Planning

Growth & Development

Delegated officer report for planning application

Application no.	145015/FH/2026
Date registered valid:	22 January 2026
Proposal:	Erection of first-floor side extension to form additional living accommodation.
Address:	26 Parrs Wood Road, Manchester, M20 4NJ
Ward(s):	Withington Ward
Applicant:	Mr Peter Mckenna
Agent (if any):	Mr Barry Cullen
Case officer:	Ciara Gettinby Tel: 0161 234 3048 Email: ciara.gettinby@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**13 March 2026**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 23 February 2026

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 30 January 2026 Expired: 20 February 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 subject of this householder application is a semi-detached two storey C3 dwellinghouse. The property featured red brickwork and white uPVC window frames. To the front of the property is an area of soft landscaping and a private walkway leading onto Parrs Wood Road. To the rear of the property is a garden which is mostly made of hardstanding materials. As existing, the property features an outbuilding and a side extension.

Listed building: Not applicable

Conservation area: N/a

Tree Preservation Order: N/a

Description of area
Parrswood Road is a residential street situated in the Withington Ward of Manchester. The surrounding properties are of similar age and design family properties. The area benefits from Ladybarn Park located south of the property. The area also benefits from sustainable transport links such as nearby bus routes, train stations and metrolink stops.

Description of development
The applicant is seeking planning permission for the erection of a first-floor side extension, this would facilitate a bathroom on the first floor.

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Unitary Development Plan (UDP)- The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered relevance: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

Issues
Policies SP1 and DM1 of the Manchester Core Strategy seeks to ensure that any new built development enhance 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 DC1, 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 extension 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 first-floor side extension for additional living accommodation is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. Residents' homes should enable growth by providing sufficient space to accommodate changing needs and circumstances. However, consideration must be given to the proposal siting scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Planning History

- 021750- Single storey rear extension to form a new kitchen Approved 1984.
- 105714/FH/2014/S1- Erection of first-floor side extension to form additional living accommodation Approved 2014.

Siting Scale and Massing
The first-floor side extension would project sideways from the dwellinghouse by 2.3m and extend along the side of the property by 4.4m. The extension would be situated on the existing footprint of the single storey side extension. The development would measure a roof height of 6.3m sloping down to meet the eaves at 5m. The extension proposes a hipped roof and would introduce one additional window onto the property. The window would be inserted on the front elevation and face out towards the street scene.

The overall siting scale and massing of the proposal is acceptable as the extension is understood as being subservient to the host dwellinghouse and 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.

Residential Amenity
The adjoining neighbour, no. 141 Parsonage Road sits west of the applicant property. This property is considered to be separated from the extension as it would not pass the rear or front building line. The development is not considered to create any residential amenity harm to the neighbouring property including, loss of privacy, loss of outlook and impacting levels of light or overshadowing onto the neighbouring property.

The non-adjoining property, no. 24 Parrswood Road would be situated approx. 13m away from the development. The proposed is not considered to cause any overshadowing or loss of light to the neighbouring property. Currently the applicant's outbuilding is built along the shared northern boundary and would already impact the openness of the boundary. No windows are proposed to face towards the neighbouring property. Therefore, the development would not affect the existing levels of privacy between the neighbouring properties.

Given the above reasons and considering there has been no objections received, the proposed extension should not give issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. The proposal therefore accords with saved Policy DC1 of the Unitary Development Plan for the City of Manchester and Policies SM1 and SP1 of the Manchester Core Strategy.

Visual Amenity
The submitted application form indicates that the extension would be built with matching materials. The brickwork, roof tiles and windows would all be made from materials to match that of the existing dwellinghouse. The use of matching materials would ensure that the overall character of this property and its surrounding area should not be significantly harmed by these works. Although the extension would be visible from the street scene, it would look subservient to the host dwellinghouse and would be considered a small addition to the overall character of the street scene. The design and appearance of the extension therefore accord with saved Policy DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework

The extension is not considered excessively large or bulky in pursuant with Policy DC1.2. 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.

Waste Storage and Parking
The proposal is not considered to impact the existing waste storage or parking arrangements of the property.

Conclusion
Given the above issues, it is considered that 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 and chapter 8 and 12 of the National Planning Policy Framework 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 polices 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 applicant has been determined in a timely manner, in accordance with the policies in 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:

Proposed and existing layouts and elevations, ref- 1032
Location plan

Received on 22 January 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 walls, roof or other element of any exterior work of the development hereby approved shall be similar in appearance to the materials used in the majority of the equivalent element of 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.

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.

Appendix 1 – List of consultees & neighbours notified

143 Parsonage Road, Manchester, M20 4NL
141 Parsonage Road, Manchester, M20 4WZ
24 Parrs Wood Road, Manchester, M20 4NJ
31 Parrs Wood Road, Manchester, M20 4WJ
29 Parrs Wood Road, Manchester, M20 4WJ

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) -
Area Team Boundary - Name: SOUTH AREA