

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143495/FH/2025
Date registered valid: 25 July 2025
Proposal: Erection of single storey side and rear extension together with a hip-to-gable roof conversion, rear dormer and resurfacing of front driveway
Address: 183 Withington Road, Manchester, M16 8HF
Ward(s): Whalley Range Ward

Applicant: Mr Naseem Haider
Agent (if any): Mr Mohammed Nasar Ishfaq, JAAN Architects Ltd
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 9th December 2025



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 13 August 2025

Standard consultations:

Printed: 6 August 2025 Expired: 28 August 2025

Neighbour notifications

Printed: 6 August 2025 Expired: 28 August 2025

Site notice

Posted: 13 August 2025 Expired: 4 September 2025

Press advert

Published: 12 August 2025 Expired: 3 September 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site comprises a two-storey semi-detached residential property located within the Whalley Range ward of Manchester. The property benefits from a front hardstanding area providing off-road car parking, enclosed by a brick boundary treatment with open vehicular and pedestrian access. The site is one of 2 pairs of inter-war semi-detached dwellings situated on the eastern side of Withington Road to the south of Demesne Road. It has double height bay windows, a hipped red concrete tile roof and a porch on the front elevation. The original brick elevations have been rendered and painted white. To the rear, the site features a private garden area, alongside a single-storey extension to the rear and an additional single-storey side extension. The side and rear boundaries are defined by timber fencing, contributing to the overall enclosure and privacy of the site.



Listed building: Not applicable

Conservation area: Whalley Range Conservation Area 1992

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature

Description of development

The applicant is seeking planning permission for the erection of single storey side and rear extension together with a hip-to-gable roof conversion, rear dormer and resurfacing of front driveway.



Consultations & Notification Responses

Local residents, as per Appendix 1 - No objections have been received as a result of this application.

Flood Risk Management - No objection to the proposed development.

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.

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 183 Withington Road

140913/FH/2024 - Application Invalid - Erection of single storey side and rear extension.

139066/FH/2024 - Application Withdrawn - 12.03.2024 Erection of a two-storey side extension, single-storey rear extension and front porch extension to provide additional living accommodation.

036640 - Not Required - 24.10.1990 Single storey extension side of dwellinghouse to form bedroom, bathroom and toilet

Residential Amenity

The applicant is seeking planning permission for the erection of single storey side and rear extension together with a hip-to-gable roof conversion, rear dormer and resurfacing of front driveway. This enlargement to the property would provide additional living space for the occupants of the property.

No representations have been received in response to the statutory consultation and neighbour notification process.

Side/rear extension

The proposed side extension would project approximately 2.0m forward of the principal elevation and incorporate a front porch, forming a wrap-around element at the front of the property. No gap would be retained to the shared boundary with No. 181 Withington Road. The extension would continue rearwards along the side of the property with a rearward projection of 6.0m beyond the existing rear wall.

The front elevation would feature a door and window and a window on the rear elevation. The roof design comprises a hipped roof to the front and rear, incorporating three roof lights on the side elevation roof slope. The roof lights are angled as such not to create a privacy concern and the front and rear windows replace those as existing.

Although the proposed rear extension projects approximately 6.0m beyond the existing rear wall, it is considered acceptable in this context. The extension has been designed with a modest eaves height of 2.3m and a ridge height of 3.8m, sloping away from the shared boundary with No. 2 Demesne Road. This design approach helps to minimise any potential overbearing or overshadowing impact on the neighbouring property. Furthermore, it is noted that the applicant could, under permitted development rights, construct an outbuilding along this boundary up to a height of 2.5m without requiring planning permission. In comparison, the proposed development is considered to be a reasonable and proportionate addition to the property.

It is not considered that the proposed front, side, and rear additions would result in any significant harm. Furthermore, due to the orientation of the host dwelling, the proposal is not expected to cause overshadowing or loss of light to neighbouring properties on either side.

While the extension would be visible from the public highway and form part of the street scene, the overall character of the area would be retained. As such, the appearance of the extension is considered acceptable, and its impact on visual amenity is deemed negligible.

Overall, given the development's height, projection and relationship to adjacent properties, it is considered that the proportions of the extension to the front, side and rear are acceptable and can be acceptably accommodated at the application property. The footprint is not considered to create a bulky or disproportionate scale addition to the property. In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore the proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan.

Hip to Gable roof extension

The applicant proposes a hip-to-gable roof extension, along with the installation of three roof lights to the front elevation. It is considered that the change from a hip to gable roof form in this location would not result in any significantly adverse impacts on the residential amenities of adjacent or surrounding properties, particularly in terms of massing. The proposed extension would not project beyond the existing side gable wall of the property, thereby maintaining the established building line.

Roof alterations of this nature are not uncommon in the surrounding area, and the proposed development is therefore considered to be acceptable in terms of design and character.

Rear Dormer extension

The proposed rear roof dormer extension would be in line with the main roof ridge of the house, set in from the shared boundary with the adjoining semi detached property and set in from the edge of the proposed gable end. A small and large window are proposed facing the rear over the garden area. It is considered that the rear view windows would not provide any further overlooking than the first floor rear windows and therefore is considered to be acceptable. In addition, they do not project any further rearwards than the host dwelling.

Overall, it is considered that the change to the roof design is acceptable, particularly given that the proposed ridge height is no higher than the existing ridge to the main roof. The proposed dormer does not present an unusual feature within the area and is considered to be an acceptable addition to the roof of the property. It is considered the dormer would not give rise to a detrimental outlook in respect of the adjoining properties or the surrounding area. The proposal is considered acceptable in this location and is not believed to adversely impact upon the visual amenity of the area.

While the proposed roof alterations would be visible from the public highway, the surrounding streetscape features a variety of roof types and architectural styles. As such, the proposed hip-to-gable extension and associated roof lights would not appear incongruous or out of character within the local context. The development is not considered to adversely affect the visual character of the area, and the overall appearance is deemed acceptable. Consequently, the impact on visual amenity is not considered to be significant.

Taking into account the height, projection, and relationship to adjacent properties, the proposed roof and floorplate extensions are considered to be proportionate and appropriate for the application site. The footprint does not result in a bulky or disproportionately scaled addition, and the development can be comfortably accommodated within the existing plot.

In terms of residential amenity, the proposal is not expected to give rise to any significant adverse impacts. The design and scale of the development are therefore considered acceptable and in accordance with the relevant planning policies, including the National Planning Policy Framework (NPPF), Core Strategy Policies SP1, DM1, EN1, and Saved Policy DC1 of the Manchester Unitary Development Plan.

Hard Surfacing and Drainage

The applicant has proposed replacing the existing concrete flag surface in the front garden with permeable paving slabs supplied by Marshalls, in lieu of the previously proposed resin-bound driveway (as referenced in the email dated 2nd December 2025). The use of permeable paving will significantly reduce surface water runoff, assist in managing on-site drainage, and minimise

flood risk, as the materials are designed to allow water to infiltrate naturally through the surface. A condition has been imposed to ensure that the submitted details are implemented in accordance with sustainable drainage principles.

Scale and Mass

The proposed development has been carefully designed to ensure that its size and footprint do not result in an overbearing impact on the residential amenities of neighbouring properties. The scale, design, and appearance of the extension are considered appropriate within the context of the site and surrounding area.

The proposal is in accordance with the principles for residential extensions as set out in saved UDP Policy DC1, and aligns with Policies DM1 and EN1 of the Manchester Core Strategy, which seek to ensure high-quality design and the protection of residential amenity.

Design

The design of the proposal is considered to be in keeping with the character of the existing property and surrounding area. In terms of materials, it is proposed to use matching finishes as specified in the application form.

The level of detail in the design is consistent with what is typically expected for this type of development and is not considered to result in any undue impact on residential amenity or the character of the area.

On balance, the design and appearance of the proposed development are considered acceptable and in accordance with Core Strategy Policies DM1 and EN1.

Impact on the Whalley Range Conservation Area

Although the application site is bounded to the north and east by the boundary of the designated Conservation Area, it does not fall within the Conservation Area itself. Notwithstanding this, the surrounding area features a variety of roof forms, and it is noted that a nearby property has undertaken a similar development — presumed to be permitted under Class B, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO).

This precedent supports the view that the proposed hip-to-gable and dormer extension would not be out of character with the local context. Furthermore, it is acknowledged that the applicant retains the option to pursue this development under permitted development rights as a fallback position, should the City Council not support the current application.

Overall, the development is considered to result in less than substantial harm, which is outweighed by the benefits of the scheme.

Flood Risk

Flood Risk Management (FRM) have confirmed they are satisfied that the proposed extension's finished floor levels will match the existing levels. Furthermore, there is a clear commitment to incorporate property-level flood resistance and resilience measures.

Bins

The applicant has provided details confirming that the bin storage is situated adjacent to the boundary with the neighbouring property no. 181 Withington Road and will be adequately screened from public view. The proposed arrangement ensures that refuse storage remains functional and discreet, without detracting from the visual amenity of the street scene compliant with policy EN19 of the Core Strategy.

Parking

Although new hardstanding is proposed, the current off street car parking would be retained to the site and therefore car parking arrangements are 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 would not be adversely impacted. The proposal has been sited and designed to ensure that it is subservient to the original dwelling house and the proposal 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 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. The application has been determined in a timely manner and in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to Policy DM1 of the Core Strategy and the National Planning Policy Framework.

Informative

The character of the dwelling would benefit from introducing some garden or planted areas to provide an attractive visual separation at the interface between the hard surfaces of the dwelling and the highway.

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:

a. Drawing - Existing & Proposed PLANS AND ELEVATIONS	09 Dec 2025	LOCATION,	FLOOR
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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 to be used on the external surfaces of the extension and dormer hereby permitted shall match those of the existing building in type, size, colour and texture outlined on the application form as Red Brick and Grey Concrete Tile.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) The resurfacing of the front driveway hereby approved, shall be carried out in line with the details and manufacturers specification received on 2nd December 2025.

Reason - To prevent the increased risk of flooding, pursuant to policy EN14 & EN17 of the Manchester Core Strategy.

5) The development hereby approved shall be carried out in line with the submitted Flood Risk Assessment received 11/11/2025.

Reason: To ensure that the development is not at an increased risk of flooding (from various sources) and that the appropriate flood resilience and resistance measures have been implemented on site where required.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
Heritage & Urban Design

Flat 1, 168 Withington Road, Manchester, M16 8JL
Flat 6, 166 Withington Road, Manchester, M16 8JL
Flat 3, 166 Withington Road, Manchester, M16 8JL
Flat 1, 4 Clarendon Road, Manchester, M16 8LD
Flat 6, Longshaw House, 164 Withington Road, Manchester, M16 8JL
185 Withington Road, Manchester, M16 8HF
Flat 4, Longshaw House, 164 Withington Road, Manchester, M16 8JL
Flat 1, Longshaw House, 164 Withington Road, Manchester, M16 8JL
Flat 3, 4 Clarendon Road, Manchester, M16 8LD
Flat 7, 168 Withington Road, Manchester, M16 8JL
4 Clarendon Road, Manchester, M16 8LD
168 Withington Road, Manchester, M16 8JL
Flat 5, 166 Withington Road, Manchester, M16 8JL
Flat 4, 166 Withington Road, Manchester, M16 8JL
Flat 2, 166 Withington Road, Manchester, M16 8JL
Flat 6, 168 Withington Road, Manchester, M16 8JL
Flat 5, 168 Withington Road, Manchester, M16 8JL
Flat 4, 2 Clarendon Road, Manchester, M16 8LD
Flat 3, 2 Clarendon Road, Manchester, M16 8LD
Flat 2, 2 Clarendon Road, Manchester, M16 8LD
Flat 1, 2 Clarendon Road, Manchester, M16 8LD
Flat 3, 168 Withington Road, Manchester, M16 8JL
Flat 2, 168 Withington Road, Manchester, M16 8JL
187 Withington Road, Manchester, M16 8HF
189 Withington Road, Manchester, M16 8HF
181 Withington Road, Manchester, M16 8HF
6 Demesne Road, Manchester, M16 8HG
4 Demesne Road, Manchester, M16 8HG
2 Demesne Road, Manchester, M16 8HG
170 Withington Road, Manchester, M16 8JN
Flat 2, 4 Clarendon Road, Manchester, M16 8LD
Flat 5, Longshaw House, 164 Withington Road, Manchester, M16 8JL
Flat 3, Longshaw House, 164 Withington Road, Manchester, M16 8JL
Flat 2, Longshaw House, 164 Withington Road, Manchester, M16 8JL
Flat 4, 4 Clarendon Road, Manchester, M16 8LD
Flat 5, 2 Clarendon Road, Manchester, M16 8LD
Flat 8, 166 Withington Road, Manchester, M16 8JL
Flat 7, 166 Withington Road, Manchester, M16 8JL
166 Withington Road, Manchester, M16 8JL
Flat 1, 166 Withington Road, Manchester, M16 8JL
Flat 4, 168 Withington Road, Manchester, M14 8JL

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Whalley Range Conservation Area 1992
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA