

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 144489/FH/2025

Date registered valid: 19 December 2025

Proposal: Erection of a single-storey rear extension, erection of a rear dormer extension in association with loft conversion and installation of four rooflights to front elevation.

Address: 100 St Werburgh's Road, Manchester, M21 0UL

Ward(s): Chorlton Park Ward

Applicant: Mrs Rabia Saleem, Saleem QRB Group Ltd

Agent (if any): Mr T Cousins, Extend Your Home

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

Recommendation: Approve

Date of recommendation: 10 Feb 2026

APPLICATION DETAILS

Type of application:	Full Householder Application	
Development type:	Householder	
Date of site visit:	15 January 2026	
Standard consultations:	No consultations have been printed and sent.	
Neighbour notifications:	Printed: 5 January 2026	Expired: 26 January 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 is related to a two-storey semidetached dwelling house on St Werburgh's Road. The property features a bay feature and two storey outriggers to the rear and bay and gable feature to the front. Hardstanding is to the front for off street vehicle parking with a garden to the rear.

Description of area

The property is in a residential part of the Chorlton Park ward of Manchester.

Description of development

Erection of a single-storey rear extension, erection of a rear dormer extension in association with loft conversion and installation of four rooflights to front elevation.

Single-storey rear extension

The proposed rear extension projects 5000mm from the existing rear elevation and spans 5750mm across the rear from the existing side elevation to sit in line with the existing rear outrigger and leaving 2000mm to the shared boundary. The rear extension is finished in render with sloping tiled roof with 4no rooflights.

Rear dormer extension in association with loft conversion

The proposed rear dormer would sit within the main roofline leaving gaps to the eaves and siting at the same ridge height as the main dwelling. The roof dormer is finished in matching tile with glazing to the rear including Juliet balcony. The dormer enables a new loft bedroom.

Installation of four rooflights to front elevation

4no. new rooflights are proposed to the principal roof slope.



Figure 1. Proposed rear elevation

PLANNING HISTORY

There is no planning history at the address.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents

No representations received.

NEGOTIATIONS

There was an inconsistency between the floor plan and the side elevation showing a window to the side elevation of the proposed rear extension.

Updated proposed development

The applicant provided updated plans to show a top level side facing window.

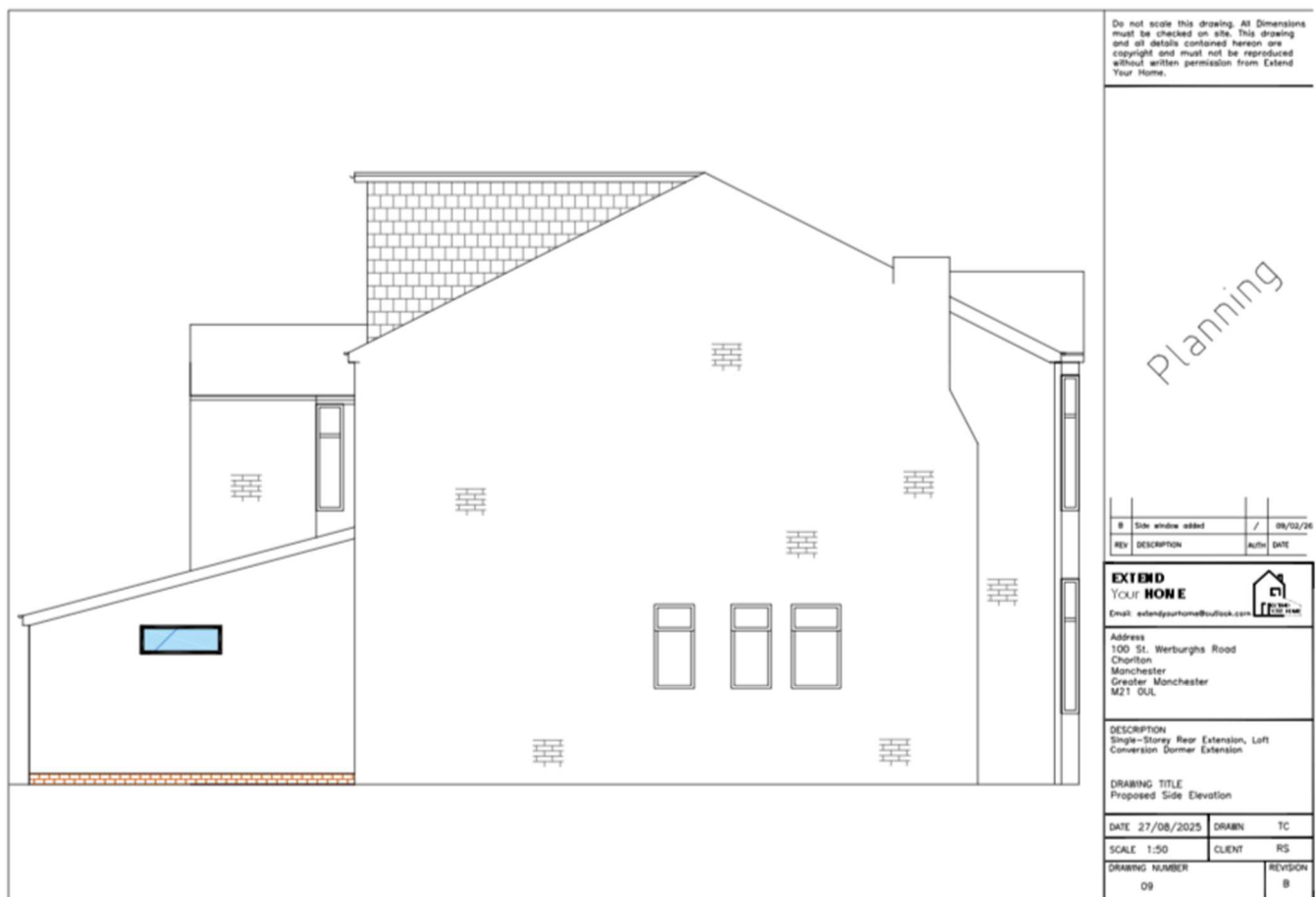


Figure 2. Side elevation

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Not required.

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 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
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - Places for People
 - JP-P1 Sustainable Places
 - Connected Places
- [National Planning Policy Framework \(NPPF\)](#) December 2024–
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 12 – Achieving well-designed places
- [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 14 - Achieving well-designed places
 - DP3: Key principles for well-designed places
 - DP4: The Design process

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 additions are appropriately designed and use materials that integrate well with the existing dwelling, including matching tiles and the introduction of white render, which is already present on neighbouring properties and therefore sits comfortably within the street scene. The single-storey rear extension remains clearly subservient to the host dwelling, being modest in scale, positioned in line with the existing rear elevation, and maintaining generous separation to the shared boundaries.

The proposal would result in the loss of an existing rear bay feature. While this is a characteristic element of the original dwelling, the property is neither listed nor located within a conservation area, and there is therefore no specific heritage requirement to retain this feature. Furthermore, a rear extension of comparable depth could be constructed under permitted development rights, providing a reasonable fallback position. As such, the loss of the bay is not considered to result in any harmful effect on the character of the property or the wider area.

The proposed rear dormer is also designed to appear subservient, sitting wholly within the main rear roof plane, leaving gaps to the eaves, and using materials consistent with the main house. Although some dormers can fall within permitted development, this proposal has been submitted for full planning permission and has been assessed on its planning merits.

Effect on No. 98

The relationship with No. 98 is acceptable. The separation to the shared boundary, together with the existing outrigger at No. 98, limits any sense of massing from the single-storey rear extension.

Effect on No. 102

The impact on No. 102 is also acceptable. The existing extensions at No. 102 and the maintained separation distance ensure no unacceptable sense of enclosure or overbearing impact.

Taking the scale, siting and relationship with adjoining properties into account, the proposals would not result in an over-dominant or overbearing form of development.

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 development would sit comfortably within the surrounding townscape, with design, scale and materials that respect the established character of the area. Only minimal views of the works would be available from the street, and the position of the extensions, combined with their limited massing and use of matching materials, ensures they do not appear visually intrusive.

The rear dormer remains subservient to the main roof, sitting within the roof plane and using materials consistent with the host property, further ensuring that the character of the dwelling and wider street scene is preserved.

The inclusion of white render to the rear extension also reflects materials present on neighbouring properties, helping the proposal integrate with the established palette in the locality.

Overall, the proposal reflects the scale and form of nearby development and would not unduly affect the appearance of the surrounding area.

Effects on amenity

Privacy

The proposal includes adding bifold doors to the new rear elevation. As these doors are at ground-floor level and replace existing openings on the same elevation, they would not lead to any meaningful increase in overlooking. The impact on the privacy of neighbouring properties is therefore minimal.

A new high-level side-facing window is proposed within the rear extension. This window would face toward the outbuilding at No. 102 and is positioned at a high level, in line with the existing side elevation. Due to its position and the fact, it would not allow direct views into neighbouring rooms or private garden areas, the risk of overlooking is low and considered acceptable. It is also relevant that side-facing windows can be installed in the main dwelling without planning permission under permitted development rights.

The proposed roof lights on the front and rear roof slopes are positioned and angled to prevent views into neighbouring homes or gardens. As a result, they would not adversely affect the privacy of surrounding properties.

To further mitigate any potential privacy concerns a condition has been attached preventing new additional opening within the proposed development.

Light

Given the rear extension has good setbacks to shared boundaries and the dormer is entirely within the main roof slope, with the impact to light from the added massing is acceptable.

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 is not located in a flood risk area and therefore does not require a flood statement or assessment. The proposal has a negligible impact on drainage using the existing drainage on site.

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 is acceptable in principle and, when assessed against the relevant local and national planning policies, would not result in any unacceptable impacts on neighbouring amenity or the character of the surrounding area. The design, scale and siting of the extensions are considered appropriate and in keeping with the host property and wider street scene, with limited visibility from public viewpoints and no harmful effects identified. The proposal also safeguards adequate levels of privacy, light, outdoor amenity space and access, with no technical or environmental constraints raised through the assessment process. Taking all material considerations into account, the scheme represents sustainable development and 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. The proposal is considered to be acceptable and therefore determined within a timely manner.

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 | 11 Nov 2025 | 01 | LOCATIONS AND SITE PLAN |
| b. | Drawing - Proposed | 09 Feb 2025 | 04 B | GROUND FLOOR PLAN |
| c. | Drawing - Proposed | 23 Nov 2025 | 05 | FIRST FLOOR PLAN |
| d. | Drawing - Proposed | 23 Nov 2025 | 06 | SECOND FLOOR PLAN |
| e. | Drawing - Proposed | 23 Nov 2025 | 07 | SIDE ELEVATION |
| f. | Drawing - Proposed | 23 Nov 2025 | 08 | REAR ELEVATION |
| g. | Drawing - Proposed | 09 Feb 2025 | 09 B | SIDE ELEVATION |

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 as agreed

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

- a. Rear extension
 - i. Side Walls – Brick masonry to match existing
 - ii. Rear wall –White render
 - iii. Roof –slate finish to match existing roof tile
- b. Dormer extension
 - i. Fascia – slate finish to match existing roof tile
 - ii. Roof – EPDM rubber roof
- c. Windows
 - i. Black aluminium windows

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. EXTENSIONS – PD RIGHTS REMOVED FOR NEW 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 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

25 Chandos Road South, Manchester, M21 0TH

Flat B, 100 St Werburgh's Road, Manchester, M21 0UL

Flat A, 100 St Werburgh's Road, Manchester, M21 0UL

55 St Werburgh's Road, Manchester, M21 0UN

98 St Werburgh's Road, Manchester, M21 0UL

102 St Werburgh's Road, Manchester, M21 0UL

21 Chandos Road South, Manchester, M21 0TH

53 St Werburgh's Road, Manchester, M21 0UN

23 Chandos Road South, Manchester, M21 0TH

APPENDIX 2 – PLANNING CONSTRAINTS

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M