

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144542/FH/2025
Date registered valid: 23 December 2025
Proposal: Erection of single-storey side extension and installation of rear dormer
Address: 38 Wilton Road, Crumpsall, Manchester, M8 4WQ
Ward(s): Crumpsall Ward

Applicant: Moshe Silber
Agent (if any): Mr Sam Golding, Gold Sketch Studios LTD
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve
Date of recommendation: **9 February 2026**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 6 February 2026

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 5 January 2026 Expired: 26 January 2026

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 property that is associated with this householder application is a two-storey semi-detached C3 dwellinghouse. The property features white render and red brick work, with black framed windows and grey roof tiles. To the front of the property is an area of soft landscaping and a private walkway leading onto Wilton Road. To the rear of the property is a moderately sized rear garden with an outbuilding.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

Wilton Road is a residential street in the Crumpsall Ward of Manchester. The surrounding properties are family built C3 dwellinghouses of a similar design and age. The area benefits from multiple sustainable transport networks including a number of bus routes. Many properties in the area benefit from planning permission with a variety of designs amongst the area. Wilton Road benefits from nearby green spaces including Heaton Park and Broughton Angling Club.

Description of development

The applicant is applying for planning permission for the erection of a single storey side extension and installation of rear dormer. The side extension would facilitate a cloak room, a pesach kitchen and a larger kitchen area. The rear dormer would facilitate three new bedrooms and a bathroom. The development would be carried out after the demolition of the rear conservatory.

Consultations & Notification Responses

Neighbours, as per appendix 1- no comments or objections.

POLICY

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

Unitary Development Plan (UDP)- The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered relevance:

-Policy DC1- Residential Extensions

The Manchester Core Strategy- Development Plan Document 2012- 2027 (The Core Strategy) was adopted by the City Council on the 11th of July 2012, it is a key document for the local plan which provides a framework that planning applications are assessed against.

Policy DM1- Development Management

Policy SP1- Spatial Principles

Policy EN19- Waste

The National Planning Policy Framework (December 2025)- The Government's own planning policies for England and how they are expected to be applied.

-Chapter 8- Promoting healthy and safe communities

-Chapter 12- Achieving well-designed and beautiful places

The DRAFT National Planning Policy Framework (December 2025)- The Government's new national planning policies and how they are to be implemented through local authorities. Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it.

Achieving sustainable development

Policy S3- Presumption in favour of sustainable development

Policy S4- Principle of development within settlements

Achieving well-designed places

Policy DP3- Key principles for well-designed places

Policy DP4- The design process

Places for Everyone- Along 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 (Bolton, Bury, Rochdale, Oldham, Tameside, Stockport, Manchester, Trafford, Salford, Wigan) and took into effect and become part of the statutory development plan on March 21, 2024.

-Policy JP-P1: Sustainable Places

Site Photos:



Proposed Plans:



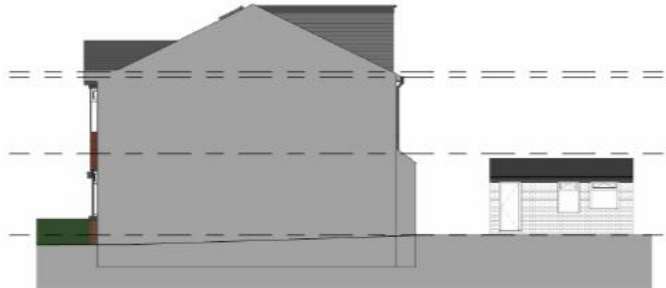
① Front - Proposed
1:100



② Left Side - Proposed
1:100



③ Rear - Proposed
1:100



④ Right Side - Proposed
1:100

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seeks to ensure that any new built development enhances or creates character, meets local needs and enhances the built environment and its design, scale and appearance of the proposed development that is appropriate to its context. Policies DC.1, DC1.2 and DC1.3 of the UDP for the City of Manchester relate specifically to residential extensions and set out several criteria against which proposals for extensions will be assessed. Although the latter policies are of age, they are of long-established practice with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future residents.

Principle

The principle of erecting a single storey side extension and installing a rear dormer is acceptable given that many individuals prefer to extend their homes and alter their homes to meet changing needs and circumstances. However, consideration must be given to the proposals siting scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Planning History

No relevant planning history.

Siting Scale and Massing

The rear dormer element:

The dormer would be sited on the rear roof of the original dwellinghouse. The dormer would project forwards of the dwellinghouse by a total of 5.1m and would have a length of 6.7m. The dormer itself would be 2.4m in height and would not extend higher than the ridge of the original house. The dormer would be set back by 0.14m from the eaves of the house. The development proposes two windows to face into the rear garden.

The side extension element:

The side extension would be located east of the applicant property and is proposed to project sideways from the dwellinghouse by 2.8m. The extension would project down the side of the property by 8.8m. It would be set back from the principle building line by approx. 1.8m. The side extension would measure to 3.2m and feature a flat roof. The side extension proposed the addition of two windows. One would be on the front elevation facing towards the street scene and the other window would face into the applicant's rear garden. The extension would result in the removal of the existing side window. The erection of the side extension would include removing the tree to the side of the property.

The overall siting scale and massing of the proposal is acceptable as the extension is understood as being subservient to the host dwellinghouse and given the remaining amenity space, is considered to be acceptable in this instance. The proposal is not considered to cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. The proposed layout plan demonstrates the private outdoor amenity space that would be retained to the rear.

Appearance and Visual Amenity

The submitted application form indicates that the extension would be built of materials to match the existing dwellinghouse. The roof materials used on the dormer and side extension would match the existing roof though the use of hanging tiles. The window frames would also match the existing property. The rear dormer would be seen from the street scene, and the side extension would be set back from the principal building line by approx. 1.6m. This would ensure the extension would look subservient to the dwellinghouse.

This type of development would not be out of character for this property, and its surrounding street. The surrounding area should not be significantly harmed by these works as the side extension and dormer would blend with the host dwellinghouse. The design and appearance of the extension and dormer therefore accord with saved Policy DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework.

The side extension and dormer would not be considered excessively large or bulky in pursuant with Policy DC1.2. The submitted location plan demonstrates that sufficient private outdoor amenity space would be retained to the rear, and the parking provision would be retained. A materials condition has been attached to ensure that materials are adhered to pursuant with the Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved policies DC1 of the UDP.

Residential Amenity

The adjoining neighbour, no 36 Wilton Road sits west of the applicant property. This property is not considered to be affected by any residential amenity effects from the side extension, such as, loss of light, overshadowing, perceived onlooking or privacy concerns. The extension would not pass the rear or principal building line of the applicant property and would therefore be separated from the neighbour's garden and property. Additionally, the rear dormers siting on the

roof of the property, set below the existing ridge and above existing eaves should ensure it does not cause issues associated with overshadowing, loss of light or loss of outlook, nor should it introduce an overbearing presence into the area. The dormers mass and bulk is not considered to impact the path of light to the neighbouring properties significantly beyond that of the host dwellinghouse itself. The proposal was amended to remove the dormer's fascia from overhanging onto the neighbouring property. No windows are proposed to face towards the neighbouring property and therefore would not affect the existing levels of privacy between neighbouring residential units.

The non-adjoining neighbour, no. 40 Wilton Road sits east of applicant property. The neighbouring property sits on a corner plot and as existing there is approx. 5m between their side extension and the applicant property. Although the side extension would not pass their rear building line, the development would be built in close proximity to the shared boundary. There would be no proposed windows facing towards the neighbouring property. Given there has been no objections and the one-storey height of the proposed, the development is not considered to cause any overbearing feelings for the neighbouring property. Additionally, the dormer would not pass the original roof's eaves and there would be a distance of approx. 10m between the neighbouring roof and the proposed. The dormer is not considered to cause issues associated with overshadowing or loss of light given that its mass and bulk would not impact the path of light to the neighbouring properties significantly beyond that of the host dwellinghouse itself.

Therefore, the proposed extension and rear dormer would be in-keeping with providing enough private external amenity space. Privacy between neighbouring residential units would remain unaffected. Overall, the proposal is not considered to give rise to any overlooking, significant loss of light nor privacy implications to the surrounding properties, pursuant to Policy DC1 of the UDP and the Core Strategy Policies SP1 and DM1.

Waste Storage and Parking

The residents currently utilise on-street parking as many properties along the street, therefore the proposal is not considered to affect the current parking arrangements. The side extension would be set back by 1.6m from the principle building line and side fence and would provide adequate room for bin storage.

Conclusion

Given the above issues it is considered that the scheme for the proposal is acceptable in terms of its principle, siting scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved Policy DC1 of the Unitary Development Plan for the City of Manchester, Policies DM1 and SP1 of the Manchester Core Strategy, Chapter 8 and 12 of the National Planning Policy Framework, the draft NPPF policies S3, S4 and DP4 and policies Jp-P1 of the Places for Everyone Joint Development Plan Document.

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

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) The development must have begun no later than the expiration of three years beginning with the date of permission. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act of 1990.
- (2) The development hereby approved shall be carried out in accordance with the following documents:

GSS25107.4- 38 Wilton Road – 003B.4 – Proposed Elevations
Gss25107.4- 38 Wilton Road- 003A.4 - Proposed Plans
Location Plan, PP-144639553V1

Received on 9 February 2026

Reason- to ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

- (3) The materials used in the external surfaces of the development hereby approved shall be as follows:

- *[Brickwork to match existing]*
- *[Hanging tiles to match existing roof's tiles]*
- *[Window frames to match existing]*

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) 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 drawings.

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

63 Wilton Road, Crumpsall, Manchester, M8 4NG
40 Wilton Road, Crumpsall, Manchester, M8 4WQ
42 Wilton Road, Crumpsall, Manchester, M8 4WQ
36 Wilton Road, Crumpsall, Manchester, M8 4WQ
65 Wilton Road, Crumpsall, Manchester, M8 4NG
42 Belhaven Road, Manchester, M8 4NR
47 Boardman Road, Manchester, M8 4WS

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
Area Team Boundary - Name: NORTH AREA