

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144606/FH/2025

Date registered valid: 2 January 2026

Proposal: Erection of garage following demolition of existing, creation of linked extension, installation of railings for existing terrace and installation of glass roof below southern entrance of host property

Address: 21 Windsor Road, Newton Heath, Manchester, M40 1QQ

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Daniel Adcock

Agent (if any): Mr Sean Higginson

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23 February 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14 January 2026

Standard consultations:

Printed: 6 January 2026 Expired: 27 January 2026

Neighbour notifications

Printed: 6 January 2026 Expired: 27 January 2026

Site notice

Posted: 14 January 2026 Expired: 4 February 2026

Press advert

Published: 13 January 2026 Expired: 3 February 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Graver Lane Conservation Area 2005

Tree Preservation Order: No

The application site relates to 21 Windsor Road within the north Manchester ward of Miles Platting & Newton Heath. The application site relates to a detached, part two storey, part three storey villa property with historic character, although not listed, circa. late 18th to early 19th century. The property is characterised by red brick, terracotta and natural stone detailing, bracketed eaves, steeply pitched slate covered roof and the remains of a fine stained glass window with a semi-circular head.

The property is set back from the Windsor Road streetscene with an existing outbuildings sited against the north and south western corner of the site. The property benefits from extensive hardstanding to the front of the property and an extensive rear amenity space consisting of grassed area, soft landscaping and areas of patio paving.

Description of area

The application sits within the Graver Lane Conservation Area. The surrounding area is residential in nature including residential properties and a care home 'Doves Nest' to the south of the applicant site. The applicant site backs onto the Dells green space to the east.

Description of development

The submitted application seeks planning permission for the erection of garage following demolition of existing, creation of linked extension, installation of glazed panelling for existing terrace and installation of glass roof below southern entrance of host property.

The erection of the garage following the demolition of the existing would result in a garage larger than the one already on the site and would have approximate dimensions of Height: 3.8 x Length: 10 x Width: 5.4 metres. The garage would be sited in the same position- against the northern boundary of the site. A single garage door would be inserted in the primary elevation, a door would be inserted in the side elevation of the garage and two windows would be inserted in the rear elevation of the garage.

A linked extension would be installed between the proposed garage and main dwelling, would create a covered area for entering the side entrance door and would involve the insertion of a door to the rear. This element would have a height of 2.8 metres.

Glazed panelling would be installed around the existing terrace area to the south of the site. The terrace area would not increase in size but would rather see the insertion of glazed panelling of the same height as the existing timber boundary treatment at the site as existing on top of the parapet to the front. The screening would be inserted on top of the parapet to the front and to the southern elevation of the terrace (with a height as existing of 0.8 metres). The existing timber railings as existing would be replaced.

A glass roof would be inserted below the southern entrance of the host property. This would offer shelter when the applicants enter the property at this point. The glass roof would have a height of approximately 3.5 metres.

Materials to be used throughout the proposal would take the form of:

- brickwork to match main house as best as possible
- single garage door
- glass roof
- single ply roof
- glazed screening with frames of a dark grey/ black colouration.

Negotiations during the Course of the Application

The LPA made contact with the agent during the course of the application.

Inaccuracies were identified within the existing and proposed drawings and the LPA requested an accurate revised scheme.

The LPA advised that the enclosure of the roof terrace gave rise to concerns- in relation to residential amenity, design and impact to the Graver Lane Conservation Area.

A revised scheme was received which was considered to overcome concerns raised.

Planning History

064190/OO/NORTH1/02- Outline application for one bungalow.
Refused 13 March 2002.

022032- Use of dwellinghouse as a private rest home for the elderly.
Approved 25 July 1984.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Oldham Metropolitan Borough Council

Oldham Metropolitan Borough Council confirmed they had received the consultation request; however no further comments were received during the course of the application.

Issues

POLICY

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):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

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

- i. Chapter 8. Promoting healthy and safe communities.
- ii. Chapter 12. Achieving well-designed places.
- iii. Chapter 16. Conserving and enhancing the historic environment.

Draft National Planning Policy Framework (16th December 2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Of relevance to the application proposals the draft NPPF makes it clear that local planning authorities should amongst other things:

- Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision.
- Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals.

-Decisions on development proposals should apply a presumption in favour of sustainable development and this means that for development within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management),
Policy SP1 (Spatial Principles),
Policy EN1 (Design Principles and Strategic Character Areas),
Policy EN3 (Heritage).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1. Residential extensions

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC18. Conservation Areas

DC18.1 states that the Council will give particularly careful consideration to development proposals within Conservation Areas.

a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

- i) the relationship of new structures to neighbouring buildings and spaces;
- ii) the effect of major changes to the appearance of existing buildings;
- iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
- iv) the effect of signs and advertisements;
- v) any further guidance on specific areas which has been approved by the Council.

b. The Council will not normally grant outline planning permission for development within Conservation Areas.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Listed Building Act

Section 72 provides an exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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 Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policies are relevant:

JP- S1- Sustainable development

JP-P2- Heritage.

ISSUES

Principle of Development

The submitted development application is for the erection of garage following demolition of existing, creation of linked extension, installation of glazed panelling for existing terrace and installation of glass roof below southern entrance of host property. The scheme has been amended as the initial scheme with a proposed enlarged roof terrace to the south gave rise to adverse residential amenity implications and would have introduced a new feature, which would have detracted from its historic value and aesthetic of the Graver Lane Conservation Area. The revised scheme is considered to overcome the LPA's concerns and as many people prefer to alter and adapt homes rather than move; to meet the changing residential needs of families, the principle of development can be supported. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and Graver Lane Conservation 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 extension would give rise to any significant additional waste or car parking pressures.

Residential Amenity

Property to the north, no.23 Windsor Road:

The immediate neighbour to the north relates to the Royal Elms Care Home. The proposed garage would be built against the boundary. This would replace the existing garage on the site, with a height of 3.8 metres. The proposed garage would be marginally taller (by 1 metre) than the existing garage on the site. Given the existing development sited on the boundary and the marginal increase of the proposed garage, it is not considered the proposal would give rise to any adverse residential amenity implications.

Further, a condition would be attached to any approval granted ensuring the garage is only used as a garage to stop the intensification of use of the proposed garage.

The proposed linked entrance in-between the proposed garage and main dwelling would not be easily visible from no.23 Windsor Road and so would not give rise to any concerns.

Properties to the east:

The rear of the applicant site looks onto the Dells green space to the east, and so there would not be any neighbours to the rear to be impacted by the proposal.

Property to the south, no.15-19 Windsor Road:

No.15-19 Windsor Road sits to the south of the applicant site and relates to the Doves Nest care home. The neighbour would be primarily impacted by the installation of glazed panelling for existing terrace and installation of glass roof below southern entrance of host property. The initial scheme proposed the expansion of the existing terrace area and gave rise to the potential for increased overlooking and noise and disturbance to the detriment of such neighbouring property.

The revised scheme retains the floor space of the existing terraced area which is welcomed. The replacement of the existing green timber fencing which is set back from the primary elevation of the host property would not give rise to any adverse residential implications. A glass roof would be installed below the southern entrance way of the property. As such roof could not become a terrace, no adverse amenity implications would be caused to the neighbour.

Overall, it is not considered that the proposal would have a significant adverse impact upon residential amenity, and harm has been mitigated within the revised drawings received. In short, the proposal is therefore considered pursuant to Policy DC1 of the UDP and Core Strategy policies SP1 and DM1.

Visual Amenity

The property is set back from the Windsor Road streetscene and benefits from extensive hardstanding to the front of the property. As such, due to the height of the proposed garage and linked entrance to the north, such element would not be considered to be easily visible from the streetscene and so not give rise to visual harm.

The introduction of the glazed panels to the south of the site would be visible from the streetscene of Windsor Road, as the existing railings can be seen as existing from the street. Given the treatment would not come any closer to the primary elevation of the dwellinghouse than previously the case, the proposal is not considered to be visually intrusive in the streetscene. Whilst the introduction of the glazed panelling along the side elevation would be a new feature within the streetscene, such element of works would better secure the site from a safety perspective of when the applicant's use such terrace area. Given this and considering the height would be no taller than the existing, it is not considered to create visual harm.

The proposed glazed panelling is considered to be less visible than any railings at this point and the use of frames in a dark grey/ black colouration would complement the existing roof tiles at the site.

To further reduce visual harm, a detailed specification and sample of the glazed panel design would need to be provided to ensure it is compatible with the conservation area. A condition to this effect, which would also request sight of all other materials for the project would be attached to any approval granted. Given the use of the condition, the proposal is not considered to give rise to visual harm, therefore considered pursuant to Policy DC1 of the UDP and Core Strategy policies SP1 and DM1.

Design, Scale and Appearance

Erection of garage following demolition of existing:

Whilst the proposed garage would be larger in scale than the existing circumstances, given the spacious nature of the host property, the scale of the garage can be successfully accommodated within the space and is therefore considered acceptable.

Creation of linked extension:

Such new access would reflect the enclosed terrace to the south of the site and so is not considered to give rise to concern in respect of design and appearance.

Installation of glazed panelling for existing terrace:

The existing green coloured timber fencing would be replaced for glazed panels, and screening would be inserted along the southern side of the raised terrace. The height of the glazed screening would be no higher than the height of the existing timber fence at this point. Given the overall height would not increase and given the use of glazing be considered appropriate to not create an overly prominent feature, such element of works are considered acceptable in design and appearance.

Installation of glass roof below southern entrance of host property:

A glass roof would be inserted above the concealed entrance to the host property from the south. As such roof would not be easily visible from such entrance it would be highly hidden and so considered acceptable in design.

With the use of a condition to see sight of samples for the proposal, and given consideration to each element, it is not considered to give rise to any adverse design concerns, pursuant to Policy DC1 of the UDP, and Core Strategies EN1 and DM1.

Graver Lane Conservation Area

The application sits within the Graver Lane Conservation Area. The application site relates to a detached, part two storey, part three storey villa property with historic character, although not listed, circa. late 18th to early 19th century. The applicant site contributes positively to the designated area.

Policy EN3 requires that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas including Conservation Areas. Saved UDP Policy 18 considers the relationship of new structures to neighbouring buildings, in relation to Conservation Areas.

Erection of garage following demolition of existing:

The proposed new garage sits where the old garage was, whilst being wider and increased in length, it still presents as a sympathetic replacement, with a pitched roof and materials to match the main house as closely as possible. Despite being viable from the driveway access opening, the garage and link are still well setback from the street and are further obscured from view by a garage boundary wall. Therefore, the proposed additions pose a negligible threat to the character of the Graver Lane Conservation Area.

Creation of linked extension:

The new connection link between the garage and the property is stated to use brickwork to match the main house as best as possible. All material samples for the garage and link would be conditioned to ensure the colours and textures match the existing and avoid pastiche or poor quality as this section of the property, whilst still shielded partly by a boundary wall and possible gate, are the most visible from the street scene. Therefore, the proposed additions pose a negligible threat to the character of the Graver Lane Conservation Area.

Installation of glazed panelling for existing terrace:

The addition of the glazed panelling to the front and side will introduce a new large feature to the house and would be visible from Windsor Road. Given the height of such screening would not increase from the height of the existing railings at this point, it is not considered to create an overly large feature. The use of glazed would be considered to create a more transparent feature and would be less visible in the streetscene than railings. The use of dark grey/ black frames would ensure the colouration would match with the existing tiles and so introduce a contemporary feature in a sympathetic manner. Further, finalised details of the materials would be sought via condition.

Installation of glass roof below southern entrance of host property:

A new glazed roof is to be constructed over the single-storey courtyard area of the house but would not extend the terrace area for the applicant's enjoyment. Although the roof will be extended and redone, the existing roof is also flat, and the alterations to the levels and surface area will not change this section of the house's form or height, only extend the cover. Therefore this will have a neutral impact on the Conservation Area.

Therefore, it is not considered that the development would undermine the residential character of the Graver Lane Conservation Area due to the changes to complement the conservation area. On balance, it is considered that the proposed development would cause the lower end of

less than substantial harm to the conservation area and therefore would be in accordance with, relevant policies and the tests within the NPPF with public benefits outweighing any harm.

In line with paragraph 215 of the NPPF, where less than substantial harm occurs, public benefits are required to mitigate against that harm. The character of this part of the conservation area contains recent and more modern additions and interventions. On reflection, the current proposal being assessed is considered small in nature and would not drastically alter the character of the Conservation Area. The design of the extension utilises the existing built form at the site and much of the development would be screened from public view.

Bin Storage

The proposed works would not impact bin store arrangements at the site.

Off Street Parking

The property benefits from extensive space for cars to be parked off street. The existing garage would be replaced which would add a further space to park off street. A condition would be added to any approval granted ensuring the garage is only used as a garage now and for any time in the future, to ensure the space does not become additional living accommodation. This is considered to protect the visual and residential amenity of surrounding properties, pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

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.

Recommendation: Approve

Article 35 Declaration

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a proactive manner and have worked with the agent and applicant to include further works as part of the development and have found an acceptable solution to concerns raised. Appropriate conditions would be attached to any approval granted.

Condition(s) to be attached to decision for approval

1) 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) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Documents:

- Application Form, received by the City Council as Local Planning Authority on 2 January 2026.
- Correspondence- Description of Development Amendment, received by the City Council as Local Planning Authority on 23 February 2026.

Drawings:

- Location Plan, numbered A001, received by the City Council as Local Planning Authority on 24 November 2025.
- Proposed- Site Plan, numbered A003, received by the City Council as Local Planning Authority on 24 November 2025.
- Proposed- Floor Plan, numbered A501, received by the City Council as Local Planning Authority on 23 February 2026.
- Proposed- Elevations, numbered A502, received by the City Council as Local Planning Authority on 23 February 2026.

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

3) Notwithstanding the details submitted with the application, no above ground construction works shall take place until details/samples of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details/samples.

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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), the garage shall not be used for any purpose which would preclude its use for the parking of a motor vehicle and no development shall be undertaken that would preclude vehicular access to the garage.

Reason - In the interests of visual and residential amenity, pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

5) The flat roof of the glass roof hereby approved shall not be used for any purpose other than as a means of escape in an emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Oldham Metropolitan Borough Council

Annexe, 21 Windsor Road, Newton Heath, Manchester, M40 1QQ

17 Ingham Street, Manchester, M40 1GW

28 Windsor Road, Newton Heath, Manchester, M40 1QQ

The Doves Nest Nursing Home, 17 - 19 Windsor Road, Newton Heath, Manchester, M40 1QQ

23 Windsor Road, Newton Heath, Manchester, M40 1QQ

Appendix 2 – Planning constraints

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - Graver Lane Conservation Area 2005

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: NORTH AREA