Planning

Growth & Development

Delegated officer report for planning application

Application no.	144445/FH/2025
Date registered valid:	5 November 2025
Proposal:	Erection of part single, part two storey side extension and single storey rear and a new pitched roof above the existing ground floor rear extension
Address:	57 Stephens Road, Manchester, M20 4XB
Ward(s):	Withington Ward
Applicant:	Yunmi Nam
Agent (if any):	Mr Ian Grainger, Blu Room Architecture
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**03/02/2026**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 26/11/2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 17 November 2025 Expired: 8 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
The application relates to a two-storey semidetached class C3 dwellinghouse on Stephens Road. The property is finished in red brick and features a large front porch, conservatory to the side and single storey rear extension to the rear.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
Stephens Road is a residential street within the Withington Ward, consisting of semidetached family dwellings.

Description of development
The applicant is seeking permission for the erection of a part single part two storey side and single storey rear extension to provide additional living accommodation.

Consultations & Notification Responses
Neighbours, as per Appendix 1 – No comments or objections received.

Policy
The Manchester Core Strategy Development Plan Document 2012-2027 –
The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 – Waste

Extant Unitary Development Plan (UDP)
The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.
- DC1 - Residential Extensions

Places for Everyone
Places for Everyone (2022-2039) – 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.
The following policies are relevant:
- S1- Sustainable development

The National Planning Policy Framework (December 2024)
The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

The National Planning Policy Framework December 2025 (Draft)

The Government published a draft update to the National Planning Policy Framework (NPPF) in December 2025. While the draft has not yet been formally adopted, it is a material consideration and weight can be afforded to its policies. The following emerging policies from the draft NPPF are considered relevant to this application:

Chapter 3 – Decision-making policies

- DM1: Preparing development proposals

Chapter 4 – Achieving Sustainable Development

- S3: Presumption in favour of sustainable development

Chapter 12 – Making Effective Use of Land

Principle

The submitted application is for the erection of a part two-storey, part single storey side and single storey rear extension to provide additional living accommodation. This is considered acceptable in principle as many people prefer to alter or extend homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed alteration would give rise to any significant additional waste or car parking pressures.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application. The proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Sitting, Scale and Mass

The proposed side extension would project approximately 5.8m from the main house. The ground-floor element would be set back by 1.9m, with the first-floor element set back by 3m. The extension would feature a hipped roof, with the ridge positioned around 550mm below the ridge of the main dwelling.

To the rear, the proposal includes a 4m projection to align with the existing single-storey rear extension. This element would continue the current flat-roof design and include a large pitched roof lantern.

Overall, the scale and massing of the proposed additions are considered subservient to the host dwelling. The extensions would not result in an excessively large or bulky form. Furthermore, the scale and design are comparable to the extension at the neighbouring property (No.55 Stephens Road).

Residential Amenity

The proposed rear extension would infill the space between the existing rear extension and the proposed side extension, replacing the current conservatory with a flat-roofed structure. Due to the corner position of the property, this rear addition would not appear overbearing nor result in any unacceptable overshadowing to neighbouring properties.

Similarly, the proposed side extension would sit 2m in from the site boundary. Given the corner plot, this elevation faces onto Hatherly Road rather than towards a neighbouring dwelling, and

as a result the development would not give rise to any overshadowing or loss of amenity for adjoining or neighbouring occupiers.

In terms of fenestrations, the proposal would feature two new windows on the front elevation (one at GF and one at 1F), the side elevation would have one window at GF, with the rear elevation feature a glazed folding door and one window at GF 1F with the roof of the single-story addition feature a large, pitched skylight. All of the openings are either forward or rearward facing, with the exception of the ground floor side window, which will be screened by the existing boundary fence. As such, the proposal is not expected to give rise to overlooking or privacy concerns.

Visual Amenity
The proposed additions would be finished in brickwork to match the main house; flat roof is GRP to match the existing single storey extension and the roof tiles on the front and main roof are to match the roof of the main house. The windows and doors are to be uPVC to match the existing.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the scale and style of the houses in this locale, particularly the directly neighbouring property (No.55). Set at the rear and side of the property, the proposal would be visible within the street scene to the side of the house, however given its significant setback of 1.9m at ground floor and 3m at first floor, it would appear subservient to the main house and should have a small impact upon the visual amenity of the area. Moreover, its use of matching materials should provide a blended appearance with the host dwellinghouse, thus ensuring that it does not form a prominent visual feature.

The design and appearance of the proposed extension accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Parking
The current parking arrangements would remain unchanged.

Waste Storage
The current waste storage arrangements would remain unchanged.

Conclusion
Given the above issues, it is considered that the proposed rear and side extensions are acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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 polices 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. No significant problems have arisen during the consideration of this application, and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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 this permission.

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

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

a. Drawing – Proposed Elevations and Floor Plan – 21 January 2026

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Materials:
The materials used in the walls, roof or other element of any exterior work of the development hereby approved shall be similar in appearance to the materials used in the majority of the equivalent element of 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. Additional Glazing:

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 development hereby approved, without planning permission being granted by the Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Informative:
Swift Bricks: If the development can accommodate it, it is requested that consideration is given to the installation of Swift Bricks. Swift bricks must be fitted in accordance to the specifications of BS 42021:2022 - Integral nest boxes.

Appendix 1 – List of consultees & neighbours notified

100 Stephens Road, Manchester, M20 4XD
59 Stephens Road, Manchester, M20 4XB
98 Stephens Road, Manchester, M20 4XD
92 Stephens Road, Manchester, M20 4XD
49 Hatherley Road, Manchester, M20 4RU
55 Stephens Road, Manchester, M20 4XB
94 Stephens Road, Manchester, M20 4XD
90 Stephens Road, Manchester, M20 4XD
52 Hatherley Road, Manchester, M20 4RU
96 Stephens Road, Manchester, M20 4XD

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) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH AREA