MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144386/FH/2025
Date registered valid:	11 November 2025
Proposal:	Erection of a single storey side and part single, part two storey rear extension.
Address:	2 Wembley Grove, Manchester, M14 6EJ
Ward(s):	Old Moat Ward
Applicant:	Mr Arshad O Khan
Agent (if any):	Ms Ozma Khan
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**28th January 2026**



Application details
Type of application: Full Householder Application
Development type: Householder
Date of site visit: 1 December 2025
Standard consultations:
No consultations have been printed and sent.
Neighbour notifications
Printed: 24 November 2025 Expired: 15 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

The site relates to a two storey end semi detached dwelling house in the Old Moat ward of Manchester. The property features bay windows to the front elevation with projecting square bay to the rear. A porch is featured on the front elevation with canopy to the side and single storey outrigger on the rear. Hardstanding lies at the front with access along the side leading to a garden at the rear.



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 proposes the erection of a single storey side and part single, part two storey rear extension.



Consultations & Notification Responses

Local residents/public opinion – one letter of objection has been received in relation to this proposal. Summary of comments as follows:

- Fine with the ground floor extension, however the first floor extension of the side bedroom that also goes out to the side, although it's a small rear extension, it will block the light. OK with the side extension top floor as this will not block light.

- Happier with the top floor only going side wards and not outwards to the rear.

RSPB Swift Champion - should the application be approved has recommended Swift nest bricks to be installed as part of the development - Informative added

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.

Draft National Planning Policy Framework (December 2025) - The National Planning Policy Framework (NPPF) sets out the Governments' 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 planning 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 Nation 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.

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 2 Wembley Grove

There are no previous applications relating to this site.

Residential amenity

The applicant proposes the erection of a single storey side and part single, part two storey rear extension. Objections have been raised by a local resident as outlined in the consultation and responses section of the report. Following concerns raised in relation to the first floor side, rear projection and the roof design, the applicant/agent amended the proposal.

Ground floor

The proposed ground floor would be set back from the front wall of the host dwelling significantly extending along the side; no gap would be retained to the shared boundaries with properties along Finchley Road. The extension would project beyond the rear wall to a measurement of 4.5m wrapping around the host dwelling and up to the shared boundary with the adjoining semi-detached property no. 4 Wembley Grove. The roof on the front would be sloping, and rear would be hipped reflecting the current roof design of the host dwelling. Fenestration is proposed on the front, side and rear elevations together with double doors. To ensure that there is no overlooking from the proposed side windows, a condition for obscure glaze has been attached.

First floor

The first floor element of the proposal would project off the rear wall of the property measuring approximately 2.2m to a width of 3.3m across the rear adjoining the existing rear bay projection. The roof would be hipped reflecting the current roof design

While the extension would be visible from the public highway and form part of the street scene, it is considered to respect the character of the host property and surrounding area. Many properties in the immediate vicinity have been altered with side and rear extensions, making this form of development a common feature locally. As such, the visual impact is considered negligible.

On balance, the proposed extension is comparable in scale and siting to other developments in the area. It is considered that the site can accommodate the proposal without detriment to the character of the area or the amenity of neighbouring occupiers including overshadowing and loss of light. As such, the visual impact is considered negligible. On balance, the proposed development is deemed to comply with saved Policy DC1 of the UDP and Policies DM1 and SP1 of the Manchester Core Strategy.

Siting, scale and massing

The height of the proposed extension has been set below the existing ridge height of the host dwelling, ensuring that it remains subordinate in scale and respects the architectural hierarchy of the property. The overall size and footprint of the extension is comparable to similar developments within the immediate area, reflecting a pattern of growth that is consistent with the local character.

The proposal is considered to have been designed with sensitivity to neighbouring properties and the character of the area, including retaining a gap to the shared boundary at first floor level from the side wall of the dwelling to reduce its visual projection and mitigate any potential impact on adjacent occupiers. As set out above the design approach assists in preventing the extension from appearing overbearing or intrusive when viewed from surrounding properties.

In light of these considerations, the scale and massing of the proposed extension is considered appropriate within the context of the site and its surroundings. The development is therefore deemed to comply with the principles for residential extensions as outlined in saved UDP Policy DC1, and Policies DM1 and EN1 of the Core Strategy, which seek to ensure that new additions are proportionate, respectful of local character, and do not adversely affect residential amenity.

Design

The proposal is considered acceptable and detailed as what is normally expected of such a structure. The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials, these are set to be matching as specified in the application form.

The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring properties at either side and is considered acceptable and detailed as what is normally expected of such a structure.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Bin Storage

The applicant has provided bin storage details along the side wall of the property. Therefore this would accord with policy EN19 of the Core Strategy

Car Parking

Car parking is 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 is still retained. The proposal has been sited and designed to ensure that it in keeping with the existing property and 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 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

Positive and proactive working - 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.

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 14th January 2026 numbered P105 Revision B Proposed 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 Core Strategy.

3) The materials used in the external surfaces of the development hereby approved shall be similar in appearance to 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) 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 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 window(s) in 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.

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

8 Finchley Road, Manchester, M14 6FH
6 Finchley Road, Manchester, M14 6FH
4 Finchley Road, Manchester, M14 6FH
7 Wembley Grove, Manchester, M14 6EJ
2 Finchley Road, Manchester, M14 6FH
5 Wembley Grove, Manchester, M14 6EJ
4 Wembley Grove, Manchester, M14 6EJ

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