

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 144696/FH/2025

Date registered valid: 4 December 2025

Proposal: Erection of part single, part two storey side extension and single storey rear extension to form additional living accommodation

Address: 831 Kingsway, Manchester, M20 5PA

Ward(s): Didsbury East Ward

Applicant: Mr Tauqir Chaudhry

Agent (if any): Mr Muthahar Khan, Studio Tashkeel Architecture

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

Recommendation: Approve

Date of recommendation: 28 January 2026

APPLICATION DETAILS

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	18 December 2025
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications:	Printed: 19 December 2025 Expired: 12 January 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 Kingsway. The property features an existing front porch, single storey rear extension and side dormer extension. The property features a detached garage to the rear with hardstanding to the front for off street vehicle parking.

Description of area

The property is in a mixed-use area of the Didsbury East Ward. To the northern boundary is The Gateway public house which sits on the junction of Kingsway and Wilmslow Road with the Parrs Wood Entertainment Centre beyond.

Description of development

Erection of part single, part two storey side extension and single storey rear extension to form additional living accommodation

Part single, part two storey side extension

The proposed ground floor side extension projects 2400mm from the existing side elevation and runs 8330mm from in line with the principal elevation to meet the rear elevation of the existing dwelling. The first-floor part projects the same 2400mm and runs 7300mm from a 1000mm set back to the principal elevation to inline with the existing rear elevation of the main dwelling. The side extension is finished with a gable end and new windows to the front and boundary wall.

Single storey rear extension

The single storey rear extension connects to the proposed side extension and existing rear extension projecting 4000mm (to match the existing rear and spanning 2400mm to match the proposed side extension creating a wraparound ground floor. A new window is featured to the rear.

The extensions are finished in matching brick, render and roof tile.

It is noted that the proposal would also remove the side facing dormer as existing and the detached rear garage.

PLANNING HISTORY

124592/FH/2019

Description: Erection of a single storey rear extension to form additional living accommodation.

Decision: 07/10/2019

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents

1 no comment received neither objecting nor supporting with comments regarding:

- Advocating the installation of swift bricks.

NEGOTIATIONS

Issues have arisen in the consultation phase which required negotiations in positive and proactive manner.

1. Gable end – the gable on the end would increase the massing and should be a hipped to match the existing building
2. Bin store – as external access to the rear is being removed a secure ventilated bin store is required to the front of the property
3. Boundary windows – we do not support windows on shared boundaries as it could prejudice adjacent development.

Updated proposed development

The updated scheme:

- Replaces the gable end on the side extension with a hipped roof to match the existing
- A bin store is proposed to the front garden
- Boundary windows are removed.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Not required due to reduction in massing.

RELEVANT POLICIES

Decisions on planning applications must be made in accordance with the statutory development plan unless material considerations indicate otherwise, as required by Section 38(6) of the Planning and Compulsory Purchase Act 2004.

The development plan for Manchester comprises the adopted Core Strategy (2012–2027), saved policies of the Unitary Development Plan (UDP), and the Places for Everyone Joint Development Plan Document (2022–2039). These documents are considered up to date and carry substantial weight in decision-making.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

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
 - o Environmental Improvement and Protection
 - E3.3 – City major radial and orbital roads and rail routes.
- [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
- [The National Planning Policy Framework \(The NPPF\)](#) –
 - o Section 2 - Achieving sustainable development
 - o Section 4 – Decision-making
 - o Section 12 – Achieving well-designed places

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 proposed extensions have been designed to respect the character of the existing dwelling. Matching brickwork, roof tiles, and window styles are specified to ensure visual continuity with the host property.

The two-storey side extension incorporates a 1-metre setback from the principal elevation at first-floor level, which helps maintain subservience and reduces the potential for a terracing effect. This approach is consistent with guidance in Policy DC1 of the UDP. The overall ridge height is lower than the main dwelling, further reinforcing the hierarchy between the original building and the extension.

Given the property's position at the end of a row, the terracing effect is less pronounced; however, the setback remains important to preserve the semi-detached character. The proposed massing is proportionate and avoids creating an overbearing or dominant feature.

Impacts on neighbouring properties are limited. The extension is positioned away from the shared boundary with No. 838 Kingsway, resulting in negligible additional impact beyond the existing rear extension. While the extension will be closer to The Gateway public house, the separation distances, approximately 3.5 metres to its single-storey section and 7 metres to its two-storey section, ensure that an open aspect is retained.

On balance the proposed development is 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.

Street views of the proposed works are **acceptable**, and the use of matching materials ensures that the development integrates well with the existing streetscape. The scale and design are comparable to other extensions in the locality, meaning the proposal would not harm the character of the area.

Effects on amenity

Privacy

The proposal includes adding windows to the new front elevation however given these are in line with similar windows on this elevation the impact to privacy is minimal. Given the new rear facing window on the rear elevation is a bathroom this window should be obscure glazed. To further ensure privacy new openings are limited by condition.

Light

The two-storey element is positioned within the side elevation of the existing dwelling, which limits its impact on natural light to neighbouring properties. Furthermore, the rear elevations of the properties face east, meaning that any potential overshadowing would be minimal and restricted to early morning hours. Overall, the effect on daylight and sunlight is considered 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 removes external access to the rear of the property and the applicant has confirmed that waste bins are to be stored in the garage/bin store as denoted on the submitted plans.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property.

Effects relating to biodiversity, landscape, archaeological or built heritage

Biodiversity

The inclusion of swift bricks has been considered in light of a public comment received. While their use is encouraged, it is not a statutory requirement, and no specific local policy mandates their provision. Given the scale and nature of the development, and in the absence of a clear policy basis for enforcement, it is not considered reasonable to impose a condition requiring swift bricks in this instance, however it is recommended the applicant incorporate the feature within the development.

Green Infrastructure including open space, both public and private

The proposal has no impact on green infrastructure.

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

The proposed development has been assessed against the relevant policies of the Manchester Core Strategy, saved UDP policies, Places for Everyone, and the NPPF. The extensions are appropriately designed, using matching materials and incorporating a first-floor setback to maintain subservience and avoid a terracing effect. The scale and massing are proportionate and comparable to similar developments in the locality, ensuring the character of the area is preserved. Impacts on residential amenity, including privacy, daylight, and outlook, are considered acceptable, and no significant harm has been identified. While the inclusion of swift bricks is encouraged, it is not a policy requirement and cannot reasonably be conditioned. On balance, the proposal represents sustainable development that accords with the development plan and national guidance. There are no material considerations that indicate otherwise, and the application is therefore recommended for approval subject to the conditions outlined.

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 | 04 Dec 2025 | THE LOCATION PLAN |
| b. | Drawing - Site Plan | 22 Dec 2025 PL_002 A | PROPOSED |
| c. | Drawing - Proposed | 22 Dec 2025 PL_006 A | FLOOR PLANS |
| d. | Drawing - Proposed | 22 Dec 2025 PL_007 A | LOFT AND ROOF PLANS |
| e. | Drawing - Proposed | 22 Dec 2025 PL_008 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. Bin storage

The bin storage area shown on the approved plan/drawing (ref. Drawing - Site Plan 22 Dec 2025 PL_002 A PROPOSED), shall be made available as part of the development and used for the storage of refuse. The bin storage area shall be retained for that purpose.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

5. Obscure Glazing

The bathroom window in the first floor of the rear 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.

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

6. EXTENSIONS – PD RIGHTS REMOVED FOR NEW OPENINGS

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 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(S)

1. 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

Flat At, Gateway Hotel, 882 Wilmslow Road, Manchester, M20 5PG

886 Wilmslow Road, Manchester, M20 5PG

Gateway Hotel, 882 Wilmslow Road, Manchester, M20 5PG

884 Wilmslow Road, Manchester, M20 5PG

833 Kingsway, Manchester, M20 5PA

836 Kingsway, Manchester, M20 5WQ

834 Kingsway, Manchester, M20 5WQ

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Flood Zone Plus Climate Change -

Area Team Boundary - Name: SOUTH AREA