

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144221/FH/2025

Date registered valid: 22 October 2025

Proposal: Erection of a single-storey side and rear extension, a first-floor rear extension, hip to gable roof conversion, together with installation of a rear dormer, and enlargement of the existing front porch following the demolition of the existing conservatory

Address: 44 Parrs Wood Road, Manchester, M20 4RW

Ward(s): Withington Ward

Applicant: Mr Tufail Ahmed Renovive

Agent (if any):

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

Recommendation: Approve

Date of recommendation: 7th January 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 November 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 30 October 2025 Expired: 20 November 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

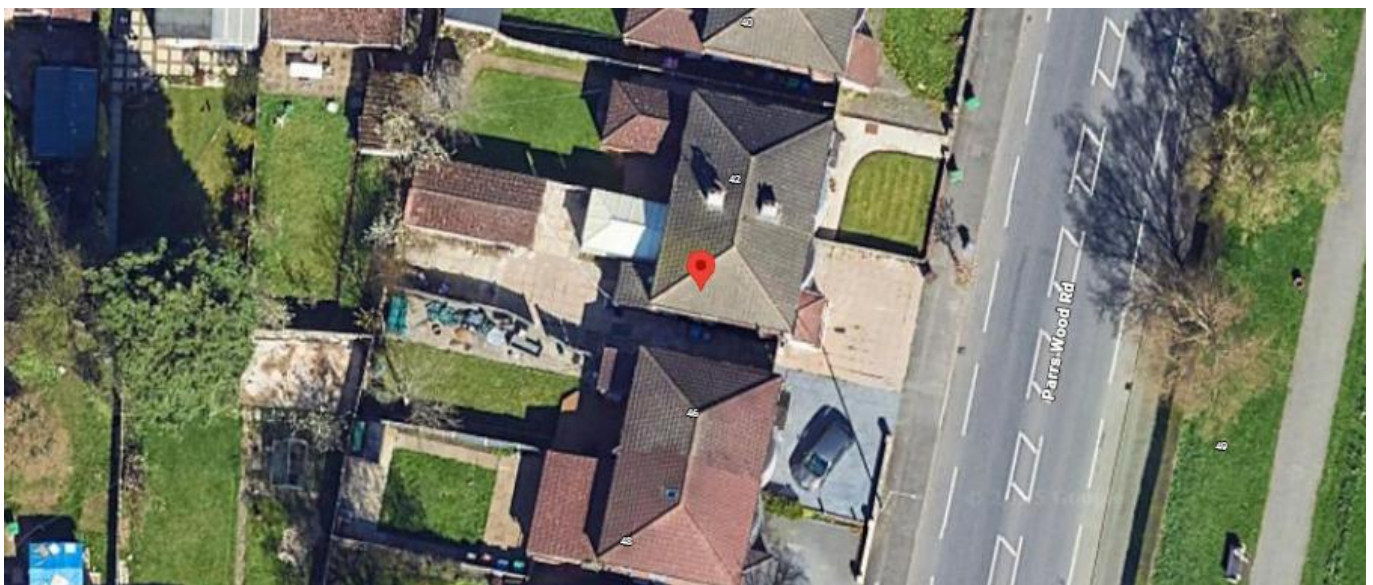
Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The site/building relates to a two-storey semi-detached dwellinghouse located in the Withington ward of Manchester. The property features curved bay windows, a front porch and paving to the front offering off-street parking. There is open boundary treatment to the front with timber fencing along the shared boundaries and a timber security gate at the side of the dwellinghouse, providing access to the rear. A single storey outrigger is featured on the rear with a conservatory close to the shared boundary with the adjoining semi-detached property. To the rear of the site, along the shared boundary with the adjoining semi-detached property, lies a large outbuilding.









Description of area

The area is predominantly residential in nature.

Description of development

The applicant is seeking planning permission for the erection of a single-storey side and rear extension, a first-floor rear extension, a hip to gable roof conversion, together with installation of a rear dormer, and enlargement of the existing front porch following the demolition of the existing conservatory.

Planning history

140606/FH/2024 - Erection of a part single/part two storey side and rear extension together with hip to gable extension, installation of rear dormer and enlargement of existing front porch following demolition of existing conservatory – Refused (07.10.2024).

Consultations & Notification Responses

1no. representation was received from 1no. resident in response to this application; the comments are summarised as follows:

- If your authority intends to grant permission for this planning application, we recommend you make installation of a minimum of one Swift nest bricks a planning condition to provide enhancement for biodiversity

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 EN19 - Waste

The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places

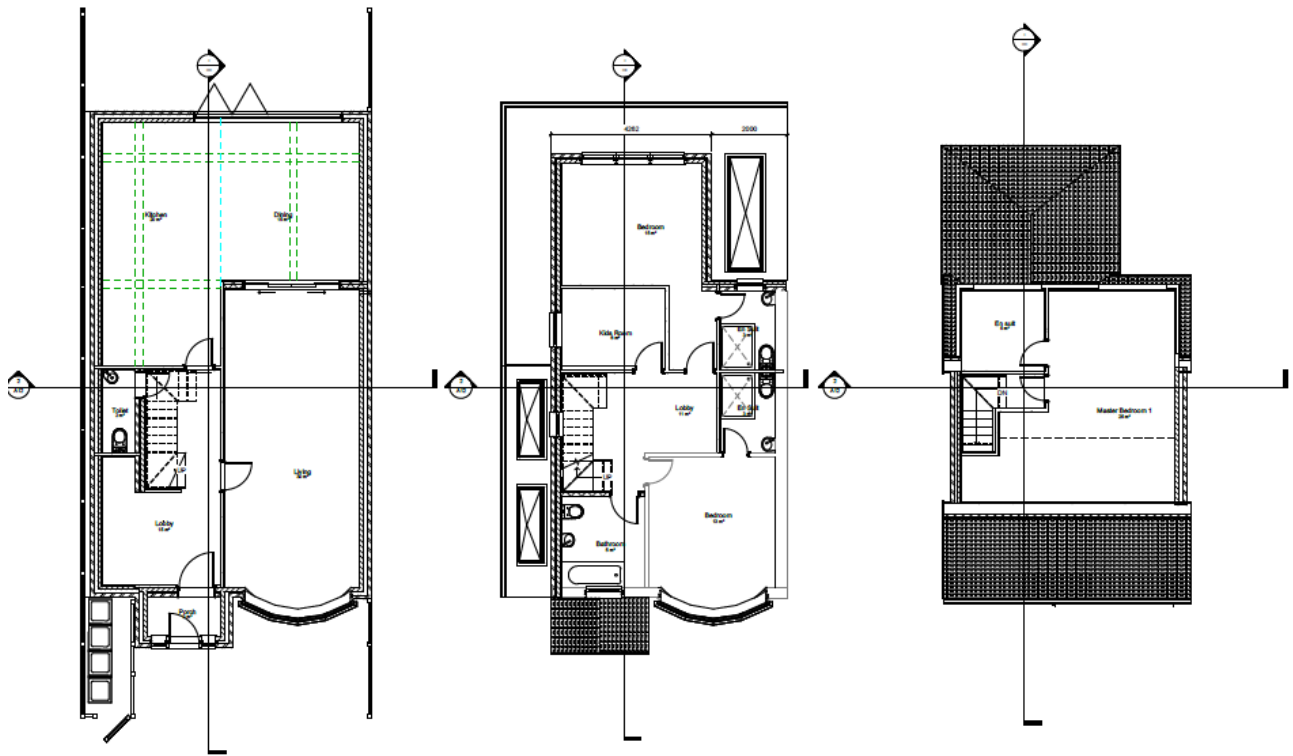
Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1 – Sustainable Places

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 14 – Achieving Well-Designed Places
 - Policy DP3: Key principles for well-designed places



① 09 - Proposed Ground Floor
1:50

② 10 - Proposed First Floor
1:50

③ 11 - Proposed Second Floor
1:50

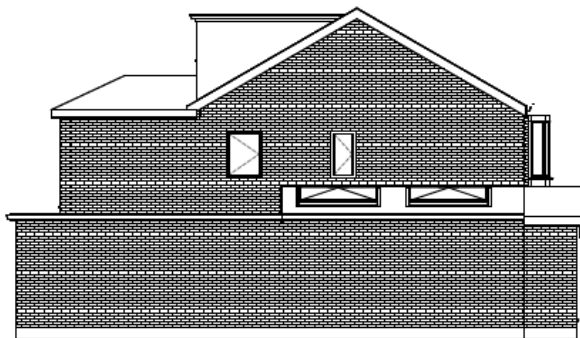
Submitted proposed plans



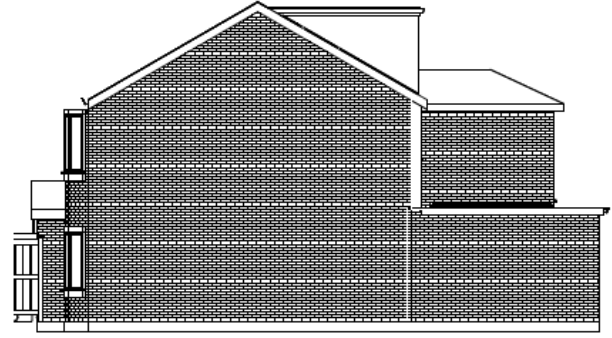
① 5 - Proposed - Front Elevation
1:50



② 6 - Proposed - Rear Elevation
1:50



③ 7 - Proposed - Left Side Elevation
1:50



④ 8 - Proposed - Right Side Elevation
1:50

Submitted proposed elevations

Issues

Principle – the principle of the proposal, to erect a single storey side and rear extension, first floor rear extension, hip-to-gable roof conversion, rear dormer extension, and enlarged front porch, to provide additional and improved living accommodation for an existing dwellinghouse is acceptable, however, consideration must be given to the proposal's siting, scale, and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking, as well as other matters.

Siting, scale, and massing – the single storey extension would be sited at the side and rear of the property, facing south and west, replacing the existing additions present to the rear of the building. It would project 4m rearwards from the host dwellinghouse with a length of 11.7m, a sideward projection of 1m, a width of 6.8m, a pitched roof height of 3.5m an eaves height of 2.6m to the side and a flat roof height of 2.8m to the rear. It would be sited along the plot's northern and southern shared boundaries.

The first floor extension would be sited to the rear of the property, facing west. It would project 3m rearwards from the host dwellinghouse with a width of 4.262m, a hipped roof height of 6m (set 1.5m below the existing ridge) with eaves to match the existing dwellinghouse. A gap of 2m would be maintained to the plot's northern shared boundary and a gap of 1m would be maintained to the plot's southern shared boundary.

The hip-to-gable roof conversion would be sited along the southern edge of the property's roof slope, measuring to approximately 2.3m in height, 4.1m in width, and 8m in length, with eaves to match the existing dwellinghouse.

The dormer extension would be sited on the rear-facing roof slope of the property, facing west. It would measure to 3.6m in length, 5.6m in width, and 1.9m in height. It would be set 0.27m below the ridge of the dwellinghouse, 0.3m above the eaves, with a gap of 0.27m maintained to the roof of the adjoining property and a gap of 0.3m maintained to the gable end of the roof.

The enlarged porch would be sited at the front of the property, facing east. It would project 1.2m frontwards from the host dwellinghouse with a width of 2.3m, a dual pitch roof height of 3.4m, and an eaves height of 2.6m. A gap of 3.2m would be maintained to the plot's northern shared boundary and a gap of 1.2m would be maintained to the plot's southern shared boundary.

The overall siting, scale, and massing of the proposed extensions is considered acceptable, as they would appear visually subservient to the host dwellinghouse in terms of their dimensions. The rearward projection of the single storey side and rear extension (4m) would exceed the limit specified in saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m), however, given that this would be by a minimal amount (0.35m), with no objections received from surrounding residents, this is considered acceptable. The first-floor rear extension, with its reduced ridge height, matching eaves, and adequate separation distances from shared boundaries, would further reinforce the proposal's visual subservience to the host dwellinghouse. The hip-to-gable roof conversion would be comparable in scale to development permissible under permitted development rights, whilst the rear dormer's setback from the eaves, positioning below the ridge, and distance from roof edges would prevent it from appearing as an overly large or bulky addition, ensuring it does not read as a second-floor or third-storey extension. Overall, the proposal is not considered to introduce an overbearing feature or cause undue harm to the residential amenity of neighbouring occupiers. Furthermore, sufficient private outdoor amenity space would be retained at the rear of the property.

Appearance and visual amenity – the details included within the planning submission indicate that the proposal would consist of redbrick and grey roof tiles to match the existing

dwellinghouse in addition to grey uPVC-framed windows and doors. For clarity, a more detailed materials condition has been recommended.

The single storey side and rear extension would feature blank sides, a blank front elevation, and a set of bi-folding doors to the rear. 1no. skylight would be featured to the rear, whilst 2no. skylights would be featured on the south-facing roof slope of the extension.

The first floor rear extension would feature blank sides and 1no. window to the rear. Its roof slopes would be blank.

The hip-to-gable roof conversion would feature a blank side elevation and roof slopes.

The rear dormer extension would feature blank sides and 2no. windows to the rear.

The enlarged porch would feature blank sides and 1no. door framed by windows to the front.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale, with comparable extensions evident in the surrounding area. Sited at the side and rear of the property, elements of the proposal would be visible within the street scene, however, its use of matching materials (i.e., red brickwork, grey roof tiles) should provide a blended appearance and cohesive relationship with the host dwellinghouse, ensuring that the extensions do not form overly prominent visual features. Hence, the proposal is not anticipated to result in any significant adverse impact upon the character of the application property or the wider area.

Residential amenity – given that the side and rear extension would feature a pitched roof height of 3.5m to the side and flat roof height of 2.8m to the rear, would be positioned to the south and west of the host dwellinghouse, would replace existing additions present to the rear of the dwellinghouse, with no side-facing windows proposed, this element of the proposal is not anticipated to result in significant issues associated with overshadowing, loss of light, loss of outlook, or loss of privacy for neighbouring occupiers.

Similarly, the first floor rear extension would maintain adequate gaps to the plot's shared boundaries (ranging between 1m and 2m) and would feature a reduced ridge height with a hipped roof form which should mitigate its impact upon neighbouring occupiers in terms of overshadowing, loss of light, and loss of outlook. Its only windows would be rear facing and sited a considerable distance away from the nearest residential properties; therefore, it should not cause significant issues associated with overlooking and loss of privacy.

The hip-to-gable and rear dormer's siting on the roof of the property, with subservient dimensions to the host dwellinghouse, and adequate gaps maintained to the plot's shared boundaries should ensure that they do not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should they introduce an overbearing presence into the area, given that their mass and bulk would not impact the path of light to neighbouring properties beyond that of the host dwellinghouse itself. Further to this, the dormer's rear-facing windows would be set back from the eaves and, as such, should provide no further degree of overlooking than any existing windows at first-floor level.

The enlarged porch represents a relatively minor addition to the dwellinghouse and would maintain adequate gaps to the plot's shared boundaries, with a dual pitch roof height of 3.4m and no side facing windows proposed. As such, significant issues associated with overshadowing, loss of light, loss of outlook, or loss of privacy are not anticipated.

Waste storage – the extensions would result in external access to the rear of the property being lost, meaning refuse bins would have to be stored to the front of the dwellinghouse. To mitigate harmful visual impacts associated with these updated arrangements, details of a screened bin storage area (able to accommodate 4no. 240L refuse bins) have been provided. These have been recommended to be conditioned accordingly.

Parking – the enlarged porch and bin storage area would reduce the dimensions of the property's existing driveway, however, sufficient space for the parking of at least one vehicle (approximately 2.4m by 4.8m) would be retained. These arrangements are considered acceptable, ensuring the retention of off-street parking provisions at the dwellinghouse.

Biodiversity – comments were received regarding the inclusion of a swift brick within the proposed development. However, imposing such a requirement is considered to be onerous and disproportionate given the nature and scale of the proposal, which comprises a householder extension rather than the creation of a new dwellinghouse. Furthermore, there is currently no adopted policy within Manchester City Council's planning framework that mandates the inclusion of swift bricks within householder extensions. As such, whilst ecological enhancements are encouraged where appropriate, it is not considered reasonable to require this measure in this instance.

Elevational alterations – the proposal also includes the following elevational alterations:

- First floor window to the rear replaced with a smaller counterpart and repositioned to allow for the erection of the proposed first floor rear extension.
- Insertion of 1no. window at first floor level in the southern side elevation of the host dwellinghouse (conditioned to be obscurely glazed).

Subject to the aforementioned condition being attached, the above elevational alterations are not considered to have an unduly harmful impact upon either the visual or residential amenity of the area.

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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 – Site Plan', numbered 'A02', received by the City Council as Local Planning Authority on the 16th December 2025.

'Proposed Ground Floor. Proposed First Floor. Proposed Second Floor', numbered 'A09', received by the City Council as Local Planning Authority on the 16th December 2025.

'Proposed – Front Elevation. Proposed – Rear Elevation. Proposed – Left Side Elevation. Proposed – Right Side Elevation', numbered 'A10', received by the City Council as Local Planning Authority on the 16th December 2025.

'Bin Station – Floor Plan. Fence Front Elevation. Fence Side Elevation', numbered 'A15', received by the City Council as Local Planning Authority on the 16th December 2025.

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 side and rear extension:

- Brickwork similar in appearance to the existing dwellinghouse building in terms of type, size, colour and texture.
- Roof tiles similar in appearance to the existing dwellinghouse building in terms of type, size, colour and texture to the side.
- Flat roof to the side and rear.
- Grey uPVC-framed windows.
- Grey uPVC-framed doors.

First floor rear extension:

- Brickwork similar in appearance to the existing dwellinghouse building in terms of type, size, colour and texture.
- Roof tiles similar in appearance to the existing dwellinghouse building in terms of type, size, colour and texture.
- Grey uPVC-framed windows.

Hip-to-gable roof extension:

- Brickwork similar in appearance to the existing dwellinghouse building in terms of type, size, colour and texture.
- Roof tiles similar in appearance to the existing dwellinghouse building in terms of type, size, colour and texture.

Rear dormer extension:

- Hanging roof tiles similar in appearance to the existing dwellinghouse building in terms of type, size, colour and texture to the elevations of the extension.
- Flat roof.
- Grey uPVC-framed windows.

Enlarged porch:

- Brickwork similar in appearance to the existing dwellinghouse building in terms of type, size, colour and texture.
- Roof tiles similar in appearance to the existing dwellinghouse building in terms of type, size, colour and texture.
- Grey uPVC-framed windows.
- Grey uPVC-framed doors.

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) Bin store:

The bin storage area shown on the approved plans/drawing refs: 'Proposed – Site Plan', numbered 'A02', 'Proposed Ground Floor. Proposed First Floor. Proposed Second Floor', numbered 'A09', and 'Bin Station – Floor Plan. Fence Front Elevation. Fence Side Elevation', numbered 'A15', received by the City Council as Local Planning Authority on the 16th December 2025, shall be made available as part of the development and used for the storage of refuse. The bin storage area shall be retained for that purpose.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

5) Obscure glazing:

The first floor window in the southern side elevation of the host dwellinghouse 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 openings restriction:

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 ground, first, or second floors of the northern and southern 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.

Informatives

1) Swift Bricks:

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

Appendix 1 – List of consultees & neighbours notified

9 Haslemere Road, Manchester, M20 4RD
12 Hartswood Road, Manchester, M20 4RL
50 Parrs Wood Road, Manchester, M20 4RW
11 Haslemere Road, Manchester, M20 4RD
10 Hartswood Road, Manchester, M20 4RL
40 Parrs Wood Road, Manchester, M20 4RW
48 Parrs Wood Road, Manchester, M20 4RW
46 Parrs Wood Road, Manchester, M20 4RW
42 Parrs Wood Road, Manchester, M20 4RW
38 Parrs Wood Road, Manchester, M20 4RW

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) -
Area Team Boundary - Name: SOUTH AREA