

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 144309/FH/2025

Date registered valid: 20 October 2025

Proposal: Erection of part single, part two-storey side extension, single-storey front 'infill' extension and single-storey rear extension to replace existing extension

Address: 34 Dunnisher Road, Manchester, M23 2YN

Ward(s): Baguley Ward

Applicant: Ms Sabah Singh

Agent (if any): Mr Aidan Finlason, Finlason Partnership Limited

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: 29 October 2025	Expired: 19 November 2025
Neighbour notifications:	Printed: 29 October 2025	Expired: 19 November 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	
Listed building:	Not applicable	
Conservation area:	Not applicable	
Tree Preservation Order:	Not applicable	

Description of site/building

The proposal relates to a two-storey detached dwellinghouse on Dunnisher Road. The property features an existing front extension (with converted garage), rear extension and conservatory, small side extension and detached double garage to the rear. There is hardstanding to the front and side for off street vehicle parking with the rest of the curtilage gardens.

Description of area

The proposal is in a mostly residential part of the Baguley ward of Manchester. A wooded footpath borders the rear with the M56 Motorway beyond.

Description of development

Erection of part single, part two-storey side extension, single-storey front 'infill' extension and single-storey rear extension to replace existing extension

Part single, part two-storey side extension

The proposed side extension would project 3000mm from the existing side elevation and at ground floor run the full 12500mm from the front elevation of the proposed front infill extension to the rear elevation of the proposed ground floor rear extension. At first floor the extension runs 7350mm from inline with the existing principal elevation to in line with the existing rear elevation. The side extension is finished with a gable end which runs through from the existing roofline.

Single-storey front 'infill' extension

The front infill extension projects 1690mm from the existing principal elevation to meet the front elevation of the existing front extension. It spans 5830mm across the front of the property from the existing front extension to the side elevation of the proposed side elevation.

Single-storey rear extension to replace existing extension

The proposed single storey rear extension would replace the existing extension projecting 3400mm from the main rear elevation (matching the projection of the existing conservatory and 1000mm beyond the existing rear extension). The rear extension would span the full 10000mm width of the property from the existing side elevation to the side elevation of the proposed side extension.

Materiality is to match the existing dwelling.

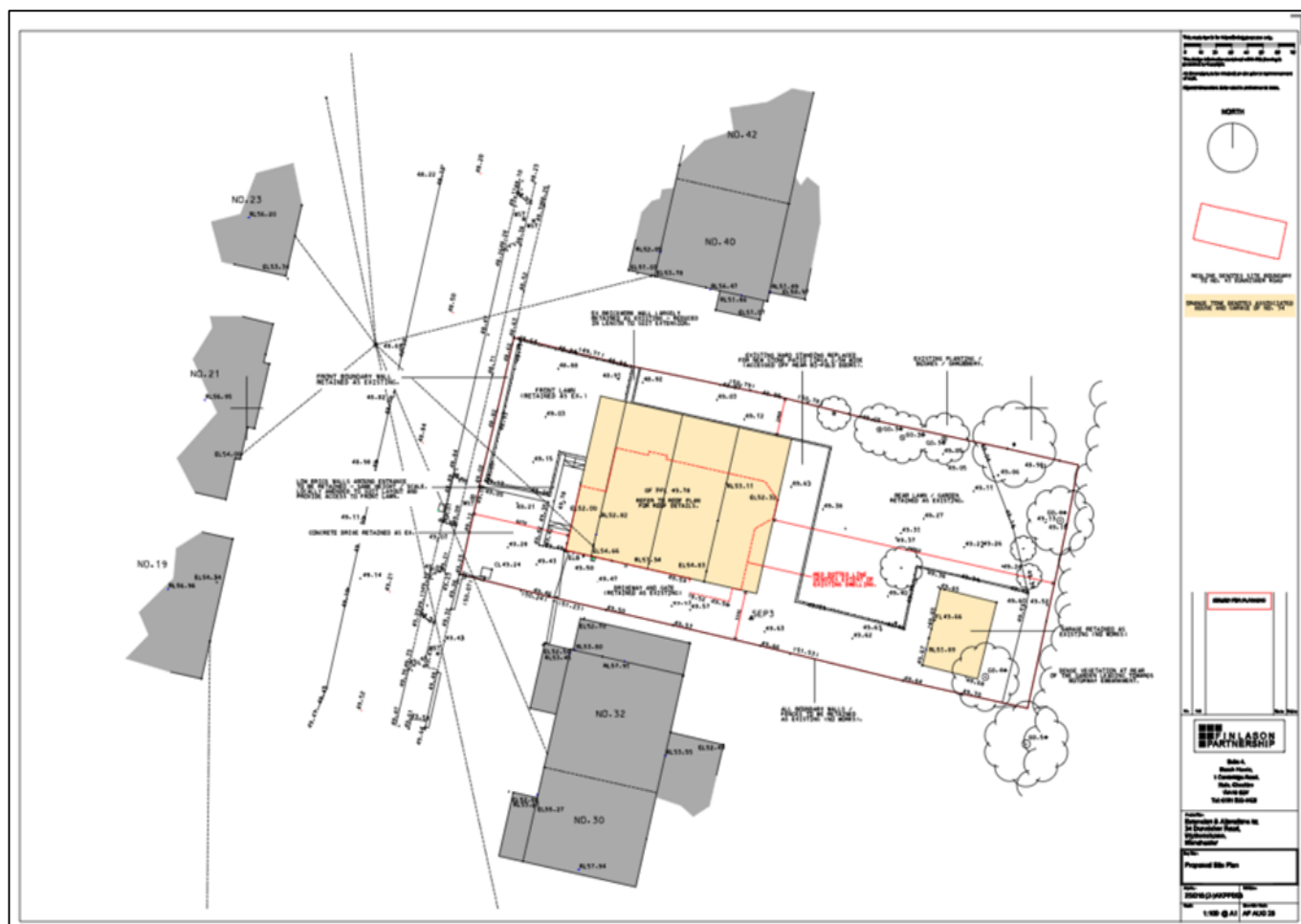


Figure 1. Proposed site plan with existing footprint outlined in red.

PLANNING HISTORY

040396

Description: Single storey extension and conversion of garage into playroom

Decision: Permitted development 21/11/1991

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester City Council Highways Services

Manchester City Council Highways Service had no objections to the proposal.

Notifications

Local Residents

1no. neutral comment received with comments regarding:

- Promotion of the use of swift bricks in the development.

1no objection received with comments regarding:

- Loss of daylight/sunlight

Relevant planning concerns are taking into consideration in the assessment of the proposal.

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](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 19 – Waste
- [Extant Unitary Development Plan \(UDP\) –](#)
 - Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC26 - Development and Noise
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\) –](#)
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - 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 are designed to complement the existing dwelling using matching brickwork, roof tiles, and window styles. This approach ensures visual continuity and respects the architectural character of the property.

The extensions are appropriately scaled and remain subservient to the main dwelling, preserving its detached character. A 2465mm gap would be retained between the proposed side extension and the boundary with No. 40 (noting that the numbering skips from No. 34 to No. 40), which avoids any terracing effect and removes the need for a setback. This spacing also helps maintain the open character between properties and reduces any perceived massing.

The relationship with No. 32 is considered acceptable, as the proposed rear extension replaces an existing structure and does not materially alter the current arrangement.

The front infill extension projects no further than the existing front extension and integrates well with the overall design of the property.

Given the modest scale and siting of the proposed works, the development would not appear overbearing or dominant in relation to neighbouring properties.

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.

The proposed extensions would be visible from the street; however, due to their siting and the use of materials that match the existing dwelling, they would not detract from the character of the street scene.

The detached nature of the property would be preserved, and the development would sit comfortably within the varied architectural context of Dunnisher Road, which features a mix of house types and forms.

The scale and form of the proposed extensions are consistent with other developments in the area, including those at Nos. 48 and 21. As such, the proposal would not appear out of keeping or disrupt the established character of the locality.

Effects on amenity

Privacy

The proposal includes bifold doors to the new rear elevation. As these are located at ground floor level and are similar in style to existing openings, they are not considered to result in any significant loss of privacy.

Additional glazing is proposed to the front and rear elevations; however, these would not introduce any greater degree of overlooking than the existing fenestration.

Rooflights are proposed within the rear extension. Due to their orientation and the separation distance from neighbouring boundaries, they are not expected to give rise to any overlooking or loss of privacy.

No windows are proposed on the new side elevation, thereby avoiding any potential for overlooking or harm to neighbouring amenity.

Light

The two storey extension sits within the existing front and rear building lines and maintains an appropriate distance from neighbouring boundaries.

The proposed rear extension projects 3,400mm beyond the existing rear elevation; however, given the 2465mm gap retained to the shared boundary with No. 40, the impact on light would not be significant enough to warrant refusal.

Furthermore, considering the path of the sun and the orientation of the properties, the proposed extension would have no greater harmful effect than the existing with the main dwelling already shading late afternoon sunlight from the southwest.

It is therefore not considered to result in a significant loss of daylight or sunlight to adjacent properties and would not justify refusal on amenity grounds.

Noise

The proposed extension is not expected to generate any noise beyond what would be reasonably anticipated from a residential dwelling.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal does not alter existing access arrangements to the property and does not affect how people enter or exit 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 existing property has three bedrooms, and the proposed development would increase this to four. While this may marginally increase the demand for parking and vehicle trip rates, the uplift from a three- to four-bedroom dwelling is not considered to result in a material increase that would be unacceptable in planning terms.

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 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 proposed development has been assessed in the context of the statutory development plan and all other material considerations. The scheme delivers additional living space in a manner that respects the character of the existing dwelling and the surrounding street scene, consistent with Core Strategy Policy DM1 and UDP Policy DC1. The extensions are appropriately scaled, use matching materials, and maintain adequate separation from neighbouring properties, thereby avoiding any undue sense of enclosure or terracing. Impacts on residential amenity, including privacy, daylight and outlook, have been carefully considered and are not significant enough to justify refusal. There are no technical objections from consultees, and the proposal retains sufficient off-street parking and garden space. In accordance with the NPPF's presumption in favour of sustainable development and having regard to the absence of any adverse impacts that would significantly and demonstrably outweigh the benefits, the proposal is considered acceptable. It is therefore recommended that planning permission be granted subject to the conditions set out below.

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. The proposal is considered to be acceptable and therefore determined within a timely manner.

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 | 20 Oct 2025 | THE LOCATION PLAN |
| b. | Drawing - Proposed | 20 Oct 2025 | 25/016(2-)APE055 ELEVATIONS |
| c. | Drawing - Proposed | 20 Oct 2025 | 25/016(2-)APE056 ELEVATIONS |
| d. | Drawing - Proposed | 20 Oct 2025 | 25/016(2-)APP050 GF PLAN |
| e. | Drawing - Proposed | 20 Oct 2025 | 25/016(2-)APP051 1F PLAN |

f.	Drawing - Proposed	20 Oct 2025	25/016(2-)APP052	ROOF PLAN
g.	Drawing - Proposed	20 Oct 2025	25/016(2-)APS055	SECTIONS
h.	Drawing - Site Plan	20 Oct 2025	25/016(2-)AXPP053	PROPOSED

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. 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 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

Highway Services

21 Dunnisher Road, Manchester, M23 2ZL

40 Dunnisher Road, Manchester, M23 2YN

32 Dunnisher Road, Manchester, M23 2YN

23 Dunnisher Road, Manchester, M23 2ZL

25 Dunnisher Road, Manchester, M23 2ZL

19 Dunnisher Road, Manchester, M23 2ZL

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