

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145053/FH/2026
Date registered valid: 4 February 2026
Proposal: Erection of single-storey front, side and rear extensions.
Address: 63 Eastwood Road, Manchester, M40 3TE
Ward(s): Moston Ward

Applicant: Mr Matthew Woodall
Agent (if any): Mr David Barker
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 31 March 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10 February 2026

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 10 February 2026 Expired: 3 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: Not applicable

Tree Preservation Order: Not applicable

Description of site / building / area

This application relates to a pitched roof end-terraced dwellinghouse along a row of three properties within a residential setting of Moston ward in north Manchester.



Figure 1. (Site visit 10.02.2026)

The application site is along a corner plot, close to the junctions of Eastwood Road (southern elevation) and Parkfield Road North (eastern elevation), and benefits from amenity space along

the front, side, and rear, within curtilage parking space (with access from Parkfield Road North); together with boundary treatment along the perimeter.

There is an existing front porch, timber frame and corrugated sheeting side extension, including 2no. outbuildings along the rear garden.

Site History

- No records.

Description of development

The initially submitted application proposed a single-storey front, two-storey side and single-storey rear extensions.

Following negotiation, the initially submitted plan has been revised in the interest of residential and visual amenity and revised plans subsequently submitted, (dated, 23.03.26). The title description of the proposal has subsequently been amended to reflect the revised plan. The revised plan would now comprise of a single-storey front, side and rear extensions.

The revised proposal would be stepped away from the common shared boundary with no. 61 Eastwood Road approximately 3847mm. It then comes forward of the front building line of the host dwelling approximately 1323mm deep, measures 6533mm wide along the front elevation x 10852mm deep along the side elevation x 5870mm wide along the rear elevation, whilst leaving a small gap from the common shared boundary with no. 61 Eastwood Road. The proposed overall height would be approximately 3619mm and it would comprise of a combined pitch to hip roof design and would include windows and door along the front elevation, 2no. windows along the side roof elevation, 2no. windows along the rear roof elevation; 2no. bi-fold doors along the rear elevation, together with 1no. obscurely glazed window along the rear elevation. It is intended to use external facing materials to match existing.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No objections, comments, or representations were received.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)

2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications and therefore be given significant weight in the planning balance. The following policy is considered to be relevant:

- Sustainable and Resilient Places, JP-S1: Sustainable Development
- Places for People, JP-P1 Sustainable Places

3. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007:

- Chapter 2: Design

5. Draft National Planning Policy Framework - 16th December 2025 is under consultation and as such is a material consideration. However, until its adoption, the current NPPF (December 2024) is still in place. Of relevance are:

- Section 2 - Achieving sustainable development
- Section 4 - Decision-making
- Section 12 - Achieving well-designed places

ISSUES

In the case of this application, the initially submitted plan has been revised in the interest of residential and visual amenity and revised plans were subsequently submitted, dated (23/03/26).

Principle of development

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise. The proposed development is an extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families; provided that there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. Consideration must therefore be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Residential and visual amenity

Impact of works (single-storey front, side and rear extensions) - In the case to this application, given the revised plan dated, (23/03/26), it is considered that the issues raised with the planning agent have been sufficiently overcome. Therefore, on this basis and in light of the pre-existing contextual relationship with the application site along a prominent corner plot position, close to the junctions of two highways, given the angular plot along the Parkfield Road North elevation, as the revised proposal would now be single storey, coupled with the fact that it's intended to maintain a proposed separation distance of approximately between 947mm -

3650mm from the common shared boundary to the back of pavement with Parkfield Road North, together with the proposed fenestration now being limited to the front, rear and roof elevations, it is considered that the proposal would not have a significant impact on the residential and visual amenity of the area or to the character and appearance of the host dwelling. Therefore, for these reasons and on balance, and subject to conditions, the revised proposal is considered to be acceptable in terms of its impact on residential amenity as there are no overbearing, overshadowing or loss of privacy impacts; pursuant with The Manchester Core Strategy Development Plan Document Policies EN1, SP1 and DM1 and saved Policy DC1 of the Unitary Development Plan.

Impact of works (Design and appearance) - In the case of this application, the proposed addition is designed to match the style and features of the current host and together with the use of matching bricks and fenestration, and as such, the resultant impact on the surrounding area in terms of the design, scale, and appearance of the proposed development is considered acceptable. Therefore, on this basis and in light of the revised plan dated, (23/03/26), given the position of the extension and the limited massing, together with the use of proposed materials, the character of the host building would not be unduly affected. However, a materials condition has been attached to ensure that materials are adhered to; pursuant with the requirements of Core Strategy policies DM1 and EN1 and saved UDP policy DC1.

Impact of works (Refuse storage and collection) - The existing arrangement would be unaffected. The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

Impact of works (Vehicular access and car parking) - Although the proposal doesn't change how vehicles access and park at the property, the existing rear driveway would in-part be lost to accommodate the proposal. As a consequence, off-street car parking space would be reduced. However, there are no parking restrictions along Eastwood Road and Parkfield Road North, and therefore, given the width of the application site along these elevations, any resultant demand for on-street car parking is not considered to be significant to warrant the refusal of planning permission; pursuant with The Manchester Core Strategy Development Plan Document Policy DM1 and saved Policy DC1 of the Unitary Development Plan.

Conclusions - For the reasons outlined and on balance, and subject to planning conditions, it is considered that the revised proposal, (dated 23/03/26) accords with Council policy and is therefore acceptable.

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

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, the initially submitted plan has been revised in the interest of residential amenity and revised plans were subsequently submitted, dated (23/03/26). The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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

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

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

- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 26 January 2026.
- The proposed floor plan drawings noted as such on drawing reference 'Existing and Proposed FLOOR AND SITE PLAN, DWG Ref 2026/99/PL/01, Rev C', received by the City Council as the Local Planning Authority on 23 March 2026.
- The proposed elevation drawings noted as such on drawing reference 'Existing and Proposed ELEVATIONS, DWG Ref 2026/99/PL/02, Rev C' received by the City Council as the Local Planning Authority on 23 March 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies SP1 and DM1 of the Core Strategy (2012).

3) The materials to be used throughout the development hereby approved shall be implemented in accordance with the approved details and as specified on the approved drawings, received by the City Council as the Local Planning Authority on 23 March 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies SP1 and DM1 of the Core Strategy (2012).

4) 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 reenacting that Order with or without modification), no windows, doors or other openings shall be inserted into the elevations of the development hereby approved other than those shown on: Existing and Proposed FLOOR AND SITE PLAN, DWG Ref 2026/99/PL/01, Rev C, and Existing and Proposed ELEVATIONS, DWG Ref 2026/99/PL/02, Rev C, both received by the City Council as the Local Planning Authority on 23 March 2026, without planning permission being granted by the Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies DM1 and SP1 of the Manchester Core Strategy (2012).

5) Before first occupation of the development thereby approved, the proposed window along the ground floor rear elevation to serve the WC room and as shown on: Existing and Proposed FLOOR AND SITE PLAN, DWG Ref 2026/99/PL/01, Rev C, and Existing and Proposed ELEVATIONS, DWG Ref 2026/99/PL/02, Rev C, both received by the City Council as the Local Planning Authority on 23 March 2026, shall be opaquely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - In the interests of privacy, pursuant to policy to saved policies DC1 of the Unitary Development Plan for the City of Manchester and SP1 and DM1 of the Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

26 Parkfield Road North, Manchester, M40 3TA
29 Parkfield Road North, Manchester, M40 3TB
56 Eastwood Road, Manchester, M40 3TF
22 Parkfield Road North, Manchester, M40 3TA
32 Parkfield Road North, Manchester, M40 3TA
30 Parkfield Road North, Manchester, M40 3TA
27 Parkfield Road North, Manchester, M40 3TB
54 Eastwood Road, Manchester, M40 3TF
Store Rear Of 54, Eastwood Road, Manchester, M40 3TF
59 Eastwood Road, Manchester, M40 3TE
24 Parkfield Road North, Manchester, M40 3TA
11 Edith Cliff Walk, Manchester, M40 3TH
5 Edith Cliff Walk, Manchester, M40 3TH
34 Parkfield Road North, Manchester, M40 3TA
9 Edith Cliff Walk, Manchester, M40 3TH
7 Edith Cliff Walk, Manchester, M40 3TH
3 Edith Cliff Walk, Manchester, M40 3TH
1 Edith Cliff Walk, Manchester, M40 3TH
61 Eastwood Road, Manchester, M40 3TE
28 Parkfield Road North, Manchester, M40 3TA

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH AREA