

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144837/FH/2025

Date registered valid: 15 January 2026

Proposal: Reconfiguration of external staircase to basement; new external steel stair to access existing kitchen door at ground floor; 5no. glazed lighwells to side of property; 1no. proposed window to the basement at the rear; new external lightwell to front bay window, with new windows installed within the bay buildup at basement level; 2no. rooflights proposed to the front of the main roof of the house; 4no. rooflights proposed to the rear of the main roof; removal of chimney stack.

Address: 25 Chandos Road, Manchester, M21 0SS

Ward(s): Chorlton Ward

Applicant: Nick Smith

Agent (if any): Chris Mulholland, Mulholland Architecture Ltd

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

Recommendation: Approve

Date of recommendation: 6th March 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20 January 2026

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 20 January 2026 Expired: 10 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

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached dwellinghouse of redbrick with a grey slate dual pitch roof. The property features white uPVC and timber framed windows, including a dormer window, a two-storey bay and a first-floor bay to the front, a decorative front porch canopy, a modest front garden bordered by a mid-level brick wall with original gateposts, an external access to the basement to the side, a two-storey outrigger to the rear, and a spacious rear garden.

Chandos Road is a residential cul-de-sac situated within the Chorlton ward of Manchester, close to Wilbraham Road (A6010), Maine Road Football Club, and Chorlton District Centre. The area is predominantly residential in terms of its character, consisting of detached and semi-detached dwellinghouses.

The property is not listed, nor is it sited within a Conservation Area.







Description of development

The applicant is seeking planning permission for the “Reconfiguration of external staircase to basement; new external steel stair to access existing kitchen door at ground floor; 5no. glazed lightwells to side of property; 1no. proposed window to the basement at the rear; new external lightwell to front bay window, with new windows installed within the bay buildup at basement level; 2no. rooflights proposed to the front of the main roof of the house; 4no. rooflights proposed to the rear of the main roof; removal of chimney stack.”

Planning history

No previous history.

Consultations & Notification Responses

Local residents, as per appendix 1 – no representations received.

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

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

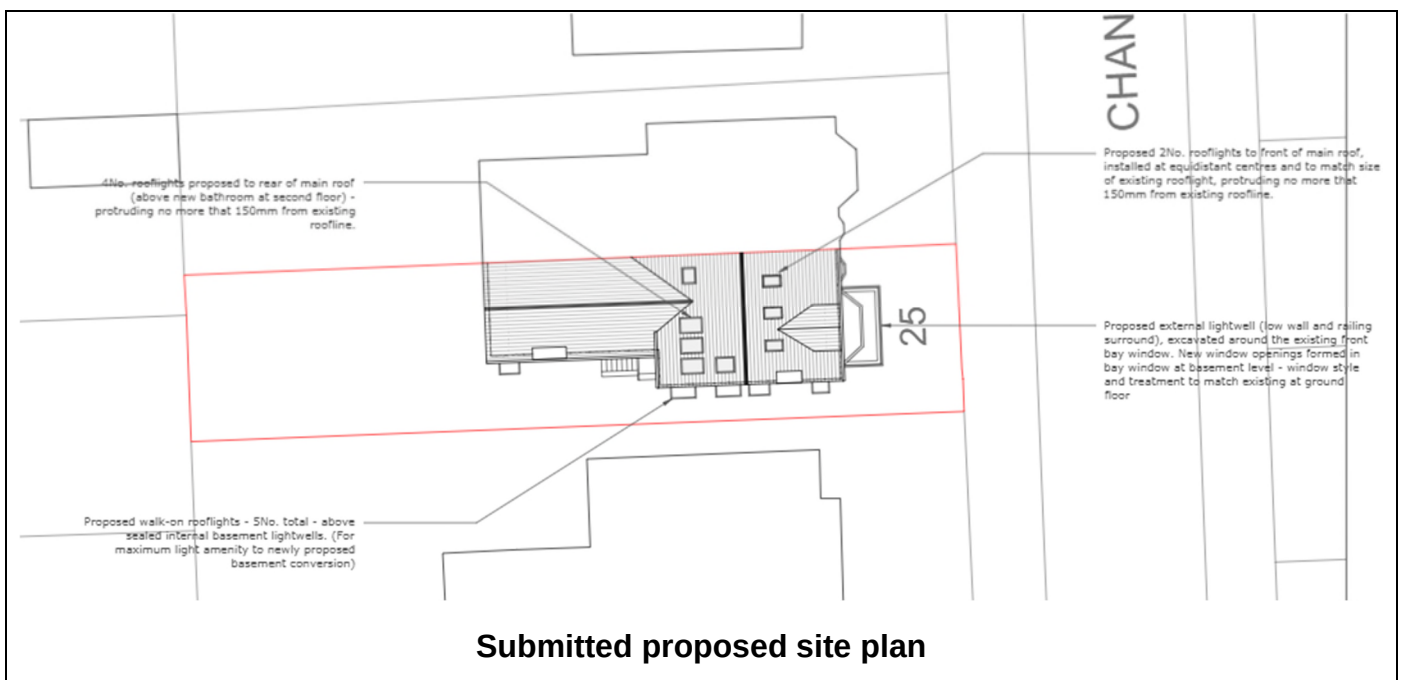
The National Planning Policy Framework (NPPF, 2024)

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



Issues

Principle – the principle of the proposal, to undertake alterations to the existing basement access point as well as the insertion of rooflights, windows, and lightwells, 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 – no extensions proposed, therefore, the siting, scale, and massing of the property would be unaffected by the works.

Appearance and visual amenity – the proposal includes the following external alterations:

- Insertion of 2no. rooflights to front-facing roof slope to match existing, protruding no more than 150mm from existing roofline. This alteration is not considered to have a detrimental impact upon the appearance of the application property or the surrounding street scene.
- Insertion of 4no. rooflights to rear-facing roof slope, protruding no more than 150mm from existing roofline. This alteration is not considered to have a detrimental impact upon the appearance of the application property or the surrounding street scene.
- Installation of 5no. walk-on rooflights/lightwells to the side. This alteration is not considered to have a detrimental impact upon the appearance of the application property or the surrounding street scene.
- Basement access and external stair altered to run parallel to the side of the dwellinghouse, replacing the existing L-plan access and stair. This alteration is not considered to have a detrimental impact upon the appearance of the application property or the surrounding street scene.
- Installation of one external lightwell to the front, incorporating a low wall and railing surround. The works include excavation around the existing front bay window and the introduction of new basement-level window openings designed to reflect the style and proportions of the existing ground-floor windows. While this alteration would be more visible than those previously discussed, it is not considered to have a detrimental impact upon the appearance of the application property or the surrounding street scene. This type of intervention is relatively common on large villa properties of this form and scale, and the proposal is therefore viewed as acceptable in visual terms.

Residential amenity – the proposal is not considered to have an unduly harmful impact upon the residential amenity of the area. As no extensions are proposed, issues associated with overshadowing, loss of light, and loss of outlook are not anticipated. The proposed rooflights, positioned on the roof of the property, would not compromise the privacy of neighbouring occupiers. Similarly, the walk-on rooflights to the side and the external front lightwell would be located at lower-ground-floor level and therefore would not give rise to harmful overlooking or loss of privacy. The reconfigured basement access and external stair, which would project rearwards rather than to the side, would also improve upon the existing arrangement, resulting in enhanced privacy conditions for neighbouring properties.

Waste – the existing arrangements would be unaffected by the proposal as external access to the rear would be retained.

Parking – the existing arrangements would be unaffected by the proposal as the property does not feature off-street parking provisions.

Basement use – the applicant's agent has confirmed that the basement will remain as part of the existing dwellinghouse and will not be used as a separate or self-contained residential unit.

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 'Pr-70-001', received by the City Council as Local Planning Authority on the 2nd February 2026.

'Proposed Basement & Ground Floor Plan', numbered 'Pr-70-100', received by the City Council as Local Planning Authority on the 2nd February 2026.

'Proposed First & Second Floor Plan', numbered 'Pr-70-101', received by the City Council as Local Planning Authority on the 2nd February 2026.

'Proposed Roof Plan', numbered 'Pr-70-102', received by the City Council as Local Planning Authority on the 2nd February 2026.

'Proposed Front & Rear Elevations', numbered 'Pr-070-200', received by the City Council as Local Planning Authority on the 2nd February 2026.

'Proposed Side Elevation 01 & Lightwell Elevations', numbered 'Pr-070-201', received by the City Council as Local Planning Authority on the 2nd February 2026.

'Proposed Side Elevation 02', numbered 'Pr-070-202', received by the City Council as Local Planning Authority on the 2nd 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 those as specified on approved drawings titled:

'Proposed Site plan', numbered 'Pr-70-001', received by the City Council as Local Planning Authority on the 2nd February 2026.

'Proposed Basement & Ground Floor Plan', numbered 'Pr-70-100', received by the City Council as Local Planning Authority on the 2nd February 2026.

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'Proposed Side Elevation 02', numbered 'Pr-070-202', received by the City Council as Local Planning Authority on the 2nd February 2026.

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.

Informatives:

1) The applicant is advised that any material change in the use of the basement, including its conversion to a self-contained residential unit, may constitute development for which a separate grant of planning permission would be required.

Appendix 1 – List of consultees & neighbours notified

Flat 3, 24 Ellesmere Road, Manchester, M21 0SR
26 Ellesmere Road, Manchester, M21 0SR
Flat 5, 24 Ellesmere Road, Manchester, M21 0SR
Basement Flat, 24 Ellesmere Road, Manchester, M21 0SR
Flat C, 26 Ellesmere Road, Manchester, M21 0SR
20 Chandos Road, Manchester, M21 0ST
27 Chandos Road, Manchester, M21 0SS
24 Ellesmere Road, Manchester, M21 0SR
Flat 2, 24 Ellesmere Road, Manchester, M21 0SR
Flat E, 26 Ellesmere Road, Manchester, M21 0SR
Flat D, 26 Ellesmere Road, Manchester, M21 0SR
Flat B, 26 Ellesmere Road, Manchester, M21 0SR
Flat A, 26 Ellesmere Road, Manchester, M21 0SR
24 Chandos Road, Manchester, M21 0ST
22 Chandos Road, Manchester, M21 0ST
29 Chandos Road, Manchester, M21 0SS
23 Chandos Road, Manchester, M21 0SS
28 Ellesmere Road, Manchester, M21 0SR
22 Ellesmere Road, Manchester, M21 0SR

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