

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144464/FH/2025
Date registered valid: 7 November 2025
Proposal: Erection of single storey side extension and proposed ancillary detached granny annexe to rear garden
Address: 77 Parsonage Road, Manchester, M20 4NU
Ward(s): Withington Ward

Applicant: Mr Mohammed Javaid Ahmed
Agent (if any): Mr Barry Cullen
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 18 December 2025

Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 25 November 2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 18 November 2025 Expired: 9 December 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/area

77 Parsonage Road is a 2 storey semi-detached dwellinghouse located to the east of the junction with Amherst Road, in an area that is predominantly residential in nature. To the front of the property there is a hardsurfaced area used for the parking of vehicles, while to the side and rear there are gardens. Within the rear garden there is a dilapidated shed. Beyond the rear garden stands no. 55 Amhurst Road, a 2 storey semi-detached dwellinghouse.

Listed building:	No
Conservation area:	No
Tree Preservation Order:	No

Description of development

Erection of single storey side extension to form additional living accommodation and erection of a single storey detached granny annexe in rear garden, following demolition of the existing shed structure.

Consultations & Notification Responses

Local Residents/Members of the Public – Two letters of objection have been received, along with a letter of support. The comments are summarised as follows:

- The proposed granny annexe, clearly described as ancillary and detached, supports flexible living arrangements, including multigenerational households, and would provide a sustainable response to local housing and care needs. It is important that the annexe remains subordinate to the main dwelling in both use and scale, with no risk of future separation or independent occupation. As such it is recommended that any grant of permission includes conditions to secure its use in connection with the main dwelling, and to ensure that access and layout remain appropriate for its intended purpose.
- The proposed annexe would enable easier access to the adjoining property which is a security risk.
- The annexe would have a detrimental impact upon existing levels of residential amenity, due to the noise generated by its residents.
- The annexe would put further strain on the existing drainage and sewerage system and have an impact on the water table. The site is in Flood Zone 3.
- The annexe would reduce the amount of amenity space for the existing residents of no. 77 Parsonage Road.
- Insufficient parking is proposed for the two self-contained dwellings.
- The reduction in space between the dwelling on Amherst Road and the proposed new 'Granny Annexe' will introduce a new fire hazard for that property.
- The proposal will lead to overshadowing and impact on daylight levels.
- The proposal will have a detrimental impact on existing trees and vegetation.

Policies

Draft National Planning Policy Framework (December 2025) - The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. A draft revised NPPF was published for consultation on 16 December 2025. The consultation period runs for 12 weeks and will close on 10 March 2026.

The draft NPPF proposes significant changes to the structure and content of national policy. These include a move to Local Plan-style policy sections, a clearer distinction between plan-making and decision-making policies, and the reintroduction of strategic planning through Spatial Development Strategies. Other notable changes include an expanded presumption in favour of sustainable development, policies promoting higher densities around transport hubs, and support for small and medium-scale housing schemes through a new “medium development” category. The draft also integrates National Development Management Policies, strengthens climate change and biodiversity policies, and introduces measures to encourage clean energy and critical minerals development.

Once adopted, the revised NPPF will replace the current framework and form a key part of national planning policy. At this stage, as the document is subject to consultation and has not yet been finalised, while still a material consideration, it can only be afforded limited weight in the determination of planning applications. In this instance, the relevant sections is outlined below:

Policy L4 (*Residential extensions*) – This policy states that development proposals to extend existing dwelling houses should blend effectively with the existing building and its immediate surroundings in terms of its scale and form; and maintain acceptable living standards for current and new occupiers in terms of access to daylight, sunlight, privacy and external amenity space.

The National Planning Policy Framework (December 2024) – The National Planning Policy Framework sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear strong reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy 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.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below

Policy SP1, *Spatial Principles*, - Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, *Development Management* – This policy states that all development should have regard to a number of specific issues, of which the following are of most relevance:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Community safety and crime prevention.
- Design for health.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Flood risk and drainage.

Saved UDP Policies – Policy DC1, *Residential Extensions*. – Policy 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 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 street-scene;
- e) the effect of the loss of any on-site carparking.

Policy 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 the original buildings);
- b) they do not create an 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 street scene by virtue of design, use of materials or constructional 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.

Policy DC1.3 states that 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).

Policy DC1.4 states that in considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a) the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b) the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c) the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

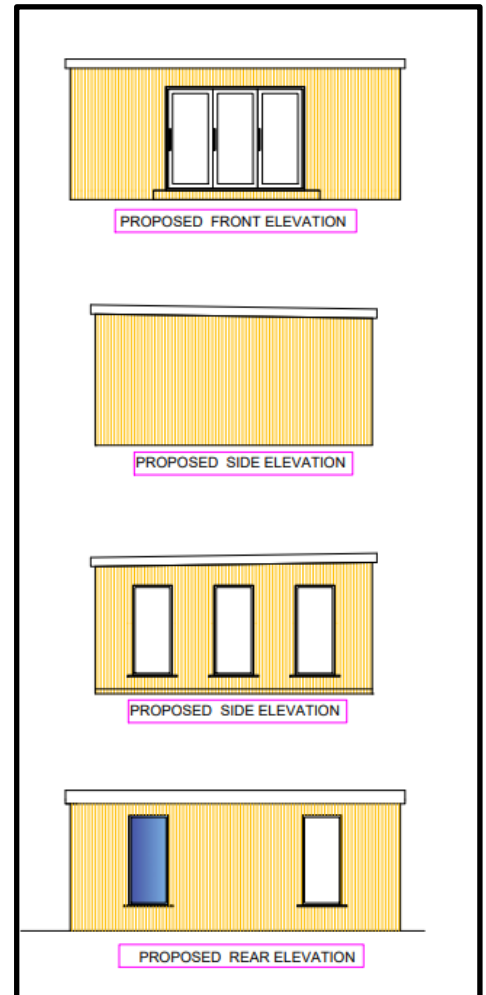
As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

Issues

Principle of the Proposal – A number of the dwellings in the neighbourhood have erected side extensions like that proposed, namely at nos. 93, 96, 109 and 131 Parsonage Road and as such there is no objection in principle to the extension proposed at the side of no. 77 Parsonage Road. Notwithstanding this, any impact upon existing levels of visual and residential amenity must be assessed, along with any impact on the existing car parking arrangements.

In respect of the annexe, ancillary uses, while still subordinate to the main dwelling, may include separate living quarters for family members, provided it remains functionally linked to the host property and does not constitute a separate planning unit. In this instance, the accommodation is intended for family use and is not proposed as an independent dwelling. In this case, the principle of the proposed ancillary residential use is considered acceptable, having regard to the residential character of the host property and the surrounding area.

Design – The proposed side extension is traditional in design. It would be constructed from matching brick and roof tiles and incorporates a curved bay window in the front elevation to mimic the existing ground floor window. The design of the proposed extension, which can be seen below is considered acceptable.



The design of the proposed annexe is much simpler than the side extension and is more contemporary in nature. It would be clad in timber and would be topped by a shallow mono-pitched roof. The design of this structure is also considered acceptable.

Siting – As no. 77 Parsonage Road is a corner property, it is inevitable that the single storey side extension will sit forward of the established building line evident on Amhurst Road. However, as there is sufficient distance between the side extension and the nearest property on Amhurst Road, it is not considered its siting in this location would have a detrimental impact upon the overall character of Amhurst Road.

It should also be noted, as referenced earlier, that there are four examples of similar extensions on corner properties on Parsonage Road, all of which sit forward of the building line established by the adjoining street.:



The annexe is to be located on the site of the existing dilapidated shed and it would be approximately 1 metre away from the boundary with no. 55 Amhurst Road. It would site slightly further forward of no. 55 Amhurst Road but would not cause any overshadowing. Overall, the siting of the annexe is considered acceptable.

Residential Amenity – The siting and scale of the proposed side extension are such that it is not expected to result in any undue overshadowing of adjoining properties. Furthermore, the positioning of windows and the separation distances to dwellings on the opposite sides of Parsonage Road and Amhurst Road will safeguard against overlooking and loss of privacy.

Although the granny annexe will be located closer to No. 55 Amhurst Road than the host property, its single-storey height ensures that any potential overshadowing will be minimal. While the rear elevation of the annexe includes windows, these face towards an existing garage, thereby limiting any impact on the privacy of neighbouring occupiers. One of these windows serves a bathroom and will be obscurely glazed; however, to further protect residential amenity, it is considered appropriate to impose a condition requiring the other rear-facing window to also be obscurely glazed.

In terms of noise and disturbance, given the domestic nature of the proposal, it is not considered that any activity associated with the use of the annexe would be of such a level so as to prove detrimental to the levels of amenity enjoyed by the residents of no. 55 Amhurst Road.

Overall, the proposal is not considered to result in unacceptable levels of overshadowing or overlooking and is therefore regarded as acceptable in terms of residential amenity.

Visual Amenity – Given the design of the proposed side extension and annexe porch it is not considered that the development would have an unduly detrimental impact upon the levels of visual amenity enjoyed by the occupants of the adjoining dwellinghouses and along either Parsonage Road or Amhurst Road.

Furthermore, it is recognised that the annexe will result in the removal of the dilapidated shed which is welcomed.



Pedestrian and Highway Safety – The proposal would retain an off-street parking space at the front of the property, as a result it would not result in increased reliance on on-street parking. Consequently, the development is not considered to have an adverse impact on pedestrian or highway safety along Parsonage Road or Amhurst Road.

Drainage – It is not anticipated that the proposed extension and associated granny annexe will have any detrimental impact on the efficient operation of the existing drainage and sewage systems. The development is modest in scale and is unlikely to result in a significant increase in surface water runoff or foul water discharge beyond the capacity of the current infrastructure. Existing connections are expected to remain adequate, and no major alterations to the drainage network are proposed as part of this scheme, apart from those required for the annexe building. Consequently, the proposal is considered acceptable in terms of drainage provision.

Flood Risk – Part of the rear garden, where it is proposed to site the annexe, is located within Flood Zone 2. Given this, it is considered prudent to attach informatives regarding the location of electrical services, signing up to the Environment Agency's Flood Warning Service and preparation of a flood evacuation plan.

Waste Management – Sufficient space is retained within the curtilage of the building for the storage of refuse bins at either the side or rear of the property.

Security – Given the separation between the proposed annexe and the shared boundary with No. 55 Amhurst Road, it is not considered highly that its siting would facilitate burglary or other criminal activity. The annexe is positioned within the curtilage of the host property, maintaining clear lines of sight and natural surveillance from the main dwelling. Furthermore, the proposal does not introduce concealed areas or access points that could compromise security. As such, the development is not expected to give rise to any material concerns regarding crime prevention or personal safety.

Fire Safety – The proposed granny annexe will be required to comply fully with Part B of the Building Regulations, specifically Approved Document B: Fire Safety, which sets out standards for means of escape, fire detection, and resistance to fire spread. Compliance will ensure that the annexe incorporates appropriate measures such as smoke alarms, adequate escape routes, and fire-resistant construction where necessary. Given these requirements and considering the annexe's position within the curtilage of the host property, it is not considered that its siting in the proposed location would present any undue risk to the occupants of the adjoining dwelling from a fire safety perspective.

Conclusion

Having regard to the relevant planning policies and all material considerations, the proposed side extension and ancillary granny annexe at No. 77 Parsonage Road are considered acceptable in principle. The development reflects the established pattern of similar extensions within the locality and maintains the residential character of the area.

The design and siting of both elements are appropriate and will not result in an unacceptable impact on visual or residential amenity. Issues relating to overshadowing, overlooking, and privacy have been addressed through design measures and recommended conditions, including obscure glazing. The proposal retains adequate off-street parking and does not raise concerns regarding highway or pedestrian safety.

Matters of drainage, flood risk, security, and fire safety have been considered, and suitable informatives and conditions will ensure compliance with Building Regulations and best practice guidance. The removal of the existing dilapidated shed is welcomed as a visual improvement to the site.

Overall, the proposal is considered to accord with the relevant policies of the Development Plan and the National Planning Policy Framework. Subject to the recommended conditions and informatives, the application is recommended for approval.

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 issues arising from the consideration of this application.

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 received on 7 November 2025:

- a) LOCATION PLAN
- b) PROPOSED SITE PLAN
- c) EXISTING AND PROPOSED DRAWINGS - GRANNY ANNEXE PLANS/ ELEVATIONS
- d) EXISTING AND PROPOSED DRAWINGS - FLOOR PLANS AND ELEVATIONS

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

3) No above ground construction works shall take place until details/samples of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details/samples.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) The development hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling known as no. 77 Parsonage Road (M20 4NU). It shall not be used as a separate, self-contained residential unit independently from the main dwelling.

Reason - To ensure that the development remains ancillary to the main dwelling and does not result in the creation of a separate residential unit, in order to safeguard the character of the area, safeguard existing levels of residential amenity and maintain appropriate levels of parking provision, pursuant to Policies SP1 and DM1 of the Manchester Core Strategy.

5) The residential use hereby approved shall be used only as a private dwelling (which description shall not include serviced properties or similar uses where sleeping accommodation, with or without other services, is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for private residential purposes and to ensure the achievement of the public benefit identified pursuant to policies SP1, DM1, EN3, H1, H7 and H11 of the Manchester Core Strategy and the guidance contained within National Planning Policy Framework.

6) The windows in the rear elevation of the detached granny annexe hereby approved shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall be retained as such thereafter. Any parts of the window that can be opened must be more than 1.7 metres above the floor of the room in which the window is installed.

Reason - In order to protect the amenity of neighbouring residents and in accordance with policies SP1 and DM1 of the Manchester Core Strategy.

Informatives

1) Flood Warning Service

The applicant is advised to register with the Environment Agency's free Flood Warning Service to receive advance notice of potential flood events affecting the site. In addition, it is strongly recommended that a Flood Evacuation Plan is prepared and maintained for all occupants of the development. This plan should set out safe evacuation routes, assembly points, and procedures to follow during a flood event, ensuring the safety of residents at all times.

2) Flood Risk – location of electrical sockets, switches, consumer units

It is advised that all electrical sockets, switches, consumer units, and other vulnerable services should be installed at least 300 mm above the predicted design flood level, or alternatively be flood-resistant and protected to that level.

3) Building Regulations - Fire Safety

You should ensure that any external wall treatments approved for planning purposes are discussed in full with Building Control to ensure they meet with the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with Building Regulations, you should also discuss the changes with the Planning team to ensure they do not materially affect your permission.

Appendix 1 – List of consultees & neighbours notified

73 Parsonage Road, Manchester, M20 4NR
75 Parsonage Road, Manchester, M20 4NR
84 Parsonage Road, Manchester, M20 4WU
78 Parsonage Road, Manchester, M20 4WR
55 Amherst Road, Manchester, M20 4WS
79 Parsonage Road, Manchester, M20 4NU
46 Amherst Road, Manchester, M20 4NS
44 Amherst Road, Manchester, M20 4NS
82 Parsonage Road, Manchester, M20 4WU
80 Parsonage Road, Manchester, M20 4WU
86 Parsonage Road, Manchester, M20 4WU

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Flood Zone Plus Climate Change -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA