

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 145283/FH/2026

Date registered valid: 6 March 2026

Proposal: Erection of a single-storey rear extension following demolition of existing kitchen outrigger, a single-storey side extension, rear rooftop extension together with a hip to gable roof extension and installation of front rooflights.

Address: 70 St Werburgh's Road, Manchester, M21 0TJ

Ward(s): Chorlton Ward

Applicant: Mr Paul & Mrs Sarah Lancaster

Agent (if any): Mr Simon Miles, S R Miles Ltd

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

Recommendation: Approve

Date of recommendation: 02 April 2026

APPLICATION DETAILS

Type of application:	Full Householder Application	
Development type:	Householder	
Date of site visit:	27 March 2026	
Standard consultations:	Printed: 11 March 2026	Expired: 1 April 2026
Neighbour notifications:	Printed: 11 March 2026	Expired: 1 April 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 semidetached dwellinghouse on St Werburgh's Road. The property features an existing single storey rear outrigger and single storey front porch. A detached garage is located to the rear of the rear garden. Hardstanding is featured to the front and side of the property for off street vehicle parking.

Description of area

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

Description of development

Erection of a single-storey rear extension following demolition of existing kitchen outrigger, a single-storey side extension, rear rooftop extension together with a hip to gable roof extension and installation of front rooflights.

Single-storey rear extension

The proposed single storey rear extension projects 4000mm from the existing rear elevation and spans 8300mm from a 250mm set back to the boundary with No68 to 1700mm beyond the existing side elevation retaining a 1000mm gap to the boundary with No.72. The proposed rear extension is finished in matching brick with a dual pitch gable end roof in matching tile with 4no rooflights. Rear glazing is featured to the rear including windows in the gable.

Single-storey side extension

The proposed single storey side extension projects 1700mm from the existing side elevation to retain a 1000mm gap to the boundary with No. 72 and runs 3865mm from a 350mm set back to the principal elevation. The side extension is finished in matching brick with sloping tiled roof to match. A new access door is rear facing. The proposed extension would allow for a bike store which would not be accessed from the main dwelling.

Rear rooftop extension together with a hip to gable roof extension and installation of front rooflights.

The proposal converts the existing hipped roof to a gable roof form which runs through to connect to the roof extension. The gable is finished in brick to match with a new side facing window. The roof extension would sit within the main roof slope and appears as a standard dormer but connected to the roof form on

the detached side. The main fascias are finished in hung tile with glazing to the rear. 2no Rooflights are to be inserted to the principal roof slope.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents

No representations received.

Residents Associations and Groups

No representations received.

NEGOTIATIONS

During the consultation stage, some issues were identified which required positive and proactive negotiation with the applicant.

The originally proposed gable roof form, which connected directly to the rear roof extension, was not supported as it would have appeared as a full two-storey extension. To remain acceptable in design terms, any roof dormer must be set back by at least 200mm from the eaves to clearly show that it is secondary to the main roof and does not dominate the original dwelling.

Updated proposed development

The updated scheme sets the dormer back from the eaves by 200mm to ensure subservience.

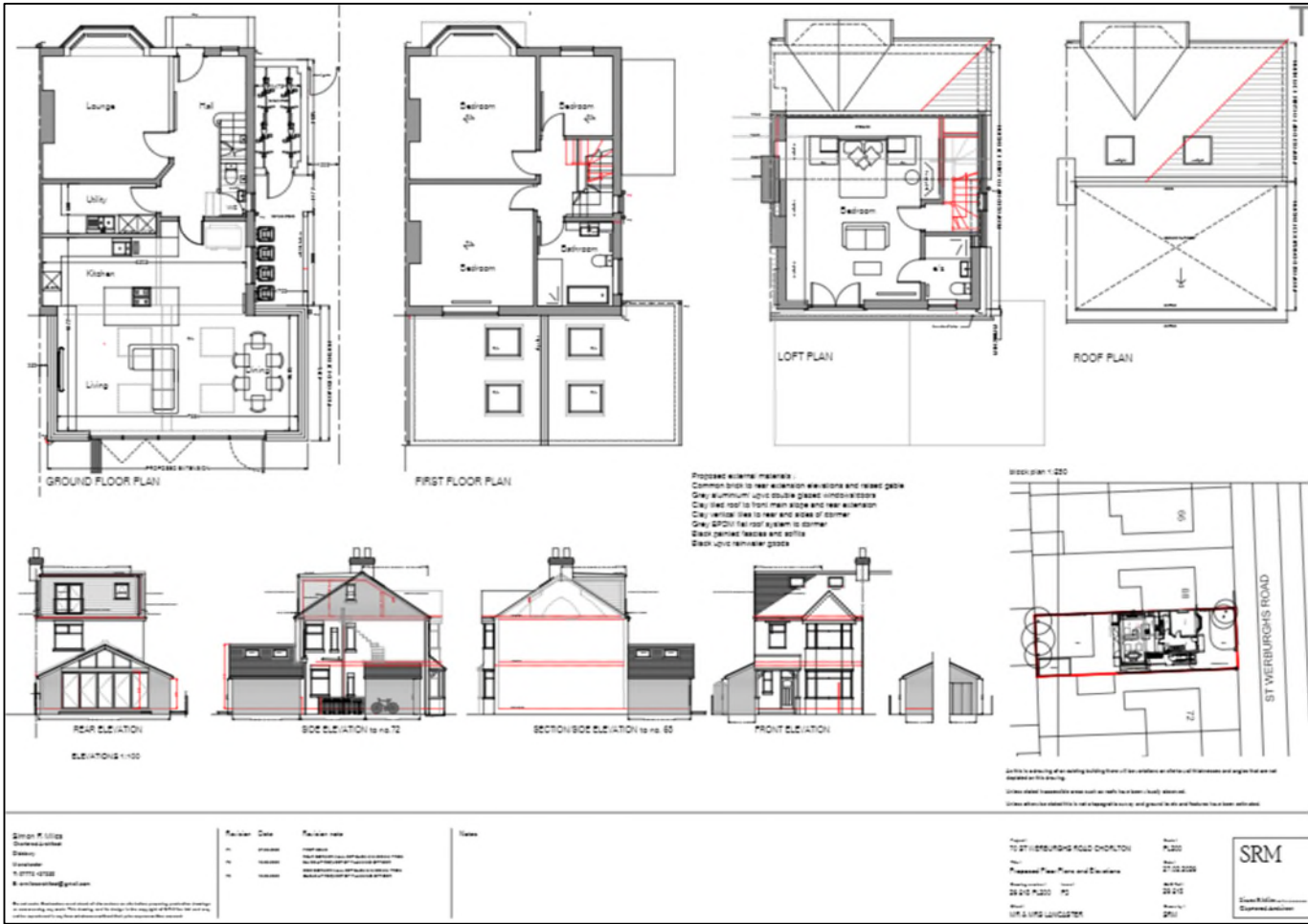


Figure 1. Updated plans and elevations

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Not required due to minimal change to plans.

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](#)
 - o Development Management and Planning Obligations
 - DM 1 - Development Management
 - o Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - o 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 \(UDP\)](#) –
 - o Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC26 - Development and Noise
- [Places for Everyone Plan](#) Joint Development Plan Document 2022-2039-
 - o Strategy
 - JP-Strat9: Southern Areas
 - o Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - o Places for People
 - JP-P1 Sustainable Places
- [National Planning Policy Framework \(NPPF\)](#) December 2024–

- o Section 2 - Achieving sustainable development
- o Section 4 – Decision-making
- o Section 12 – Achieving well-designed places
- [National Planning Policy Framework Draft for Consultation December 2025](#) - National decision-making policies
 - o 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
 - o Chapter 4 - Achieving sustainable development
 - S3: Presumption in favour of sustainable development
 - S4: Principle of development within settlements
 - o Chapter 12 - Making effective use of land
 - L4: Residential extensions
 - o 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 new additions are designed to match the style and features of the existing house, using matching brick, tiles, and window designs. The extensions are also designed to remain clearly subservient to the original building. The main extension is at ground-floor level to the rear, the side extension remains single-storey beside the main house, and the dormer sits within the rear roof slope using matching materials.

Impact on No. 68

The main effect on No. 68 comes from the proposed 4-metre rear extension. Because it is single-storey with a roof that slopes away from the boundary, the visual impact and massing are acceptable. The projection is only 1 metre beyond what could be built under permitted development. The dormer is also acceptable as it sits within the main roof slope and would likely be permitted development on its own.

Impact on No. 72

The main effect on No. 72 is from the single-storey side and rear elements. However, because these remain single-storey, have sloping rooflines, and maintain a 1-metre gap to the boundary, the impact is acceptable. Ground-floor side extensions of this nature are often permitted development and therefore represent a reasonable fallback position. The hip to gable and dormer is also acceptable for the same reasons as for No. 68, sitting within the main roof slope and likely meeting permitted development criteria.

Overall, given the size, siting, and relationship with neighbouring properties, the proposals would not create an overbearing or overly dominant feature.

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 minimal views of the main proposed works are capable of being seen from the street. Given the position of the extension and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby, notably an extension at No66 and would not therefore disrupt the area's existing features.

Effects on amenity

Privacy

The proposal includes new bifold doors to the rear elevation; however, as these are at ground-floor level and replace similar existing openings, the impact on privacy is minimal. The new dormer glazing is rear-facing and would not be any more harmful than the existing first-floor windows. Rear-facing glazing in dormers is also a common and accepted feature in permitted development roof extensions. The proposed rooflights are positioned in a way that would limit opportunities for overlooking. The new side facing gable window is required to be obscure glazed and top opening to minimise privacy concerns and to align with standard requirements for high level side facing windows.

Light

Given the proposal is entirely at ground floor level and the dormer entirely in the main roof slope, the impact to local light would be 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

In assessing this application, the Council has had regard to the development plan and all other material considerations. The proposal would provide additional living accommodation to meet the needs of the occupants and makes efficient use of the existing residential site. The extensions are appropriately sited, remain subservient to the host dwelling, and use materials that reflect the character of the existing building. The development would not result in an unacceptable impact on the amenities of neighbouring occupiers in terms of outlook, privacy, light or noise, nor would it harm the character or appearance of the surrounding area. No technical or environmental objections have been raised, and no representations have been received. On balance, given the lack of demonstrable harm and the compliance with relevant local and national planning policies, the proposal represents sustainable development and planning permission is therefore considered acceptable.

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 | 27 Feb 2026 | 26 518 PL000 | THE LOCATION PLAN |
|----------------------------|-------------|--------------|-------------------|

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 roof level window in the side elevation of the development hereby approved 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.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Chorlton Civic Society

Flat 3, 14 Chandos Road, Manchester, M21 0ST

33 St Werburgh's Road, Manchester, M21 0TL

72 St Werburgh's Road, Manchester, M21 0TJ

68 St Werburgh's Road, Manchester, M21 0TJ

31 St Werburgh's Road, Manchester, M21 0TL

Flat 2, 14 Chandos Road, Manchester, M21 0ST

Flat 1, 14 Chandos Road, Manchester, M21 0ST

12 Chandos Road, Manchester, M21 0ST

10 Chandos Road, Manchester, M21 0ST

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