

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143247/FH/2025

Date registered valid: 24 July 2025

Proposal: Erection of single storey rear extension to form additional living accommodation.

Address: 25 Woodlands Road, Manchester, M8 9LF

Ward(s): Crumpsall Ward

Applicant: Miss Sobia Ditta

Agent (if any): Mr Mudasir Nawaz, NM Architectural Services Ltd

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

Recommendation: Approve

Date of recommendation: 19 November 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 26 August 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 27 October 2025 Expired: 10 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site relates to 25 Woodlands Road within the north Manchester ward of Crumpsall. The application site relates to a large semi-detached, red multi brick dwellinghouse with 2/3 storeys, characterised by numerous extensions and roof forms (see planning history for further details). The site benefits from hardstanding to the front and side forming a large car park. Amenity space to the rear consists of some hardstanding at a raised level. It is clear the neighbours to the rear have removed such boundary walls to create one large garden and access to no.25 Balliol Street. It is assumed such arrangement facilitates a shared garden for an extended family.

Description of area

The immediate area is residential in nature. Woodlands Road is characterised by a range of residential properties including large semi-detached properties and flat conversions.

Description of development

The submitted application seeks planning permission for the erection of single storey rear extension to form additional living accommodation.

The proposed extension would extend beyond the existing single storey rear extension (see planning ref: 064002/FH/NORTH1/02) and have approximate dimensions of Height: 3.6 x Length: 4.5 x Width: 5.7 metres.

The extension would create an enlarged kitchen.

The extension would involve the insertion of 2no. windows within the rear elevation, 1no. window facing within the eastern elevation and 4no. rooflights. The roof of the extension would be hipped.

Materials to be used throughout the proposal are listed within the application to match the existing circumstances.

Negotiations during the Course of the Application

The agent was advised that the application could not be supported given concern with the harm from the scheme and the inaccurate drawings provided for review.

The agent supplied an accurate scheme which reflected the property as seen on the site. Following concern raised in respect of visual amenity and design, the agent reduced the projection of the extension from 5.5 metres to 4.5 metres. The roof form of the proposal was also amended from a gable to a hipped roof.

Planning History

074642/FH/2005/N1- Erection of a single storey extension and dormer window to rear elevation, including basement accommodation to form hydrotherapy pool at ground floor with plant room. Approved 19.04.2005.

This consent does not appear to have been implemented.

064002/FH/NORTH1/02- Single storey extension to side and rear with garage below at basement level.

Approved 12.04.2002

056296/FO/NORTH1/99- Site of 27 Woodlands Road- Construction of a 3 storey 8 bed dwellinghouse with 4 rear garages.

Approved 4 June 1999.

Such consent has never been implemented.

Consultations & Notification Responses

Local Residents

One resident made contact during the course of the application and raised questions in relation to any impact to shared walls and made reference to the party wall act.

The same comment was received during the re-notification period.

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.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following adoption of Places for Everyone Joint Development Plan.

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) (Deletions replaced by PfE Policy JP-S1)
Policy EN1 (Design Principles and Strategic Character Areas).

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:

DC1.1 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).

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.

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:

- i.JP- S1- Sustainable development.

ISSUES

Principle of Development

The submitted application seeks consent for the erection of single storey rear extension to form additional living accommodation. The works proposed are considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet the changing residential needs of families. A revised scheme was submitted that is considered to accurately reflect the existing building. Concern was also raised in respect of the proposed projection in relation to the proximity of the boundary and an amended scheme was received with a reduced projection and amended roof form. However, consideration must be given to the proposal's 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 extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

No.23 Woodlands Road:

No.23 Woodlands Road is the adjoining property and would feel the extension sited approximately 2 metres off the shared boundary. Given the orientation of the properties in the streetscene and given the 3.6 metre height of the extension whereby the bulk of the roof sits central and is pulled away from the neighbour, it is not considered the proposal would give rise to any significant levels of loss of light.

The initial scheme gave rise to concern that the proposal would create an overbearing feature to the detriment of no.23 Woodlands Road. Although there is high boundary treatment separating the two properties, the neighbouring property sits at a lower topography. As such, the extension beyond the existing outrigger and beyond the neighbour's extension by 5.5 metres would be considered to give rise to an overbearing feature. As such, the reduction in length to 4.5 metres and the change in the roof form reduces the scale of the proposal. Given the space afforded to the neighbouring property and the open land to the rear of the applicant site, and the amendments to the scheme, any impact in respect of creating an overbearing feature would not be severe. The revised scheme is considered to overcome concern raised.

No windows would be inserted to face in the direction of no.23 Woodlands Road and so no adverse privacy implications would be caused by the application. A condition would be placed on any approval granted to ensure no windows or doors are ever inserted in this elevation, to protect the privacy of the neighbouring property.

No.29 Woodlands Road:

The proposed window within the side elevation would be sited significantly off the shared boundary with no.29 Woodlands Road (approximate 17 metre distance). Whilst there is no boundary treatment separating the land between the two properties, given the separation and the existing level of overlooking between the two properties from the lack of high boundary treatment, the proposed window is not considered to give rise to any significant loss of light implications.

Due to the 17 metre separation between the proposed single storey extension and the common boundary with no.29, the proposed extension would not give rise to any adverse loss of light or overbearing implications to the non-adjoining neighbour.

Neighbours to the rear:

It is clear the neighbours to the rear have removed such boundary walls to create one large garden and access to no.25 Balliol Street. It is assumed such arrangement facilitates a shared garden for an extended family. Whilst the rear extension would be visible from the neighbours' rear gardens, given the small scale extension and given the existing open nature, it is not considered the extension would give rise to any adverse amenity implications to the neighbours to the rear.

Neighbour comments:

One resident made contact during the course of the application and raised questions in relation to any impact to shared walls and made reference to the party wall act. The same comment was received during the re-notification period.

Such matters are considered to be dealt with outside planning legislation and should be dealt with via civil matters. It is noted that the proposal is sited 2 metres off the common boundary with the adjoining neighbour and 17 metres off the boundary with the non-adjoining neighbour.

Overall, the revised scheme is not considered to give rise to any adverse amenity implications, namely overbearing, loss of privacy and loss of light. The scheme is considered to be pursuant to Policy DC1 of the UDP, policies SP1 and DM1 of the Core Strategy and JP-S1 of Places for Everyone.

Design, Scale and Appearance

The site benefits from previous large extensions to the property. This includes the consent of 064002/FH/NORTH1/02 which has been implemented as can be seen to the rear of the applicant site.

The scheme of 074642/FH/2005/N1 has not been implemented. Such extension was approved against the UDP policies which are saved by way of direction and so still constitute local planning policy. This approval approved a further 6.5 metre rear extension for the purpose of the disabled resident. In the current application, a fee has been paid and no disabled access needs have been declared. Further, although this extension was larger in projection, the current application would involve an extension which sits much closer to the adjoining semi than the previous application. The previous application of 074642/FH/2005/N1 left a 7 metre gap between the shared boundary and proposed side wall.

The approval of 074642/FH/2005/N1 shows the acceptability of a further rear extension at the site. Given the extension is sited off the shared boundary by 2 metres, the reduced projection to 4.5 metres is considered an appropriate length given the proximity to the adjoining neighbour. It is noted that the extension exceeds the stipulations for rearward extensions as stated under policy DC1.3 of the UDP, and the total rearward projection from the original house would measure 7.5 metres. However, given the spacious surroundings of the plot and the neighbour's existing extensions, it is considered the site can accommodate the proposed projection.

The change in the roof form during the course of the application from gable to hipped ensures the proposal is more in keeping with the existing form of previous extensions at the site, and reduces the bulk felt by the adjoining neighbour.

Materials to be used for the proposal have been listed as materials to match. This is considered acceptable and a condition to this effect would be attached to any approval granted.

On balance and in this instance, it is considered that the design and appearance of the proposed development can be supported, in accordance with Core Strategy Policies DM1 and EN1, and with consideration given to policy DC1 of the UDP.

Car Parking

As the extension is sited to the rear of the applicant site, there is no impact to car parking as a result of the proposal.

Bin Storage

No change to bin store provision would occur as a result of the proposal.

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 positive and proactive manner, issues that have arisen have been addressed during the course of the application, and appropriate conditions have been attached to the approval granted.

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:

- Application Form, received by the City Council as Local Planning Authority on 18 June 2025.
- Location Plan, received by the City Council as Local Planning Authority on 18 June 2025.

-Drawing- Proposed- Roof Plan, numbered WLR:005A REV A, received by the City Council as Local Planning Authority on 21 October 2025.
-Drawing- Proposed- Elevations, numbered WLR:006 REV A, received by the City Council as Local Planning Authority on 21 October 2025.
-Drawing- Proposed Site Plan, numbered WLR:001, received by the City Council as Local Planning Authority on 24 October 2025.
-Drawing- Proposed- Floor Plans, numbered WLR:005 REV A, received by the City Council as Local Planning Authority on 19 November 2025.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

3) 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) 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 windows, doors or other openings shall be installed in the ground floor of the western elevation (facing no.23 Woodlands Road) of 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

23 Woodlands Road, Cheetham, Manchester, M8 9LF
19 Balliol Street, Manchester, M8 0WS
29 Woodlands Road, Cheetham, Manchester, M8 9LF
25 Balliol Street, Manchester, M8 0WS
23 Balliol Street, Manchester, M8 0WS
21 Balliol Street, Manchester, M8 0WS

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