MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144232/FH/2025
Date registered valid:	14 November 2025
Proposal:	Part Retrospective planning permission for the erection of a single storey rear extension and installation of rendered external wall insulation.
Address:	23 Delamere Road, Manchester, M19 3NG
Ward(s):	Levenshulme Ward
Applicant:	Mr Yasmin Kausar Latif
Agent (if any):	Mr Subhan Saleem Saleem Architects
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**02/02/2026**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 15/12/2025

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
The application relates to a mid-terrace two storey residential dwelling. Originally red brick, the property has been rendered white to provide external wall insulation. There is a single storey outrigger to the rear.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
Delamere Road is a residential street in the Levenshulme ward consisting of terraced residential dwellings. To the rear of the site there is a MOT garage and church.

Description of development
The applicant is seeking part retrospective permission for a single storey rear extension and external wall insulation. A material change from uPVC cladding to render is also proposed.

Amendments to the proposal
The side elevations on the gable of the rear extension make use of uPVC cladding material, however following discussions with officers it has been proposed to replace this with render to match much of the main building. As the warm roof addition has been added retrospectively to provide insulation, it would not be able to support the weight of brick to match the rear and side elevation of the outrigger.

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.

<u>The National Planning Policy Framework December 2025 (Draft)</u>
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 part-retrospective permission for the erection of single storey rear extension to form additional living accommodation, as well as external wall insulation to improve energy efficiency. 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 buildings 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 application 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 extension and alterations are 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 rear extension is single storey and projects back from the main house by 3550mm, spanning around 3100mm, leaving a gap of 80mm to the adjoining boundary. It has a pitched roof that is 3.61m at its tallest where it meets the main house. The wall insulation is 115mm in thickness. The extension does not take up more than 50% of the curtilage of the site.

Overall, the development is considered to be subservient to the host dwellinghouse in terms of its dimensions and would not result in 'excessively large or bulky' addition to the property.

Visual Amenity
The single-storey rear extension is finished in red brick on both the side and rear elevations, with the elevation facing the adjoining property rendered in white. Windows are positioned on both the rear and side elevations.

The pitched roof over the rear outrigger was added retrospectively to replace the previous flat roof with a warm-roof construction. As is common with such retrofits, the new roof projects beyond the exterior walls to provide adequate space for thermal insulation and to protect the structure from water ingress. The tiled pitched roof is considered an improvement on the former flat roof, improving both appearance and thermal performance. The gable ends were originally finished in white uPVC cladding, which was deemed a lower-quality material, these will therefore be replaced with white render to match the predominant finish of the main dwelling. The structure is positioned entirely to the rear of the property and is not visible from the street.

External wall insulation has been applied to the front and rear elevations and finished in white render. This was installed to improve the property’s energy efficiency under government ECO4 funding. The insulation layer measures 100mm, with an additional 15mm of render. While red brick would ordinarily be the preferred material for the front elevation, the slimline nature of the insulation system ensures it does not unduly impact the visual amenity of the street scene. Additionally, a retrospective review using Street View indicates that the brickwork on the front elevation had previously suffered damage from water ingress. As such, the new insulation, render finish, and replacement fascia boards are considered to offer a visual improvement over the former condition. It is also noted that the character of frontages on Delamere Avenue and surrounding streets is mixed in terms of materials and finishes, with an assortment of original brick, painted brick, white render and painted render in vicinity to the applicant property.

Residential Amenity
The rear extension is positioned approximately 80mm from the closest shared boundary and around 1.5m from the boundary with the other neighbouring property. The adjoining dwelling has an existing single-storey rear projection of roughly 1.5-2m in depth, meaning the extension

would extend only an additional 1.5-2.1m beyond that structure. Given this limited additional projection, it is not considered that the development would result in an overbearing impact on neighbouring amenity spaces. Furthermore, due to the north-facing orientation of the rear gardens, the addition is not expected to give rise to significant overshadowing.

The external wall insulation adds approximately 115mm of thickness to the affected elevations. This is minimal in planning terms and is not anticipated to result in any detrimental impact on the residential amenity of adjoining occupiers.

With regard to fenestration, the single-storey extension incorporates one window on the side elevation and one on the rear elevation. Both are located at ground-floor level and align with existing window positions. As such, they are not considered likely to introduce issues of overlooking or loss of privacy. It is also noted that no objections to the application have been received.

Conclusion
In summary, the proposed retrospective single-storey rear extension and installation of external wall insulation are considered acceptable in planning terms. The extension is modest, subordinate to the host dwelling, and does not exceed 50% of the curtilage. The pitched warm-roof and rendered finishes represent an improvement over the previous condition, particularly given the historic deterioration of the brickwork. The works do not give rise to any significant concerns in relation to neighbouring residential amenity, with no unacceptable impacts identified regarding outlook, overshadowing, or privacy, and no objections received. The external insulation adds only minimal bulk and provides clear energy-efficiency benefits. Overall, the development is deemed to comply with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

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

a. Drawing –Floor Plan and Roof plan – 03 October 2025 – Ref: SHEET 2
b. Drawing –Elevations – 22 January 2026 – Ref: SHEET 3

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.

2. Materials:
The materials used in the external surfaces of the development hereby approved shall be those as specified on approved plan/drawing ref. SHEET 3.

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.

3. 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.

Appendix 1 – List of consultees & neighbours notified

The Presbytery, St Marys R C Church, Elbow Street, Manchester, M19 3PY
32 Delamere Road, Manchester, M19 3NQ
28 Delamere Road, Manchester, M19 3NQ
26 Delamere Road, Manchester, M19 3NQ
24 Delamere Road, Manchester, M19 3NQ
22 Delamere Road, Manchester, M19 3NQ
27 Delamere Road, Manchester, M19 3NG
25 Delamere Road, Manchester, M19 3NG
19 Delamere Road, Manchester, M19 3NG
St Marys R C Church, Elbow Street, Manchester, M19 3PY
30 Delamere Road, Manchester, M19 3NQ
21 Delamere Road, Manchester, M19 3NG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: NORTH AREA