefore be in-keeping with the precedent evident in the surrounding area.



Approved elevations of 132391/FH/2021 at No.466 Parrs Wood Road



Approved plans and elevations of 129119/FH/2021 at No.468 Parrs Wood Road

Appearance and visual amenity – the details on the submitted application form and proposed drawings indicate that the rear extension would be constructed of red common brickwork to match the existing dwellinghouse with Wienerberger 20/20 plain roof tiles in Tuscan Red colour, white PVCu-framed windows to match the existing dwellinghouse, and aluminium-framed doors with White finish (RAL 9003). It would feature a set of sliding doors along its rear elevation, a window to its southwestern side elevation, and three Velux rooflights to its rear-facing roof slope.

The roof alterations, including the raised ridge and hip-to-gable conversions, would be constructed of red common brickwork and Marley Modern plain roof tiles in Old English Dark Red to match the existing dwellinghouse. Both gable elevations would be blank, whilst the front-facing roof slope would feature an arrangement of solar photovoltaic panels, and two Velux skylights. The existing chimney to the southwestern edge of the roof would be retained and extended.

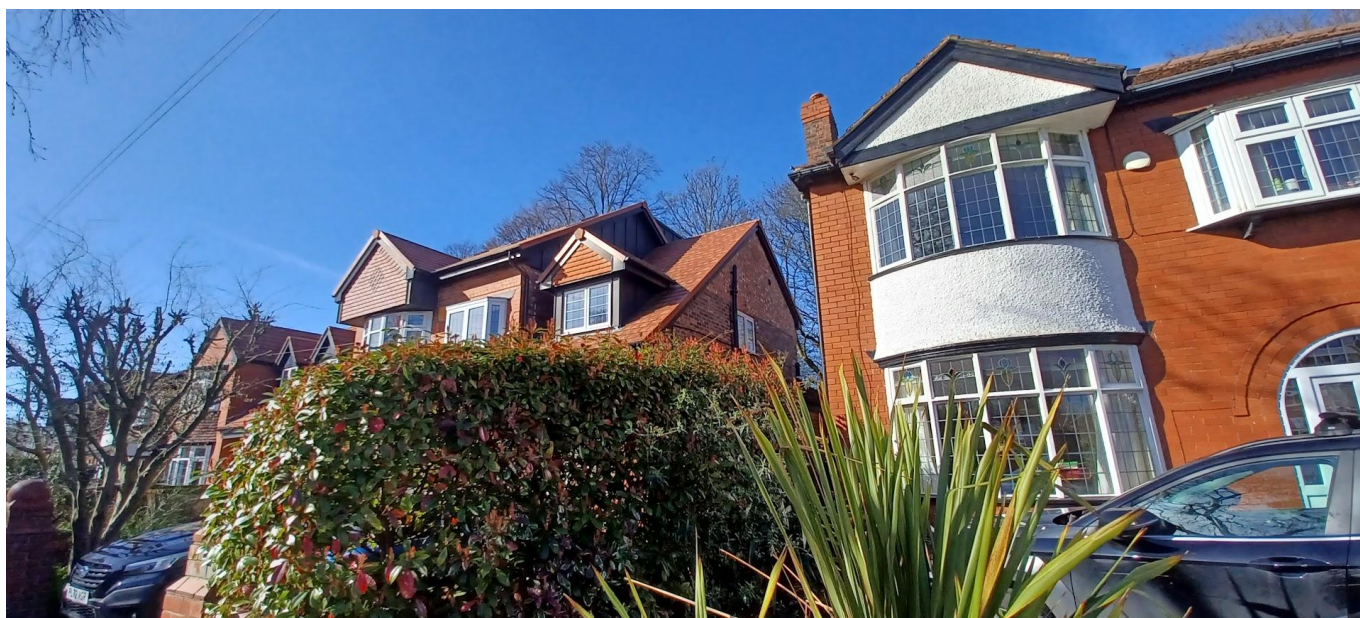
The rear roof dormer would be clad in Marley Eternit Cedral horizontal cladding in Slate Grey Colour with a Sarnafil roofing membrane in grey (RAL 7040) and black aluminium-framed doors and windows (RAL 9005). Its side elevations would be blank, whilst its rear elevation would feature one window and a set of sliding doors with a toughened laminated glass Juliet balcony.

The single storey rear extension is relatively standard in terms of its design for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Sited at the rear of the property, this element of the proposal would not be highly visible within the street scene or public realm. Further to this, its use of matching materials (i.e., brickwork) should provide a blended appearance and cohesive relationship with the host dwellinghouse, ensuring that the extension does not form an overly prominent visual feature.

The overall design and appearance of the proposed roof alterations and rear dormer extension are also considered acceptable on the basis that similarly designed interventions have been recently approved at neighbouring properties No.466 and No.468 under 132391/FH/2021 and 129119/FH/2021 respectively (see below figures). Whilst hanging tiles are generally preferred for the materiality of dormer extensions, in this instance, the proposed cladding is acceptable given that modern materials have been accepted for the rear dormers at No.466 and No.468. The raised roof and hip-to-gable conversions would use materials to match the existing dwellinghouse and are therefore considered acceptable. For these reasons, the proposal is considered to be in-keeping with the appearance of neighbouring dwellinghouses, hence, the proposal is not anticipated to result in any significant adverse impact upon the character of the application property or the wider area.



No.466 and No.468 Parrs Wood Road



No.466 Pars Wood Road

Impact upon the Didsbury St James Conservation Area – the rear boundary of the application property adjoins the Didsbury St James Conservation Area. Accordingly, the proposal's impact on this designated heritage asset must be assessed.

The proposed single-storey rear extension would be sited to the rear of the dwellinghouse and constructed using materials sympathetic to the existing property. As the extension would lie outside the conservation area, and views into and out of the designated asset are already screened by mature trees along the rear boundary, it is not considered to result in an unduly harmful impact on the character or appearance of the conservation area.

The roof alterations, including the raised ridge height, hip-to-gable conversions, and rear dormer, are also not expected to cause an unacceptable level of harm. Whilst the dormer would introduce more modern materials, the works would remain outside the conservation area and would similarly not affect key views due to the established mature tree cover to the rear.

Any limited degree of harm that may arise from the proposal would be outweighed by the benefits of providing improved and enlarged living accommodation for the existing

dwellinghouse. The development is therefore considered to comply with saved policy DC18 of the Unitary Development Plan for the City of Manchester, policy EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone joint development plan document, and the guidance contained within chapter 16 of the National Planning Policy Framework.

Residential amenity – given that the rear extension would be single storey in form, sited to the northeast of the neighbouring dwellinghouse, adjoining the existing two-storey rear extension, with a maximum pitched roof height of 3.5m and a gap of approximately 1.3m maintained to the boundary shared with No.466, the proposal is not considered to give rise to significant issues of overshadowing, loss of light, or loss of outlook. Moreover, the window in the southwest side elevation has been conditioned to be obscurely glazed to ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

The roof alterations/extensions would avoid causing significant issues associated with overshadowing, loss of light, and loss of outlook, nor would they introduce an overbearing presence into the area due to their siting on the roof of the property away from neighbouring dwellinghouses with subservient dimensions and adequate gaps maintained to the plot's shared boundaries. As no side-facing windows are proposed in association with the roof alterations, this element of the proposal is not considered to give rise to significant issues of overlooking or loss of privacy. The rear-facing window/door proposed in the rear dormer would be set back from the eaves and, as such, would provide no further degree of overlooking of the neighbouring plots than any existing rear windows at first-floor level.

Waste – the current waste storage arrangements would be unaffected by the proposal.

Parking – the current parking arrangements would be unaffected by the proposal.

Flood risk – the application site lies within Flood Zone 2 and within an area identified as having a medium risk of surface water flooding. MCC's Flood Risk Management Team therefore requested that a Flood Risk Assessment (FRA) be secured by condition. However, given the limited scale and domestic nature of the proposed works, requiring the submission of a full FRA is considered to be disproportionate and unnecessarily onerous. Instead of imposing such a condition, an informative has been added to ensure appropriate mitigation is considered. The informative states: *"The applicant is advised to incorporate Property Flood Resilience (PFR) measures to a minimum of 150mm above the surface water flood level or a minimum of 600mm above the fluvial flood level"*. This approach is considered sufficient to address the level of flood risk associated with the development while maintaining proportionality in the requirements placed on the applicant.

Other matters – the proposal also includes the replacement of the ground floor door in the rear elevation of the existing two-storey rear extension with a white uPVC-framed window and brickwork to match the existing extension.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework (2024).

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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) Specified plans:

The development hereby approved shall be carried out in accordance with the following documents and drawings:

'Proposed Floor Plans & Loft Plans', numbered '05', received by the City Council as Local Planning Authority on the 19th February 2026.

'Proposed Elevations', numbered '06', received by the City Council as Local Planning Authority on the 25th February 2026.

'Proposed Roof Plan', numbered '07', received by the City Council as Local Planning Authority on the 19th February 2026.

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

3) Materials:

The materials used in the external surfaces of the development hereby approved shall be as follows:

Single storey rear extension:

- Walls: Brickwork similar in appearance to the existing building in terms of type, size, colour and texture.
- Roof: Wienerberger 20/20 plain roof tiles in Tuscan Red colour.
- Windows: white PVCu-framed windows similar in appearance to the existing building in terms of type, size, colour and texture.
- Doors: Aluminium-framed doors with White finish (RAL 9003).
- Rooflights: Velux style.

Raised roof and hip-to-gable conversions:

- Walls: Brickwork similar in appearance to the existing building in terms of type, size, colour and texture.
- Roof: Marley Modern plain roof tiles in Old English Dark Red similar in appearance to the existing building in terms of type, size, colour and texture.
- Rooflights: Velux style.
- Chimney alterations: Brickwork similar in appearance to the existing building in terms of type, size, colour and texture.

Rear dormer extension:

- Walls/elevations: Marley Eternit Cedral horizontal cladding in Slate Grey Colour.
- Roof: Sarnafil roofing membrane in grey (RAL 7040).
- Windows/doors: Black aluminium-framed doors and windows (RAL 9005).

Elevational alterations:

- Ground floor door in rear elevation of the existing two-storey rear extension to be replaced with white PVCu-framed window and brickwork similar in appearance to 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 Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) Restriction on additional openings:

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 northeastern or southwestern elevations of the development

hereby approved, without planning permission being granted by the City Council as Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

5) Obscure glazing:

The ground floor window in the southwestern side elevation of the single storey rear extension 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 Manchester Core Strategy.

Informatives:

1) The applicant is advised to incorporate Property Flood Resilience (PFR) measures to a minimum of 150mm above the surface water flood level or a minimum of 600mm above the fluvial flood level.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

466 Parrs Wood Road, Manchester, M20 5QQ

462 Parrs Wood Road, Manchester, M20 5QQ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Conservation Area - Didsbury St James Conservation Area 1970

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA