

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144367/FH/2025
Date registered valid: 27 October 2025
Proposal: Erection of a single storey side and rear extension to form additional living accommodation.
Address: 110 Parrs Wood Road, Manchester, M20 4RP
Ward(s): Withington Ward

Applicant: Ms Sairah Zaman
Agent (if any): Mr Zeeshan Aziz, Xiontech
Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 12/12/2025

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 31 October 2025 Expired: 21 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

The application relates to a two-storey semidetached class C3 dwelling on the corner of Parrs Wood Road and Heathside Road. The property is built from red brick with terracotta roof tiles and features a front porch with lean-to roof, two-storey bay window to the front with a single storey outbuilding to the rear. Boundary treatment is mid-level brick wall to the front and side with wooden fence panels to the side. Hardstanding for vehicle parking is located to the rear with driveway access on Heathside Road.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

This section of Parrs Wood Road is predominantly residential, consisting of mostly semi-detached and terraced 2 storey family dwellings. The site is in close proximity to Withington District Centre, Kingsway and Mauldeth Road railway station.

Description of development

The applicant is seeking permission for the erection of a single storey side and rear extension to provide additional living accommodation.

Planning History

141749/FH/2025 - Erection of part single, part two storey side and rear extension to form additional living accommodation. - **Approved**

Consultations & Notification Responses

Neighbours, as per Appendix 1 – No comments or objections received.

Policy

The Manchester Core Strategy Development Plan Document 2012-2027 –

The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 – Waste

Extant Unitary Development Plan (UDP)

The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

Places for Everyone

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 following policies are relevant:

- S1- Sustainable development

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):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

The National Planning Policy Framework December 2025 DRAFT-

The Government published a draft update to the National Planning Policy Framework (NPPF) in December 2025. While the draft has not yet been formally adopted, it is a material consideration and weight can be afforded to its policies. The following emerging policies from the draft NPPF are considered relevant to this application:

Chapter 3 – Decision-making policies

- DM1: Preparing development proposals

Chapter 4 – Achieving Sustainable Development

- S3: Presumption in favour of sustainable development

Chapter 12 – Making Effective Use of Land

- L4: Residential Extensions

Principle

The submitted application is for the erection of a single storey side rear extension to form additional living accommodation. The proposed addition was approved in the previous application 141749/FH/2025, and therefore the principal of the proposal has already been determined to be acceptable.

Sitting, Scale and Mass

The proposed extension would sit at the side and rear of the property, projecting back by 6000mm and spanning the width of the main house and projecting out to the side by 4000mm. The roof would be pitched with a maximum height of 4m at the ridge and 2730mm at the eaves. A gap of 1.2m would be retained between the side extension and the boundary wall with Heathside Road.

The proposed additions are large, and are beyond the guidance set out in UDP, however, the larger projection of the extension has been stated is necessary for facilitating requirements for a disabled resident. As per policy DC1.5 the council will take into consideration the needs for disabled residents who may require adaptations to their home.

Residential Amenity

As the proposed extension is relatively large and extends close to the boundary, there is likely to be some overshadowing on the neighbouring properties as there would be with most extensions. However, given the low eaves height used on the ground floor extension and the significant setbacks on the first-floor addition, the levels of overshadowing are considered to be acceptable in this instance.

It is not anticipated that the proposal would give rise to issues associated with overlooking as there are no windows facing the adjoining property, with 2no. windows on the side elevation facing Heathside Road, both of which are obscurely glazed and at ground level.

In addition, no objections have been received in response to the application.

The proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

Visual Amenity

The proposed extension would be built of brickwork uPVC windows and doors to match the existing dwellinghouse. Its side elevations would feature 2no. windows at ground floor, the rear elevation would feature a double-glazed door and 2no. windows, whilst the front elevation would feature 1no. window at the front elevation.

Although large in scale, the proposal is relatively standard in terms of its design and scale for developments of this type and would and makes use of significant setbacks to minimise the impact on the street scene.

The design and appearance of the proposed developments therefore accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Conclusion

Given the above issues, it is considered that the proposed extensions are acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy

DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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. 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 this permission.

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

2. Specified plans:

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

- a. Drawing – Proposed Floor Plan – 27 October 2025 – ref: 103
- b. Drawing – Proposed Elevations – 27 October 2025 – ref: 104
- c. Drawing – Proposed Site Plan – 27 October 2025 – ref: 106

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the 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. Obscure Glazing:

The window(s) in the ground floor of the side elevation of the development hereby approved 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 be retained as such thereafter.

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

5. Additional Glazing:

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 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.

Informative:

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

121 Parrs Wood Road, Manchester, M20 4RS
115 Parrs Wood Road, Manchester, M20 4RS
95 Heathside Road, Manchester, M20 4XH
112 Parrs Wood Road, Manchester, M20 4RQ
108 Parrs Wood Road, Manchester, M20 4RP
74 Heathside Road, Manchester, M20 4XJ
119 Parrs Wood Road, Manchester, M20 4RS
117 Parrs Wood Road, Manchester, M20 4RS
113 Parrs Wood Road, Manchester, M20 4RS

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