

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143574/FH/2025

Date registered valid: 13 August 2025

Proposal: Erection of single storey side and rear extension, hip to gable loft conversion with a rear dormer and front roof canopy

Address: 20 Belwood Road, Manchester, M21 9FN

Ward(s): Chorlton Ward

Applicant: Mr Damian Swindells

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: 2nd December 2025



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 9 September 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 21 August 2025 Expired: 12 September 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 site comprises a two storey brick/render built semi-detached property in the Chorlton ward area of Manchester. The property has gable fronted bay windows and canopy covered entrance. The property benefits from a front and rear garden and hardstanding driveway with access along the side. A single storey flat roof outrigger is present with a detached garage to the rear on the common boundary with no.21 Belwood Road. The property is bounded by timber fencing, hedging and soft landscaping.



Listed building: Not applicable

Conservation area: Not applicable

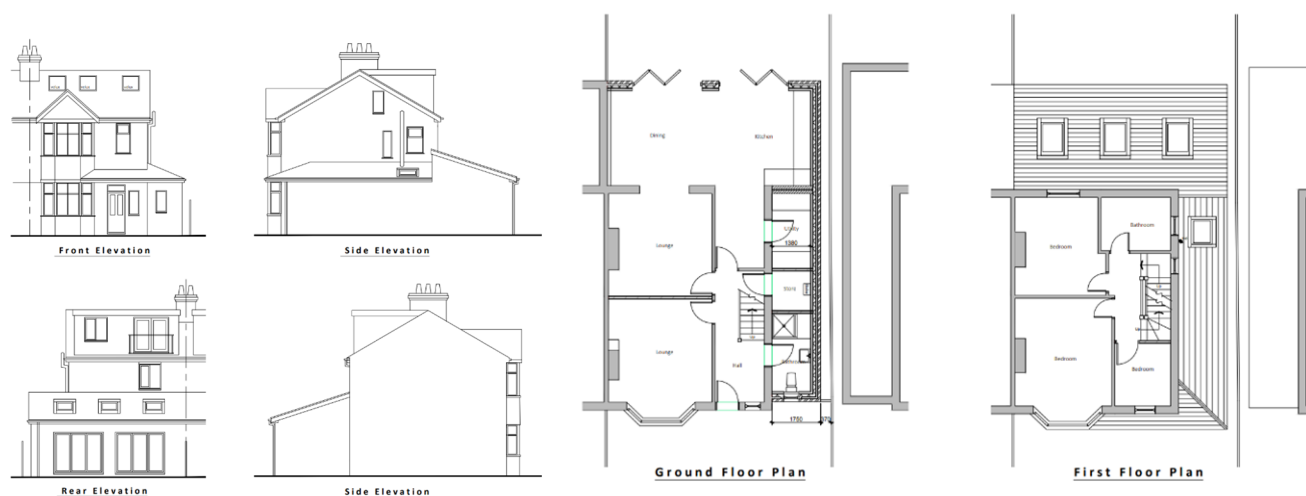
Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature

Description of development

The applicant is seeking planning permission for the erection of single storey side and rear extension, hip to gable loft conversion with a rear dormer and front roof canopy



Consultations & Notification Responses

Local residents, as per Appendix 1 - No objections have been received as a result of this application.

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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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 20 Belwood Road

122113/FH/2018 - Recv: 12.12.2018 - Application Approved - 12.02.2019 Erection of a single storey side and rear extension together with a hip to gable roof extension and rear dormer to provide additional living accommodation

F04805 - Recv: 20.05.1976 - Application Approved - 06.10.1976 Single-storey lounge extension rear of house.

Residential Amenity

The applicant is seeking planning permission for the erection of single storey side and rear extension, hip to gable loft conversion with a rear dormer and front roof canopy. The changes would provide additional living space for the occupants of the property.

The proposed side extension would be set back from the principal elevation of the property slightly extending towards the shared boundary with no. 21 Belwood Road measuring 1.750m in width retaining a gap of 370mm to the shared boundary. The proposal would extend along the side of the property projecting beyond the rear wall of the house and wrapping around extending across the rear back wall up to the shared boundary with the adjoining semi-detached property. The projection off the rear wall of the house would be approximately 3.8m in line with the adjoining property's extension. The roof would be a mono pitch sloping roof with the addition of three roof lights to the rear and one on the side roof slope.

Bi folding doors would be present on the rear elevation; following concerns regarding windows along the side elevation, these have been removed from the scheme. Therefore, there is no concerns with regards to overlooking or loss of privacy on the adjacent neighbouring property. To ensure protection from overlooking in the future, a condition has been attached which removes permitted development rights for additional windows in the side elevation without prior planning permission.

In assessing the impact on neighbouring properties, consideration has been given to the existing additions to both adjacent dwellings at the side and rear. The proposed extension to the host property is not considered to result in any significant harm to neighbouring amenity due to its scale, siting, and relationship with surrounding development. Therefore, the proposal is regarded as an acceptable addition to the property in this location.

While the extension would be visible from the public highway and form part of the street scene, the overall character of the area would be retained. As such, the appearance of the extension is considered acceptable, and its impact on visual amenity is deemed negligible.

Hip to Gable roof extension

The applicant proposes a hip to gable roof with the installation of three roof lights to the front roof slope, and the addition of a window in the newly formed side gable wall. The three roof lights to the front elevation are modest in scale and will not significantly alter the character of the property. The side gable window is positioned at a height that could potentially allow views into neighbouring properties, raising concerns regarding overlooking and loss of privacy. Although the window is intended to serve the stairwell to the loft, to protect residential amenity, a condition is attached requiring the side gable window to be fitted with obscure glazing unless otherwise agreed in writing by the Local Planning Authority. This measure ensures compliance with privacy standards and prevents undue overlooking.

It is believed the change from a hip to gable roof arrangement in this location would not give rise to significantly adverse impacts upon the adjacent or surrounding properties due to massing, especially as the property would not project any further than the side gable wall of the property. Changes to the roof style are particularly prevalent in this area and therefore is considered to be an acceptable development.

Rear Dormer extension

The proposed rear roof dormer extension would be in line with the main roof ridge of the house, close to the shared boundary with the adjoining semi detached property no. 19 Belwood Road and set in from the edge of the proposed gable end. A small window and Juliet Balcony window are proposed facing the rear over the garden area. It is generally observed that this style of balcony has a similar effect as a window due to its design effectively being non projecting therefore, it is considered that the rear view windows are considered would not provide any further overlooking than the first floor rear windows and are considered to be acceptable.

Overall, it is considered that the change to the roof design is acceptable, particularly given that the proposed ridge height is no higher than the existing ridge to the main roof. The proposed dormer does not present an unusual feature within the area and is considered to be an acceptable addition to the roof of the property. It is considered the dormer would not give rise to a detrimental outlook in respect of the adjoining properties or the surrounding area. The proposal is considered acceptable in this location and is not believed to adversely impact upon the visual amenity of the area.

The proposed changes to the roof would be visible from the public highway, however, the houses in the immediate vicinity have themselves been altered and extended, and the proposed development is not considered to adversely affect the character of the local area. Therefore, the appearance is considered to be acceptable and the impact upon visual amenity is not considered to be significant.

Canopy

The applicant proposes to extend the canopy around the front of the property up to the bay window. This is considered to be an acceptable addition to the front of the property and would not impact upon the residential amenity of neighbouring properties or the street scene

Overall, given the development's height, projection and relationship to adjacent properties, it is considered that the proportions of the extensions to the front, side and rear are acceptable and can be acceptably accommodated at the application property. The footprint is not considered to create a bulky or disproportionate scale addition to the property. In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore the proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan.

Scale and Mass

The size and footprint of the proposed development are not considered to result in an overbearing impact on the residential amenities of surrounding properties. Accordingly, the design, scale, and appearance of the extension are deemed satisfactory and are considered to be in accordance with the principles for residential extensions as set out in saved UDP Policy DC1, and Policies DM1 and EN1 of the Core Strategy.

Design

The design of the proposed development is considered to be in keeping with the character and appearance of the existing property and the surrounding area. The scale, form, and overall appearance are consistent with similar developments in the locality and do not detract from the established streetscape.

In terms of materials, a condition has been attached to ensure that the external finishes, including those of the rear dormer, are appropriately matched to the host property and maintain visual coherence.

The level of detail provided in the design is consistent with what is typically expected for this type of development. It is not considered to result in any undue impact on residential amenity or the character of the area.

On balance, the design and appearance of the proposed development are considered acceptable and in accordance with the requirements of Core Strategy Policies DM1 (Design and Amenity) and EN1 (Design Principles).

Bins

The applicant has submitted updated plans (dated 23.10.2025 numbered 07) which include the location of the bin store to the front of the property, positioned along the shared boundary with No. 19 Belwood Road. The proposed bin store is considered to be well screened from the street scene and does not detract from the visual amenity of the area. As such, the storage of refuse bins is considered to accord with Policy EN19 of the Core Strategy.

Parking

Car parking arrangements are not affected by this proposal.

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 would not be adversely impacted. The proposal has been sited and designed to ensure that it is subservient to the original dwelling house and the proposal 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

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 application has been determined in a timely manner and in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to Policy DM1 of the Core Strategy and the National Planning Policy Framework.

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 4th November 2025 numbered 03 Revision A Proposed Floor Plans

Received 4th November 2025 numbered 04 Proposed Loft Plan

Received 4th November 2025 numbered 05 Revision A Proposed Elevations

Received 4th November 2025 numbered 07 Revision A Proposed Site Plan

Email received 2nd December 2025 detailing materials to be used

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 and dormer hereby permitted shall match those of the existing building in type, size, colour and texture and as outlined on the email dated 2nd December 2025

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) 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 reenacting that Order with or without modification), no windows, doors or other openings shall be installed in the ground and second floor of the side elevation 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.

5) The refuse storage area to the front of the property hereby approved shall be carried out in accordance with the following drawings and documents and shall remain so in perpetuity.

Bin store details received 23rd October 2025 and revised plan received 4th November 2025 numbered 07 Revision A Proposed Site Plan

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.

6) Before first occupation the windows in the second floor side elevation 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.

Appendix 1 – List of consultees & neighbours notified

21 Belwood Road, Manchester, M21 9FN

18 Belwood Road, Manchester, M21 9FN

39 Willaston Close, Manchester, M21 8BJ

37 Willaston Close, Manchester, M21 8BJ
35 Willaston Close, Manchester, M21 8BJ
52 Provis Road, Manchester, M21 9EW
27 Willaston Close, Manchester, M21 8BJ
25 Willaston Close, Manchester, M21 8BJ
17 Belwood Road, Manchester, M21 9FN
19 Belwood Road, Manchester, M21 9FN
51 Higson Avenue, Manchester, M21 9EP
33 Willaston Close, Manchester, M21 8BJ
31 Willaston Close, Manchester, M21 8BJ
29 Willaston Close, Manchester, M21 8BJ

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