

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144525/FH/2025
Date registered valid: 14 November 2025
Proposal: Erection of part-single / part-two storey side and rear extension and single storey front extension
Address: 61 Wyverne Road, Manchester, M21 0ZW
Ward(s): Chorlton Park Ward

Applicant: Mr Tom Alexander
Agent (if any): Mr David Huxley, Platinum Architecture
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 9th January 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 1 December 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 25 November 2025 Expired: 16 December 2025

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

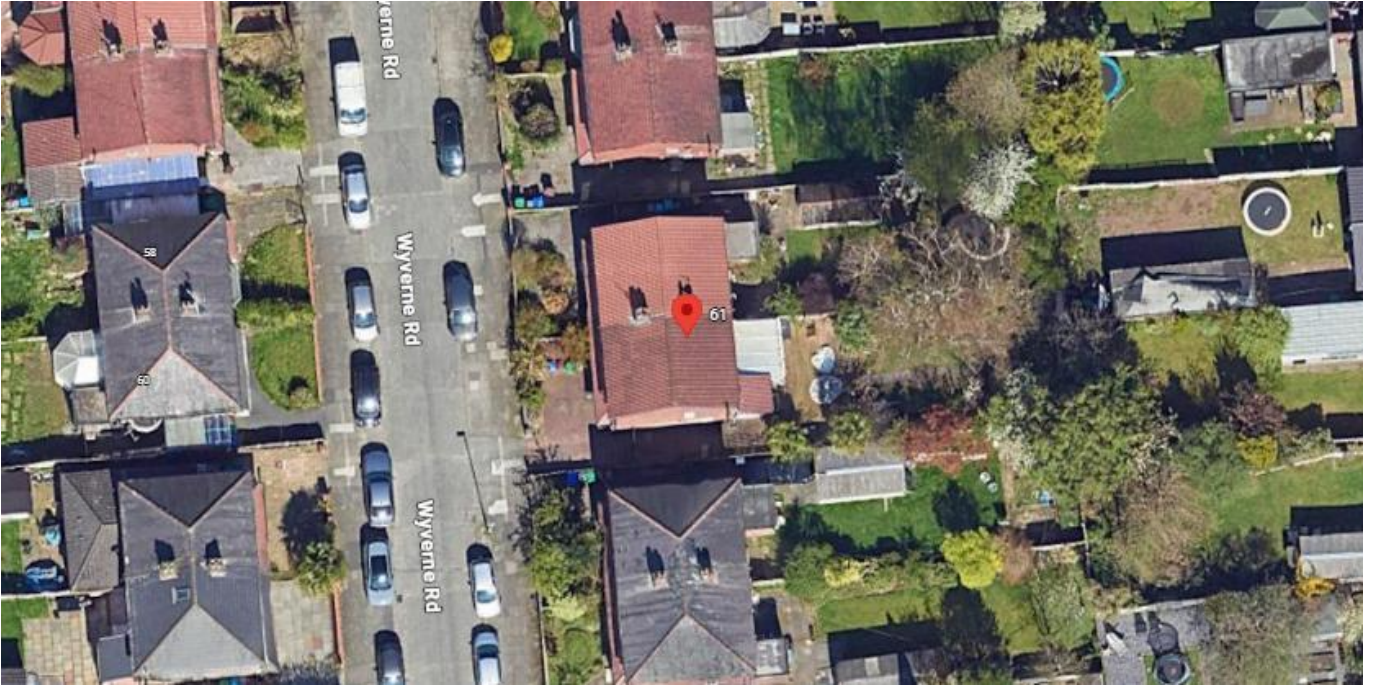
Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached dwellinghouse of redbrick with a red tiled dual pitch roof. The property features white uPVC-framed windows, including a ground floor bay to the front, a front canopy overhang, a brick driveway and modest front garden bordered by a mid-level redbrick wall, a single storey rear outrigger, glazed conservatory extension, and a spacious rear garden.

Wyverne Road is a residential street situated within the Chorlton Park ward of Manchester, close to Fallowfield cycling loop, Hough End Playing Fields, and Whalley Range Cricket and Lawn Tennis Club. The area is predominantly residential in terms of its character, consisting of terraced and semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

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







Description of development

The applicant is seeking planning permission for the erection of a part-single / part-two storey side and rear extension and a single storey front extension.

Planning history

106361/FH/2014/S1 - Erection of single-storey rear and two-storey side extension following demolition of existing conservatory and utility room – Approved (14.10.2014).

Consultations & Notification Responses

Local residents – 1no. letter of objection received; the comments are summarised as follows:

- The first floor rear extension would result in overlooking and loss of privacy for neighbouring occupiers.

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

The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places

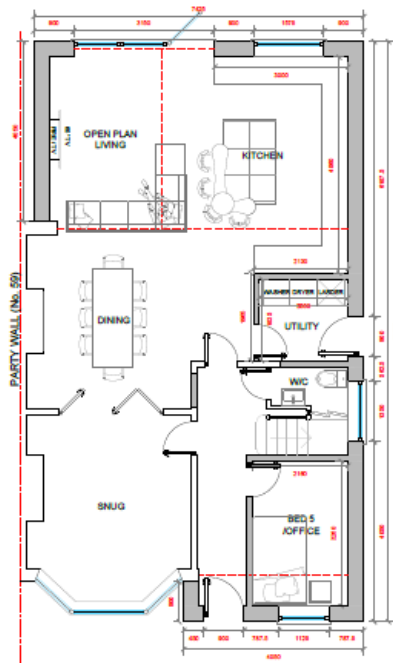
Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1 – Sustainable Places

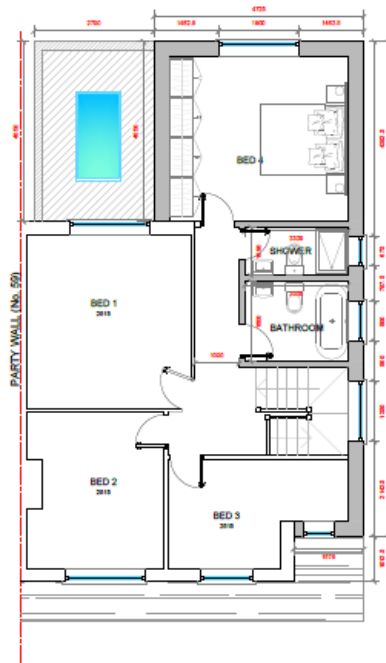
Draft National Planning Policy Framework (NPPF, 2025)

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.

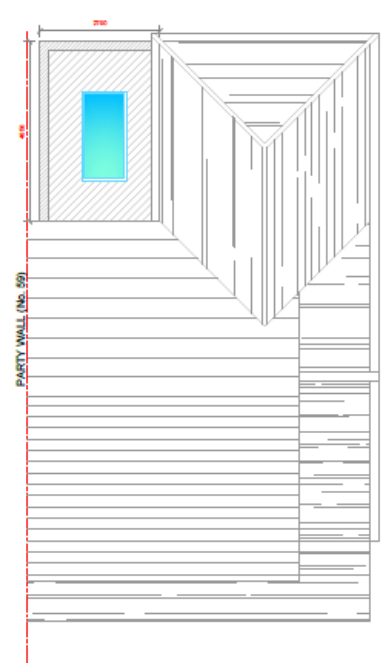
- Chapter 4 – Achieving Sustainable Development
 - Policy S3: Presumption in favour of sustainable development
- Chapter 14 – Achieving Well-Designed Places
 - Policy DP3: Key principles for well-designed places



GROUND FLOOR



FIRST FLOOR

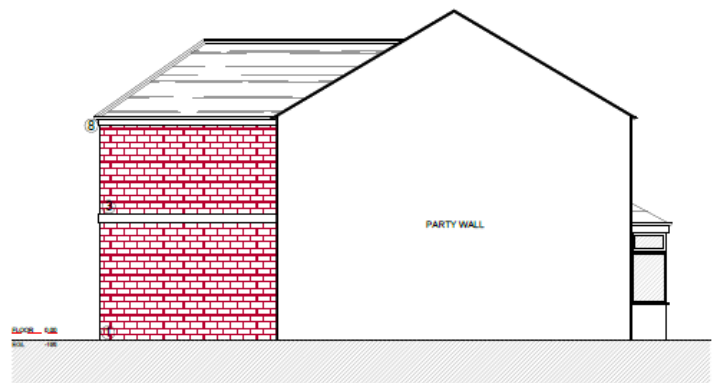


ROOF PLAN

Submitted proposed plans



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Submitted proposed elevations

Issues

Principle – the principle of the proposal, to erect a part-single / part-two storey side and rear extension together with a single storey front extension, to provide additional and improved living accommodation for an existing dwellinghouse 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 – the extension would be sited at the front, side, and rear of the dwellinghouse, facing east, south and west, replacing the existing single storey additions present on site.

At ground floor level, it would project 4.05m rearwards from the host dwellinghouse, with a length of 13.05m, a frontward projection of 0.9m, a sideward projection of 1.575m, a width to the rear of 7.425m, and a width to the front of 4.05m. To the front, it would feature a pitched roof measuring to 3.7m in height with an eaves height of 2.5m, whilst to the rear it would feature a flat roof measuring to 2.908m in height. A gap of 1m would be maintained to the plot's southern boundary, with a gap of 0.3m maintained to the plot's northern boundary to the rear and a gap of 3.6m maintained to the plot's northern boundary to the front.

At first floor level, the extension would project sideways and rearwards only. It would project 4.05m rearwards from the host dwellinghouse, with a length of 11.137m (setback 1.012m from the front elevation of the property), with a sideward projection of 1.575m, and a width to the rear of 4.725m. To the side, it would feature a dual pitch roof measuring to 7.293m in height (set 0.525m below the ridge of the main dwellinghouse) with eaves to match the existing, whilst to the rear it would feature a hipped roof measuring to 6.917m in height (set 1.254m below the ridge of the main dwellinghouse) with eaves to match the existing. A gap of 1m would be maintained to the plot's southern boundary and a gap of 2.7m would be maintained to the plot's northern boundary.

The overall siting, scale, and massing of the proposed extension is considered acceptable as it would appear visually subservient to the host dwellinghouse in terms of its dimensions. The rearward projection of the extension (4.05m) would exceed the limit specified in saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m), however, given that this would be by a relatively minimal amount (0.4m), with no objections received relating to overshadowing, loss of light, loss of outlook, or the introduction of an overbearing feature, this is considered acceptable. The first floor element of the extension, with its 1.012m setback, reduced ridge height to the side and rear, matching eaves, and adequate separation distances from shared boundaries, would further reinforce the proposal's visual subservience to the host dwellinghouse, whilst also mitigating the potential for a terracing effect/unsatisfactory visual relationship to be created between the application property and neighbouring dwellinghouses. Overall, the proposal is not considered to introduce an overbearing feature or cause undue harm to the residential amenity of neighbouring occupiers, nor would it result in an excessively large or bulky addition to the property. Furthermore, sufficient private outdoor amenity space would also be retained at the rear of the property.

Appearance and visual amenity – the extension would be constructed of materials to match the appearance of the existing dwellinghouse, including red brickwork, red roof tiles, and uPVC framed windows, in addition to mixture of aluminium-framed, uPVC-framed, and composite doors. At ground floor level, the extension would feature 1no. composite door and 1no. window to the front, 1no. uPVC door and 1no. window (in the stairwell between ground and first floor) to the southern side elevation, a set of aluminium doors and 1no. window to the rear, and a blank northern side elevation. To the rear, it would feature 1no. skylight to its flat roof. At first floor level, the extension would feature 1no. window to the front elevation, 2no. windows to the

southern side elevation, 1no. window to the rear elevation, and a blank northern side elevation. Its roof slopes would be blank.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale, with comparable extensions evident in the surrounding area. Sited at the front, side and rear of the property, elements of the proposal would be visible within the street scene, however, its use of matching materials (i.e., red brickwork, red roof tiles) should provide a blended appearance and cohesive relationship with the host dwellinghouse, ensuring that the extension does not form an overly prominent visual feature. Hence, the proposal is not anticipated to result in any significant adverse impact upon the character of the application property or the wider area.

Residential amenity – the proposed extension would be positioned to the north of No.63 Wyverne Road, maintaining a 1m gap to the shared boundary. As such, it is not considered to result in an unduly harmful impact upon the residential amenity of these occupiers in terms of overshadowing, loss of outlook, or loss of light.

Moreover, whilst the extension would be sited to the south of No.59 Wyverne Road and would therefore have a greater potential to affect the amenity of these occupiers, the degree of impact is not considered to be unduly harmful or so significant as to warrant refusal of the application. The side element of the extension, located to the south of the host dwellinghouse, away from the adjoining property, is not anticipated to cause notable overshadowing, loss of light, or outlook. Furthermore, the first-floor rear element, by virtue of its hipped roof design (which would reduce its perceived scale and massing), combined with the separation distances maintained to the plot's shared boundaries (ranging from approximately 1m to 2.7m), would work towards ensuring the extension does not cause an undue level of harm, in terms of overshadowing, loss of light, or loss of outlook.

It is acknowledged that concerns were raised from local residents regarding the proposal's potential to result in a loss of privacy and overlooking for neighbouring occupiers. However, given that the extension's rear facing windows would be located a considerable distance away from the plot's rear boundary (approximately 12m) with a substantial distance maintained to the opposing dwellinghouses, unduly harmful impacts upon the occupiers of the properties along Daventry Road are not anticipated. Further to this, the ground and first floor windows/doors in the extension's southern side elevation (facing No.63 Wyverne Road) have been conditioned to be obscurely glazed to mitigate any harmful effects associated with these openings.

Waste storage – the current waste storage arrangements would be unaffected by the proposal as external access to the rear of the property would be retained. This would allow refuse bins to continue to be stored away from the street scene and transferred along the side of the property to the highway on collection days.

Parking – the proposal would reduce the dimensions of the existing driveway space, however, sufficient space for at least one vehicle would be retained (2.4m by 4.8m). These arrangements are considered acceptable and should avoid resulting in an unacceptable increase in on-street parking.

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. 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 FLOOR PLANS', received by the City Council as Local Planning Authority on the 8th January 2026.

'PROPOSED ELEVATIONS', received by the City Council as Local Planning Authority on the 8th January 2026.

'PARKING PLAN', received by the City Council as Local Planning Authority on the 8th January 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 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 Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) Obscure glazing:

The ground and first floor windows and doors in the southern side elevation of the extension 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.

Reason - In order to protect the amenity of neighbouring residents and in accordance with policies SP1 and DM1 of the Manchester Core Strategy.

5) Additional openings restriction:

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 ground or first floors of the northern and southern elevations of the development hereby approved, without planning permission being granted by the City Council as 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

56 Daventry Road, Manchester, M21 0ZP
64 Wyverne Road, Manchester, M21 0ZN
60 Wyverne Road, Manchester, M21 0ZN
62 Wyverne Road, Manchester, M21 0ZN
65 Wyverne Road, Manchester, M21 0ZW
63 Wyverne Road, Manchester, M21 0ZW
59 Wyverne Road, Manchester, M21 0ZW
57 Wyverne Road, Manchester, M21 0ZW
62 Daventry Road, Manchester, M21 0ZP
60 Daventry Road, Manchester, M21 0ZP
58 Daventry Road, Manchester, M21 0ZP
58 Wyverne Road, Manchester, M21 0ZN

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