

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 144907/FH/2026

Date registered valid: 8 January 2026

Proposal: Erection of two storey rear extension to form additional living accommodation

Address: Wensley House, Wilmslow Road, Manchester, M20 3DE

Ward(s): Didsbury West Ward

Applicant: Mr Zaman Ahmad

Agent (if any): Mr Muhammad Dabeer Rana, MD Design Consultancy

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23 Feb 2026

APPLICATION DETAILS

Type of application:	Full Householder Application	
Development type:	Householder	
Date of site visit:	15 January 2025	
Standard consultations:	Printed: 14 January 2026	Expired: 4 February 2026
Neighbour notifications:	Printed: 14 January 2026	Expired: 4 February 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	
Listed building:	Not applicable	
Conservation area:	Not applicable	
Tree Preservation Order:	Not applicable	

Description of site/building

The proposal relates to a two-storey detached dwelling house on the corner of Wilmslow Road and Wensley Drive with the principal elevation facing onto Wilmslow Road. The property features an existing part single part two storey rear extension and rear detached garage with hardstanding to off street vehicle parking; gardens are features to the front side and rear.

Description of area

The property is in a mostly residential part of the Didsbury West ward of Manchester. Car Park D for the Christie Hospital, itself located further down Wilmslow Road, is opposite. The site is within the safeguarded zone for Phase 2B of HS2 and is susceptible to surface water flooding.

Description of development

Erection of two storey rear extension to form additional living accommodation

The proposed two storey rear extension projects 5000mm beyond the original rear elevation of the dwellinghouse, 2300mm beyond the existing part single, part two storey rear extensions and spans the full 7780mm width of the property. The proposed extension is finished in matching brick with a dual hipped roof into the main roof finished in matching tile. The proposal adds new glazing to the rear and side facing into Wensley Road.

NEGOTIATIONS

Issues have arisen in the consultation phase which required negotiations in positive and proactive manner.

The proposed windows in the first-floor side elevation are required to be top opening and obscure glazed for privacy and safety reasons.

Updated proposed development

The updated scheme changes the window form to top opening and obscurely glazed/

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Not required due to minimal impact.

RELEVANT POLICIES

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions on planning applications must be made in line with the statutory development plan, unless material considerations indicate otherwise.

For Manchester, the development plan comprises:

- The Core Strategy (2012–2027)
- Saved policies of the Unitary Development Plan (UDP)
- The Places for Everyone Joint Development Plan Document (2022–2039)

These documents are considered up to date and carry substantial weight in decision-making. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance.

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.

Where applicable, the Council must give special regard to preserving the character of conservation areas and the setting of listed buildings, in line with statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The policies referenced in this report are those considered most relevant to the nature, scale and location of the proposed development as follows:

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 14 – Flood Risk (partially replaced by PfE Policy JP-S 4)
 - EN 19 – Waste
- [Guide to development in Manchester](#) - supplementary planning document and planning guidance, April 2007
- [Extant Unitary Development Plan \(UDP\)](#) –

- Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC26 - Development and Noise
- Environmental Improvement and Protection
 - E3.3 – City major radial and orbital roads and rail routes.
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - JP-S4: Flood Risk and the Water Environment
 - Places for People
 - JP-P1 Sustainable Places
- [National Planning Policy Framework \(NPPF\) December 2024–](#)
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 12 – Achieving well-designed places
 - Section 13 - Protecting Green Belt land
 - Section 14 - Meeting the challenge of climate change, flooding and coastal change
- [National Planning Policy Framework Draft for Consultation December 2025](#) - National decision-making policies
 - Chapter 3 – Decision-making policies
 - DM1: Preparing development proposals
 - DM2: Information requirements
 - DM3: Determining development proposals
 - DM6: Use of planning conditions and obligations
 - DM7: Relationship with other regulatory regimes
 - Chapter 4 - Achieving sustainable development
 - S3: Presumption in favour of sustainable development
 - S4: Principle of development within settlements
 - Chapter 5 - Meeting the challenge of climate change
 - CC2: Mitigation of climate change
 - CC3: Adaptation to climate change
 - Chapter 12 - Making effective use of land
 - L2: Making effective use of land
 - L4: Residential extensions
 - Chapter 14 - Achieving well-designed places
 - DP3: Key principles for well-designed places
 - DP4: The Design process
 - Chapter 18 - Managing flood risk and coastal change
 - F4: Assessing flood risk for decision-making
 - F8: Sustainable drainage systems and watercourses

ASSESSMENT

Principle of development

Many people prefer to extend their existing homes rather than move, and the planning system needs to accommodate this 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. The Council is not generally in favour of dealing with this issue by laying down firm rules about home extensions with each case looked at on its individual merits, having regard to a range of criteria.

In this case the principle of the development is acceptable.

As stated in Policy DM 1 of the Manchester Core Strategy, all development should have regard to the following specific issues:

Appropriate siting, layout, scale, form, massing, materials, and detail

The proposed extension has been designed to integrate well with the existing dwelling. It uses matching brickwork, roof tiles and window styles so that the appearance remains consistent with the host property. The extension is also designed to be visually subservient, incorporating a lower hipped roof and materials that mirror the existing house, helping it sit comfortably within the overall built form.

The nearest affected neighbour is 586 Wilmslow Road. While the new extension projects beyond the rear elevation, No. 586 already benefits from a two-storey rear extension of a similar depth. A separation distance of approximately 2.2m to the shared boundary is retained, ensuring that the resulting impact on outlook remains acceptable.

To the rear, the relationship with 1 Wensley Drive is similarly appropriate. An 8m separation is maintained between the extension and the boundary, and the extension faces a blank side wall at No. 1. This avoids any harmful sense of enclosure or loss of amenity.

Given the scale, siting and form of the development, and the context of existing extensions in the immediate area, the proposal would not create an over-dominant or overbearing feature. Overall, the extension is considered to be well-designed and proportionate, with no unacceptable impacts on neighbouring properties.

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.

The proposed extension would be visible from the public realm; however, because it is designed to be subservient to the host dwelling and uses matching brick, roof tiles and window styles, its overall impact on the street scene is acceptable.

From Wensley Drive, the additional massing created by the extension would be limited. This is due to the presence of an existing two-storey rear extension on this side of the property, which already forms part of the established built context.

The proposal is comparable in scale and form to extensions found at nearby properties, meaning it would sit comfortably within its surroundings and would not appear out of place in the local streetscape.

Effects on amenity

Privacy

The proposal includes the addition of bifold doors to the rear elevation; however, as these are located at ground-floor level and replace existing openings on this elevation, any impact on privacy would be minimal. This impact is further reduced by the fact that the rear elevation faces a blank side wall of the existing extension at 1 Wensley Drive.

The minor design amendments secured during the application, including the obscure-glazed, top-opening side windows, ensure the final scheme mitigates any potential privacy concerns. This requirement is secured by condition.

Light

Given the separation distances maintained to shared boundaries and the presence of existing extensions at neighbouring properties, the proposal is not expected to result in any unacceptable loss of light to nearby occupiers

Noise

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal does not change how people can get in and out of the building.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site and maintains external access to the rear of the property.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property.

Green Infrastructure including open space, both public and private

The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

Flood risk and drainage.

The site lies is identified as being susceptible to surface water flooding. Given the proposed development is a residential extension, a full Flood Risk Assessment was not required as it would be disproportionately onerous given the limited scale and nature of the works, and the LLFA was satisfied that suitable Property Flood Resilience (PFR) measures can be incorporated to mitigate residual risk. An informative has been attached to the decision advising the applicant to incorporate PFR measures.

Existing or proposed hazardous installations

The applicant is advised that part of the application site falls within land that is covered by HS2 Safeguarding Directions, which remain in place on the former Phase 2b route. As such, the applicant is advised to monitor future Government announcements on this subject.

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.

PLANNING BALANCE & CONCLUSION

The proposed development has been assessed against the relevant local and national planning policies. The extension is appropriately designed, uses matching materials, and remains subservient to the host dwelling, ensuring it sits comfortably within the surrounding street scene. The impacts on neighbouring amenity, particularly in relation to privacy, light and outlook, are acceptable, with conditions securing obscure glazing where necessary. No objections have been received, and statutory consultees have raised no concerns requiring refusal with relevant constraints, including surface-water flood risk and HS2 safeguarding, have been appropriately managed through informatives. On balance, the proposal represents a proportionate and well-designed form of development that accords with the Manchester Core Strategy, saved UDP policies and the NPPF. The application is therefore recommended for approval.

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. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-year time limit

The development must be begun not later than three years beginning with the date of this permission.

Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Specified plans

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

- | | | | |
|----------------------------------|-------------|-----------|------------|
| a. Drawing - Location Plan | 08 Jan 2026 | (DR) A204 | |
| b. Drawing - Existing & Proposed | 02 Feb 2026 | REV B | PLANS AND |
| | | | ELEVATIONS |

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Materials to match

The materials used in the external surfaces of the development hereby approved shall be 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 Core Strategy and the requirements of the National Planning Policy Framework.

4. OBSCURE GLAZING AND TOP OPENING WINDOW

The hereby approved windows to be inserted into the first floor of the existing left hand side elevation (as denoted on the approved plans) of the 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. Any parts of the window that can be opened must be more than 1.7 metres above the floor of the room in which the window is installed.

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

INFORMATIVE(S)

1. Minor extension applications in Flood Zones 2/3/climate change, or at risk of flooding from surface water

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.

2. HS2

The applicant is advised that part of the application site falls within land that is covered by HS2 Safeguarding Directions, which remain in place on the former Phase 2b route. As such, the applicant is advised to monitor future Government announcements on this subject.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

MCC Flood Risk Management

High Speed Two (HS2) Limited

West Didsbury Residents Association

4 Ferndene Gardens, Manchester, M20 4TQ

1 Ferndene Gardens, Manchester, M20 4TQ

4 Wensley Drive, Manchester, M20 3DD

2 Wensley Drive, Manchester, M20 3DD

The Golden Lion, 579 Wilmslow Road, Manchester, M20 3QH

593 Wilmslow Road, Manchester, M20 3DJ

591 Wilmslow Road, Manchester, M20 3DJ

586 Wilmslow Road, Manchester, M20 3DE

6 Ferndene Gardens, Manchester, M20 4TQ

5 Ferndene Gardens, Manchester, M20 4TQ

3 Ferndene Gardens, Manchester, M20 4TQ

2 Ferndene Gardens, Manchester, M20 4TQ

3 Wensley Drive, Manchester, M20 3DD

1 Wensley Drive, Manchester, M20 3DD

588 Wilmslow Road, Manchester, M20 3DE

584 Wilmslow Road, Manchester, M20 3DB

582 Wilmslow Road, Manchester, M20 3DB

APPENDIX 2 – PLANNING CONSTRAINTS

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

HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA