

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144241/FH/2025

Date registered valid: 10 October 2025

Proposal: Erection of part single, part two storey side and part single, part two storey rear extension, front first floor extension with a new side facing dormer and a new garden room

Address: 47 Dene Road, Manchester, M20 2TG

Ward(s): Didsbury West Ward

Applicant: Mr Xin Jiang

Agent (if any): Mr Ian Grainger, Blu Room Architecture

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 26th November 2025



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 November 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 23 October 2025 Expired: 13 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

Description of site/building

The application site is an early 20th century two-storey semi-detached property of red brick and render construction with tiled roof. It is situated on Dene Road in the Didsbury West ward of Manchester. There is hardstanding to the front for the off road car parking, access along the side and garden to the rear. The property benefits from a conservatory to the rear and detached garage along the shared boundary with no. 45.

Characteristically for this house type along this road the properties have a catslide roof to the front gable with decorative porthole window on the front elevation.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature.

Description of development

The applicant is seeking planning permission for the erection of part single, part two storey side and part single, part two storey rear extension, front first floor extension with a new side facing dormer and a new garden room



Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments received as a result of this proposal

Policy and Issues

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development
JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal 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.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History relating to 47 Dene Road

There is a previous application relating to this site as follows:

Planning ref: 143505/FH/2025 – for the erection of two storey side and part two, part single storey rear extension and a new garden room following demolition of existing conservatory and garage. This application was withdrawn on 21.10.2025.

Residential amenity

The applicant is seeking planning permission for the erection of part single, part two storey side and part single, part two storey rear extension, front first floor extension with a new side facing dormer and a new garden room. Following concerns raised in relation to the previous application, as outlined in the *history* section above, the applicant has revised the first-floor layout by relocating the bedroom to the front of the property and positioning the bathroom/ensuite within the middle/side section.

It is noted that the adjacent property, along with others in the surrounding area, have implemented similar extensions that utilise available space at the front, side, and rear of their plots. The proposed development is therefore consistent with the established pattern of extensions in the locality and reflects the evolving character of the area.

The applicant proposes to infill the recessed area at first floor level, currently accommodating a small bathroom. This element of the proposal would project slightly forward of the principal elevation of the property, though it would remain set back from the bay window feature. At the side, within the sloping element of the catslide roof, the applicant proposes a small flat-roof dormer window. This feature would be set back from the eaves and positioned slightly higher than the eaves of the two-storey side extension, while remaining significantly lower than the main ridge height.

The extension is modest in scale and represents a common solution to increasing space to the front in this house type. Several similar examples are evident on Dene Road and surrounding streets, where this architectural style is prevalent. The proposed design retains key features such as the characteristic porthole window and sloping catslide roof, which help preserve the visual integrity of the property.

Given the frequency of similar extensions in the area, this addition is not considered to detract significantly from the overall character of the dwelling or the wider street scene.

Ground floor

The proposed ground floor would align with the front elevation of the property incorporating the front porch and would, extend rearwards along the side elevation with a rear projection of 4.0m. The development would wrap around the property, extending up to the shared boundary with No. 49 Dene Road.

First floor

The first floor element of the proposal would be set back significantly from the front wall of the property extending rearwards along the side elevation with a rear projection of 4.0m. the extension would partially extend across the rear with a width of 5.8m. A gap of approximately 2.0m would be retained to the shared boundary with No. 49.

The front element of the roof would retain the characteristic catslide design although it would feature a dormer window, mirroring that of other properties, which have undergone similar extensions. A visual separation is maintained between the application property and No. 45 due to the design of the roof, aided by a gap of approximately 800mm, which helps to prevent any terracing effect within the street scene, thus retaining subservience to the host dwelling.

The side and rear elements of the two-storey extension would feature a hipped roof, consistent with the existing roof form of the property. Openings are proposed on the front, side, and rear elevations, including bi-folding doors at ground floor level providing access to the rear garden. Side-facing windows are proposed to serve a bedroom, bathroom and ensuite; however, to protect neighbouring privacy, a condition requiring obscure glazing has been attached.

While the extension would be visible from the public highway and form part of the street scene, it is considered to respect the character of the host property and surrounding area. Many properties in the immediate vicinity have been altered with front, side, and rear extensions, making this form of development a common feature locally. As such, the visual impact is considered negligible.

On balance, the proposed extension is comparable in scale and siting to other developments in the area. It is considered that the site can accommodate the proposal without detriment to the character of the area or the amenity of neighbouring occupiers.

Outbuilding

The applicant proposes a single storey detached outbuilding following demolition of an existing outbuilding which would be located in the rear garden measuring 3.250 in width and 6m in depth to a total height of approximately 3.5m with a dual pitch roof. A window is proposed on the rear with double doors on the front and bi folding doors on the side elevation

Given the position of the outbuilding together with the existing boundary treatment, it is not anticipated that there would be any significant overlooking or loss of privacy to the occupants of the surrounding properties.

To ensure that the outbuilding provides use for ancillary purposes to the host dwelling, a condition has been attached. The outbuilding has been sympathetically designed to take the amenity of neighbouring occupiers into account and therefore it is felt that the proposed outbuilding can be acceptably accommodated at the application property, retaining amenity space to the site. Furthermore, the adjoining boundaries to the rear and sides, have detached structures in the rear gardens which partially screen the outbuilding from providing any significant harm. The fallback position would allow a structure in the same location should the roof height be reduced to 2.5m in total.

It is considered that the proposal would not interfere with the existing characteristics of the area and given its position in the application site, it is not considered that there would be any loss of light or overshadowing as a result of the proposal. It is not anticipated that the proposal would give rise to undue harm caused by the introduction of an outbuilding to the rear of the property.

Overall, there have been no objections to this proposal and in addition, it is considered that the garden can accommodate an extension to the host dwelling and an outbuilding of this size. It is not anticipated that the proposal would provide a visual impact on the occupiers surrounding properties.

Although the extension would be visible from the public highway, it would integrate well with the existing built form and retain the character of the area. As such, the visual impact is considered negligible. On balance, the proposed development is deemed to comply with saved Policy DC1 of the UDP and Policies DM1 and SP1 of the Manchester Core Strategy.

Siting, scale and massing

The proposals have been sited and designed to ensure that they are subservient to the original dwellinghouse, are not excessively large or bulky, it is therefore considered that the proposals accord with the principles set out in saved UDP policies DC1 and accords with Core Strategy policies DM1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials it is intended to use matching bricks, render and tiles as specified in the application form. The design is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity or the character of the area.

The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and rear, and is considered acceptable and detailed as what is normally expected of such a structure.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Bin Storage

There is adequate space to the side of the property for the movement of refuse bins from the rear to the front for collection and therefore this would accord with policy EN19 of the Core Strategy

Car Parking

Parking is provided at the front of the property and would not be unaffected by the proposed extensions.

Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The proposal has been sited and designed to ensure that it is in keeping with the existing property and is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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

Positive and proactive working - 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.

Informative

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.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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:

Received 25th November 2025 numbered 03 Proposed Garden Floor, Ground Floor and First Floor Plans

Received 25th November 2025 numbered 04 Proposed Elevations

Received 25th November 2025 numbered 05 Proposed Garden Room Elevations

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

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture. For the avoidance of doubt, the arrangement and finishes of all bricks to external elevations of the extension shall match the corresponding facing brick of the elevation of the original dwelling at ground and first floor.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) Before first occupation the windows in the side elevation at first floor facing no. 45 Dene Road, 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 remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework

6) The detached outbuilding hereby approved shall not be used as a separate dwelling and should only be used as ancillary to the main dwelling house at number 47 Dene Road and shall not be used for any other purpose not connected to main dwelling.

Reason - To use the property for any other use or as a self contained residential unit would result in an over intensive use of the property to the detriment of residential amenity, pursuant to policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

43 Dene Road, Manchester, M20 2TG
44 Dene Road, Manchester, M20 2SU
40 Deneford Road, Manchester, M20 2TD
42 Dene Road, Manchester, M20 2AE
38 Deneford Road, Manchester, M20 2TD
36 Deneford Road, Manchester, M20 2TD
34 Deneford Road, Manchester, M20 2TD
51 Dene Road, Manchester, M20 2TG
49 Dene Road, Manchester, M20 2TG
45 Dene Road, Manchester, M20 2TG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA