MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144752/FH/2025
Date registered valid:	30 December 2025
Proposal:	Erection of first floor rear extension to form additional living accommodation.
Address:	96 Parsonage Road, Manchester, M20 4WU
Ward(s):	Withington Ward
Applicant:	Mr Asif Awan
Agent (if any):	Mr Subhan Saleem Saleem Architects
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**19th February 2026**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 6 January 2026

Standard consultations: Printed: 5 January 2026 Expired: 26 January 2026

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

Listed building: Not applicable

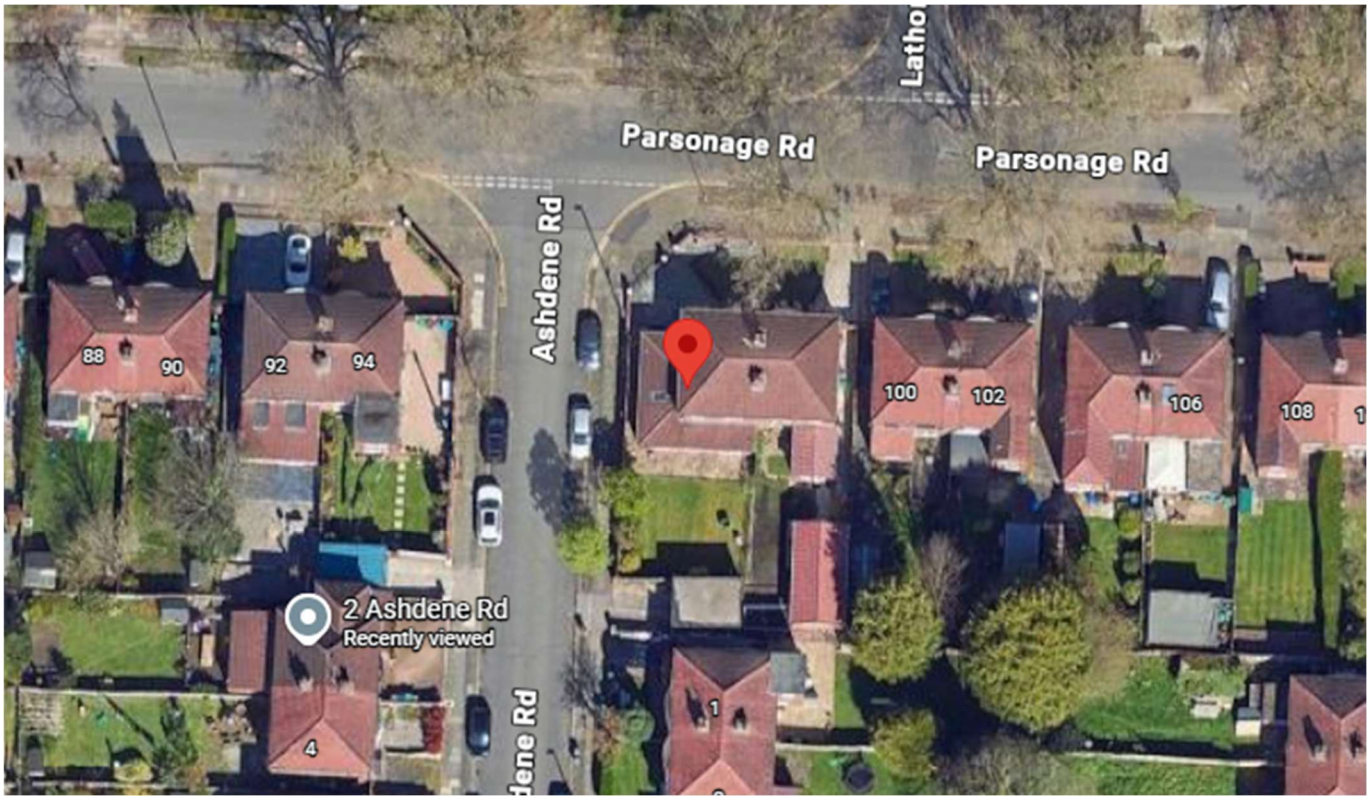
Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached dwellinghouse of redbrick with a red tile hipped roof. The property features white uPVC-framed windows, including a rounded two storey bay to the front, a front porch canopy, a driveway and modest front garden bordered by a mid-level brick wall and black railings, a single storey side and rear extension, and a detached garage to the rear with access off Ashdene Road.

Parsonage Road is a residential street situated within the Withington ward of Manchester, close to Ladybarn Park, Wilmslow Road, and Mauldeth Road. The area is predominantly residential in terms of its character, consisting of detached and semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

The property is not listed, nor is sited within a conservation area.


Parsonage Rd
Parsonage Rd
Ashdene Rd
88
90
92
94
100
102
106
108
2 Ashdene Rd
Recently viewed
4
1









Description of development

The applicant is seeking planning permission for the “Erection of first floor rear extension to form additional living accommodation”.

Planning history

084345/FH/2007/S1 – Retrospective application for the insertion of an obscurely glazed window in side elevation of extension – Approved (2007).

097751/FH/2011/S1 – Erection of single storey side extension to create additional living accommodation – Approved (2011).

Consultations & Notification Responses

One neutral representation was received from a member of the public**;** the comments are summarised as follows:

- The proposal should include the installation of a minimum of one Swift nest brick to provide enhancement for biodiversity.

HS2 – no response received.

Policies

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 of 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:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN19 – Waste

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.

- Policy JP-P1 – Sustainable Places

The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places

Draft National Planning Policy Framework (NPPF, 2025)
The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

- Chapter 4 – Achieving Sustainable Development
    - Policy S3: Presumption in favour of sustainable development
- Chapter 14 – Achieving Well-Designed Places
    - Policy DP3: Key principles for well-designed places



Submitted proposed elevations

Issues

Principle – the principle of the proposal, to erect a first floor rear extension, to provide additional and improved living accommodation for an existing dwellinghouse is acceptable, however, consideration must be given to the proposal's siting, scale, and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking, as well as other matters.

Siting, scale, and massing – the first floor extension would be sited at the back of the property, projecting southwards. It would project 1.8m rearwards from the host dwellinghouse, with a width of 3m, a hipped roof height of 6m (set 3.1m below the existing ridge) and an eaves height of 4.8m to match the existing. A gap of 3.2m would be maintained to the adjoining semi and a gap of 4.4m would be maintained to the plot's western shared boundary bordering Ashdene Road.

The overall siting, scale, and massing of the proposal is considered to be acceptable. The 1.8m rearward projection of the extension would not exceed the limit specified within saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m). Further to this, the extension is considered to be visually subservient to the host dwellinghouse in terms of its dimensions on account of its reduced ridge and subordinate width and length, and, as such, would avoid resulting in an excessively large or bulky addition to the property, nor would it introduce an overbearing feature into the area. Sufficient private amenity space would be retained to the rear.

Appearance and visual amenity – the extension would be constructed of brickwork, roof tiles, and uPVC-framed windows to match the existing dwellinghouse. Its side elevations would be blank, whilst its rear elevation would feature 1no. window. Its hipped roof would be blank also.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale, with comparable extensions evident in the surrounding area. Sited at the rear of the property on a corner plot, elements of the proposal would be visible within the street scene, however, its use of matching materials (i.e., brickwork, roof tiles, and windows) should provide a blended appearance and cohesive relationship with the host dwellinghouse, ensuring that the extension does not form an overly prominent visual feature. Hence, the proposal is not anticipated to result in any significant adverse impact upon the character of the application property or the wider area.

Residential amenity – given the relatively minor rearward projection of the extension (1.8m) together with the adequate gap maintained to the adjoining semi (3.2m) and its reduced ridge height (set 3.1m below the existing), the extension is not anticipated to give rise to significant issues of overshadowing, loss of light, or loss of outlook for neighbouring occupiers. Further to this, as its side elevations would be blank and its rear-facing window would be sited approximately 16m away from the neighbouring dwellinghouse located to the south of the application site, the proposal should not give rise to significant issues of overlooking and loss of privacy.

Waste storage – the existing waste storage and management arrangements would be unaffected by the proposal as external access to the rear would be retained. Bins could therefore continue to be stored away from the street scene.

Parking – the existing parking arrangements would be unaffected by the proposal as the driveway space located to the front of the property would be retained.

Flood risk – the application site is located in Flood Zone 2, however, as the proposal involves development at first floor level only, no issues with flooding are anticipated.

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 12 of the National Planning Policy Framework (2024).

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 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) 3-year time limit:

The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) Specified plans:

The development hereby approved shall be carried out in accordance with the following documents and drawings:

‘Proposed Plans’, numbered ‘Sheet 4’, received by the City Council as Local Planning Authority on the 12th December 2025.
‘Proposed Elevations’, numbered ‘Sheet 5’, received by the City Council as Local Planning Authority on the 12th December 2025.

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) Materials:

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.

4) Restriction on additional openings:

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 additional windows, doors or other openings shall be installed in the first floor of the eastern and western elevations of the first floor rear extension hereby approved, without planning permission being granted by the City Council as Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Informatives:

1) Swift bricks:

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

High Speed Two (HS2) Limited

2 Ashdene Road, Manchester, M20 4WX
94 Parsonage Road, Manchester, M20 4WU
1 Ashdene Road, Manchester, M20 4WX
98 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) -
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA