

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 144789/FH/2025

Date registered valid: 14 January 2026

Proposal: Erection of two storey and single storey rear extension, single storey to sides and front including roof alterations including elevational alterations.

Address: 100 Wythenshawe Road, Manchester, M23 0PA

Ward(s): Northenden Ward

Applicant: Mr Ghazwan Harb

Agent (if any): Mrs Ayah Hatahet

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

Recommendation: Approve

Date of recommendation: 11 Feb 2026

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

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

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 detached dwellinghouse on Wythenshawe Road. The property features an existing two storey rear extension and single storey side extension with hardstanding to the front for off street vehicle parking and a garden to the rear. There is some susceptibility to surface water flooding to the front of the site.

Description of area

The proposal is in a mostly residential part of the Northenden ward of Manchester with Wythenshawe Park across Wythenshawe Road.

Description of development

Erection of two storey and single storey rear extension, single storey to sides and front including roof alterations including elevational alterations.

Two storey rear extension

The two storey rear extension projects 526.5mm from the rear elevation to meet the existing rear extension. The two-storey extension is finished in brick to match with a hipped matching tiled roof into the main roofline integrating the existing two storey rear to form one roof form. The extension allows for a new dining room and bedrooms with glazing to the rear and side.

Single storey rear extension

The proposal adds a further 3150mm projecting ground floor rear extension from the two-storey rear extension. This allows for an expanded kitchen and games room. This ground floor rear extension is finished in matching brick with a sloping tiled roof to match.

Single storey to sides and front

The proposed single storey front projects a maximum of 1115mm from the garage and spans 2990mm across the front of the side extension. A new porch is featured projecting 1700mm and spanning 3371.2 across the front door. The proposed extensions are finished in matching brick and matching tile sloped roof which integrated into a new tiled roof canopy which projects 1105mm around the front and side of the property linking into the new roof to the existing garage.

The proposal converts the existing flat roof of the garage to a sloping roof which integrates the new canopy to the front and new roof to the rear extension to create a continuous roof line around the ground floor of the front side and rear of the property.



144599/NMC/2025

Decision: Refused. 26/11/2025

Description: Erection of a single storey front, side, and rear extension including roof alterations, porch and garage extension; together with a two-storey rear extension and associated roof and elevational alterations.

It is noted that the current proposal for assessment is a revised version of a scheme approved in 2024 and which was refused as a non-material amendment as the proposed amendment would result in material change to the development.

ENF/5018/04/SOUTH2

Description: Enforcement Enquiry - Erection of boundary wall in excess of 1.00m.

Decision: Closed - No breach 24/06/2004

ENF/4969/04/SOUTH2

Description: Enforcement Enquiry - Report of building works and tree removal.

Decision: Closed - No breach 26/05/2004

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents

1 no comment received in objection to the proposed development with concerns regarding:

- Loss of privacy
- Loss of light
- Overbearing impact

Material planning concerns will be taken into consideration when assessing the proposed development.

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
- [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 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 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
 - F7: Ensuring development is safe from flooding
 - 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.

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 extensions are appropriately sited and designed to reflect the style and appearance of the existing dwelling. The use of matching brickwork, roof tiles and window fenestration ensures visual continuity and a cohesive appearance with the host property.

The two-storey rear extension is designed to remain clearly subservient to the original dwelling. Its hipped roof form sits below the main ridge height of the existing house, limiting its visual prominence and effectively masking the bulk of the extension when viewed from the street.

Impact to No98

Along the boundary with No. 98 Wythenshawe Road, an appropriate separation distance to the shared boundary is maintained (3200mm). No. 98 already benefits from a two-storey rear extension and a part two-storey, part single-storey side extension. The proposed extension at No. 100 would align with this established rear building line, and is not considered to give rise to being overbearing or massing impacts. The proposal would retain a gap to the boundary it is noted that the single storey element on no.98 sits on the boundary with the application property.

Impact to No102

To the side adjoining No. 102 Wythenshawe Road, the neighbouring property already features a two-storey extension and an existing single-storey side extension. In this context, the additional massing created by the proposal would be acceptable.

Given the set back of the property from Wythenshawe Road, together with existing front boundary wall and railings the proposed extensions to the front of the property are considered acceptable

Overall, having regard to the size, siting and relationship to neighbouring properties, the development would not result in an over-dominant or overbearing form of development and is considered acceptable.

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.

Only limited views of the main proposed works would be visible from the street. Visibility would be confined to the new single-storey front and side extensions, canopy and associated roof alterations. Given the siting of the two storey extensions toward the rear and side of the property, together with the use of matching materials, the character and appearance of the street scene would not be unduly affected.

The proposal is comparable in size and scale to extensions at nearby properties, in particular the adjoining dwellings at Nos. 98 and 102 Wythenshawe Road. In this context, the development would sit comfortably within the established pattern of development along the street and would not disrupt the area's existing character.

Effects on amenity

Privacy

The proposal includes the installation of bifold doors to the proposed rear elevation of the extension. These would be located at ground-floor level and would replace existing openings on this elevation. As such, the relationship with neighbouring properties would remain acceptable and there would be no undue impact on privacy.

Proposed first-floor windows are indicated on the rear elevation. These would be positioned on the same elevation as the existing windows and would align with the established rear building line of neighbouring properties, as noted above. Any overlooking would be typical of rear-facing residential windows, and the relationship with neighbouring occupiers are considered to be acceptable.

Additional windows are proposed on the side elevation of the two storey rear extension. Given the offset from the shared boundary, the presence of existing side-facing windows within the adjoining property's extension, and the obscure glazing top opening windows shown on the submitted plans at first floor, the

proposal is not considered to result in an unacceptable level of overlooking and impacts on neighbouring properties in terms of privacy and overlooking is considered to be acceptable.

Light

Given the separation distances to the shared boundaries, the positioning of the proposed extensions, and the presence of comparable extensions at neighbouring properties, the proposal is not anticipated to give rise to unacceptable loss of light to neighbouring occupiers. The rear gardens are north-facing, meaning they already receive limited direct sunlight due to the position and height of the existing dwellings. As such, the proposed development is not considered to materially worsen the existing light environment and is considered acceptable in this regard.

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 within an identified flood risk area and, as such, a site-specific flood risk assessment is not required in this instance.

There is some medium level susceptibility to surface water flooding towards the front of the site; however, it is not considered that the proposed development would have an unacceptable impact on surface water management and would utilise the existing drainage arrangements 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 concerns raised by the neighbouring resident regarding privacy, light and overbearing impact have been fully considered. For the reasons set out in this report—including the established pattern of development and extensions at other nearby adjacent properties, the maintained separation distances, the use of obscure glazing to side-facing windows, and the limited effect on light given the north-facing gardens—the proposal is not considered to give rise to unacceptable harm to neighbouring living conditions. The development is appropriately designed, uses matching materials, and sits comfortably within the character of the surrounding area. As such, the proposal accords with the development plan, including Core Strategy Policy DM1 and UDP Policy DC1, and no material considerations indicate otherwise. 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. 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 | 16 Dec 2025 | THE LOCATION PLAN |
| b. | Drawing - Proposed | 14 Jan 2026 | P030-ARC-01-XX-00-A-05001 Rev A-SITE PLAN |
| c. | Drawing - Proposed | 16 Dec 2025 | P030-ARC-01-XX-00-A-05002 Rev A FLOOR PLAN |
| d. | Drawing - Proposed | 16 Dec 2025 | P030-ARC-01-XX-00-A-05003 Rev A ROOF PLAN |
| e. | Drawing - Proposed | 16 Dec 2025 | P030-ARC-01-XX-00-A-05101-Rev-A 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 windows in the development hereby approved, as demarcated as 'Opaque Glazing' on the Proposed Elevations drawing P030-ARC-01-XX-00-A-05101 Rev A, 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. For the first floor side facing windows in the east and west elevation, 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.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

98 Wythenshawe Road, Manchester, M23 0PA
15 Shevington Gardens, Manchester, M23 0BJ
29 Sale Road, Manchester, M23 0BH
96 Wythenshawe Road, Manchester, M23 0PA
31 Sale Road, Manchester, M23 0BH
17 Shevington Gardens, Manchester, M23 0BJ
13 Shevington Gardens, Manchester, M23 0BJ
102 Wythenshawe Road, Manchester, M23 0PA

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) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA