

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 144174/FH/2025

Date registered valid: 20 October 2025

Proposal: Erection of single storey rear extension following demolition of outrigger and installation of rear dormer extension ~~and installation of external wall insulation to rear~~

Address: 53 Whitelow Road, Manchester, M21 9HG

Ward(s): Chorlton Ward

Applicant: Nicolette Mueller

Agent (if any): Mr Jack Richards, Editional Studio

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

Recommendation: Approve

Date of recommendation: 12 December 2025

APPLICATION DETAILS

Type of application:	Full Householder Application	
Development type:	Householder	
Date of site visit:	13 November 2025	
Standard consultations:	Printed: 30 October 2025	Expired: 20 November 2025
Neighbour notifications:	Printed: 30 October 2025	Expired: 20 November 2025
Site notice:	Posted: 13 November 2025	Expired: 4 December 2025
Press advert:	Published: 4 November 2025	Expired: 25 November 2025
Departure from Development Plan:	No	
Environmental Statement:	Not required	
Listed building:	Not applicable	
Conservation area:	Wilbraham Road/Edge Lane Conservation Area 2005	
Tree Preservation Order:	Not applicable	

Description of site/building

The proposal relates to a two storey mid-terrace dwellinghouse on Whitelow Street. The property forms a full terrace with No.55 whereas No.51 is set forward. The property features an existing two storey outrigger with continuous sloping roof line from the main roof and a further ground floor outrigger. The property features a small front garden and rear garden. Parking in on street.

Description of area

The property is located in a residential part of the Chorlton ward of Manchester and within the Wilbraham Road/Edge Lane Conservation Area.

Description of development

Erection of single storey rear extension following demolition of outrigger, installation of rear dormer extension and installation of external wall insulation to rear

Erection of single storey rear extension following demolition of outrigger

The proposed rear extension would project 2706mm from the main rear elevation to meet the rear elevation of the existing two storey outrigger, infilling the outrigger at ground floor. The existing single storey outrigger would be demolished to make way for a patio area projecting 1126mm including a metal pergola structure (3045mm tall). The party wall would be finished in matching brick to the main dwelling and the rear façade and flat roof in natural zinc cladding. New windows are features to the rear finished in black aluminium.

Installation of rear dormer extension

The rear dormer extension sits within the main roofline with projecting 3395mm and standing 1815mm at the tallest point and set back from the roof edge. The dormer is finished in natural zinc cladding (to match the proposed rear extension) with large rear window.

Installation of external wall insulation to rear

The main elevations (aside from the natural zinc cladding) at the rear are proposed to be finished with Lime Green Warmshell Insulation System with Lime Green Finish WP External Lime Render in 'Cinders' as a top coat.

PLANNING HISTORY

There is no planning history at the address.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents

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

- Right of Way – Notes an existing right of way through the garden serving multiple properties. Requests formal acknowledgment and preservation to prevent obstruction.
- Boundary Accuracy – States that submitted plans (Diagram 098_L10_01) appear misleading regarding boundary lines. Seeks clarification to ensure structures (including proposed pergola) do not encroach beyond the applicant's property.
- Design and Appearance – Raises concern about external wall insulation/cladding to rear walls, arguing it would harm the historic character and visual consistency of the terrace (dating from the 1860s) and wider Chorlton Green/Beech Road area.
- Party Wall Issues – Objects to proposed alterations to the shared party wall, including raising its height and changing materials. Requests retention of traditional brick and original footprint beyond the extension to maintain historic character. Notes that any changes require separate agreement under the Party Wall Act 1996.

Relevant planning concerns have been taken into consideration in assessment of the proposal. It is noted that party wall and rights of way issues sit outside the planning system.

Residents Associations and Groups

Chorlton Civic Society were notified of the proposed development but did not respond.

Publications

Site Notice and Press Advertisements

No representations received

NEGOTIATIONS

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

- Remove the render on the first-floor rear elevation - The existing brickwork and sash windows are part of the property's character and the wider conservation area. Rendering and painting over this would harm that character losing the distinctive brick facade.
- Reduce the size of the rear dormer - As it stands, the dormer is too big and would dominate the rear roof, especially with the zinc cladding and removal of the chimney. A smaller dormer, retaining the chimney, more in keeping with the building, would help reduce the impact with a matching tile so it blends in.

Updated proposed development

The updated scheme:

- Removes the external wall insulation from the scheme to retain the original brick façade
- Reduces the size of the rear dormer and retains the chimney
- Changes the standing seam cladding to a darker colour to better match the existing roof tile colour.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Not required due to reduction in massing.

RELEVANT POLICIES

Decisions must be made in accordance with the development plan, unless material considerations indicate otherwise (s38(6) Planning and Compulsory Purchase Act 2004). Where relevant, duties under the Planning (Listed Buildings and Conservation Areas) Act 1990 (ss.66(1)/72(1)) are engaged for listed buildings and conservation areas.

The following policies are considered relevant.

- [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 3 – Heritage (Deletions replaced with PfE Policy JP-P2)
 - EN 4 - Reducing CO2 Emissions by Enabling Low and Zero Carbon Development (Deletions replaced by PfE Policy JP-S 2)
 - EN 19 – Waste
- [Extant Unitary Development Plan \(UDP\) –](#)
 - o Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC18 - Conservation Areas
 - 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
 - JP-S2: Carbon and Energy
 - o Places for People
 - JP-P1 Sustainable Places
 - JP-P2: Heritage
- [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
 - o Section 14 - Meeting the challenge of climate change, flooding and coastal change
 - o Section 16 - Conserving and enhancing the historic environment

ASSESSMENT

Principle of development

Many homeowners seek to extend their properties rather than relocate, and the planning system recognises this as a legitimate way to meet changing housing needs. While supporting such improvements, it is essential that proposals respect the amenities of neighbouring occupiers and preserve the character of the surrounding area. The Council does not apply rigid standards to householder extensions; instead, each application is assessed on its individual merits, taking into account a range of planning considerations.

In this instance, the proposed development is considered acceptable in principle.

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 additions are intentionally modern in design, with materials that are contemporary yet chosen to complement the existing dwelling. The colour palette has been selected to avoid visual conflict

with the original property using a dark grey standing seam metal clad to match the existing roof tile colour. The extension is designed to remain subservient to the host building, with the rear element being single storey and the dormer contained within the main roofline and retaining the chimney feature

The impact on No.55 is acceptable, as the extension does not project beyond the existing two-storey outrigger. Moreover, the removal of the single-storey outrigger and its replacement with a pergola structure is considered to reduce the overall massing effect, resulting in a positive outcome for the neighbouring property.

The impact on No.51 is more noticeable but not considered significant enough to justify refusal. No.51 benefits from an existing ground floor infill extension, which brings its rear elevation closer to No.53 and helps mitigate any potential overbearing or tunnelling effects. A gap of approximately 1 metre remains between the rear elevations, and the proposed extension would result in a cumulative projection of 3700mm from No.51's rear elevation. As the extension is limited to ground floor level, it retains an open aspect and avoids creating an overbearing relationship.

Overall, due to its scale, siting, and relationship with neighbouring properties, the proposal would not result in an over-dominant or overbearing form of development.

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 proposed works are visible from the public realm, with the front elevation retaining its existing form and materiality, thereby preserving the character of the street scene and wider area. Given the siting of the extension to the rear and its modest massing, the proposal would not have a harmful impact on the visual amenity of the street. While the materials proposed are modern, they have been selected to complement the host dwelling. The main brick façade is maintained and new additions are purposefully contemporary in style without overwhelming the host property or character of the area.

The scale and form of the proposal are consistent with other developments in the vicinity, including the rear extension at No.51 and the metal-clad dormer at No.46. As such, the proposal would not disrupt the established character or rhythm of the surrounding built environment.

Effects on amenity

Privacy

The proposal includes the addition of large, glazed openings to the new rear elevation. However, as these are located at ground floor level and replace existing windows in a similar position, the impact on neighbouring privacy is considered minimal.

The proposed dormer window is rear-facing and sits within the main roof slope. Rear-facing dormers are a common and accepted feature in residential areas and, in this case, would not result in any greater degree of overlooking than existing first-floor rear windows.

Rooflights are also proposed and are positioned within the roof plane. Given their upward-facing orientation and siting, they do not present any privacy concerns.

Light

Given that the proposed extension is entirely at ground floor level and the dormer sits within the main roof slope, the impact on daylight and sunlight to neighbouring properties is considered minimal. The scale and siting of the development do not introduce significant new massing that would result in overshadowing or loss of light to adjacent dwellings.

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.

Effects relating to biodiversity, landscape, archaeological or built heritage

Built heritage

The site lies within the Wilbraham Road/Edge Lane Conservation Area, whose significance derives primarily from the contribution of architectural features, street scene, spatial characteristics, and gardens to its character. In accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special attention must be paid to preserving or enhancing this character.

New development should be designed to complement or, at the very least, maintain the area's significance. Particular regard is given to scale, density, massing, height, landscape, site layout, and access in relation to neighbouring buildings and the wider setting. This approach does not seek to impose a specific architectural style or stifle innovation; rather, it aims to promote and reinforce local distinctiveness.

The proposed extension is modest in scale and confined to the ground floor, where changes in character are common, and therefore minimises harm. The front elevation remains largely intact, preserving the street scene. However, the rear elevation will experience a more pronounced change through modern materials and the addition of a dormer. While these elements introduce a contemporary aesthetic, they do not overwhelm the host property and are consistent with other extensions in the locality.

On balance, the proposal would cause a degree of harm to the Conservation Area that is assessed as less than substantial under Section 16 of the NPPF. This harm is mitigated by the retention of the front elevation and the limited visibility of rear alterations from the public realm. In line with paragraph 215 of the NPPF, this harm is considered acceptable when weighed against the benefits of improved energy efficiency and the applicant's desire to adapt the property for modern living.

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

The proposal has been assessed against the development plan and national guidance, with particular regard to heritage considerations under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and paragraph 215 of the NPPF. While the initial scheme raised concerns about the size of the dormer and the use of render on the rear elevation, these were addressed through positive and proactive negotiations. The applicant agreed to remove external wall insulation, retain the original brickwork, reduce the dormer size, and keep the chimney, thereby mitigating harm to the conservation area. The revised design remains contemporary but is now more sympathetic to the host property and its setting. Any residual harm to heritage significance is considered less than substantial and outweighed by the benefits of improved accommodation and modernisation. The development would not result in unacceptable impacts on residential amenity and maintains adequate external space. On balance, the proposal accords with the development plan and national policy, and approval is recommended.

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 | 03 Oct 2025 | THE LOCATION PLAN |
| b. Drawing - Site Plan | 03 Oct 2025 098_L11_01 | PROPOSED |
| c. Drawing - Proposed | 11 Dec 2025 X11 REVA | PLANS AND 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 as approved on plan

The materials used in the external surfaces of the development hereby approved shall be those as specified on approved plan/drawings.

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.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Chorlton Civic Society

54 Whitelow Road, Manchester, M21 9HR

60 Whitelow Road, Manchester, M21 9HR

30 Stockton Road, Manchester, M21 9ED

32 Stockton Road, Manchester, M21 9ED

28 Stockton Road, Manchester, M21 9ED

62 Whitelow Road, Manchester, M21 9HR

55 Whitelow Road, Manchester, M21 9HG

51 Whitelow Road, Manchester, M21 9HG

APPENDIX 2 – PLANNING CONSTRAINTS

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

Conservation Area - Wilbraham Road/Edge Lane Conservation Area 2005

Area Team Boundary - Name: SOUTH AREA