

Application Number	Date of Appln	Committee Date	Ward
143653/FH/2025	28th Aug 2025	20th Nov 2025	Didsbury East Ward

Proposal Erection of part-single / part-two storey side and single storey rear extension to provide additional living accommodation

Location 39 Westholme Road, Manchester, M20 3QZ

Applicant Mr David White

Agent Tom Exell, Stor_

Executive Summary

The applicant is seeking planning permission for the erection of a part-single / part-two storey side and single storey rear extension to provide additional living accommodation for a family dwellinghouse.

7no. neighbouring dwellings were notified of the proposed development with 26no. letters of objection and 1no. neutral representation received in response. Objections were also received from local ward members Councillor Linda Foley and Councillor Andrew Simcock.

The key issues that were raised were concerns relating to the proposal's impact upon the visual and residential amenity of the area, the character of the Old Broadway Conservation Area, parking and highways, trees and biodiversity. These are fully considered within the main body of the report.

Description

Westholme Road is a residential street situated within the Didsbury East ward of Manchester, close to Fog Lane Park, the Christie Hospital, and Kingsway (A34). 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 application property is also sited adjacent to the Old Broadway Conservation Area. Old Broadway is a single residential avenue located approximately 4 miles south of the city centre and just beyond Withington. The cul-de-sac has a grassed central reservation interrupted by two roundabouts and is lined on either side by a combination of detached and semi-detached houses designed between 1911 and 1913.

The conservation area was designated in January 1991 when the boundaries were tightly drawn around the rectangle of land containing the houses and gardens developed by the Manchester Building Company.



Figure 1. Submitted location plan with application site edged in red

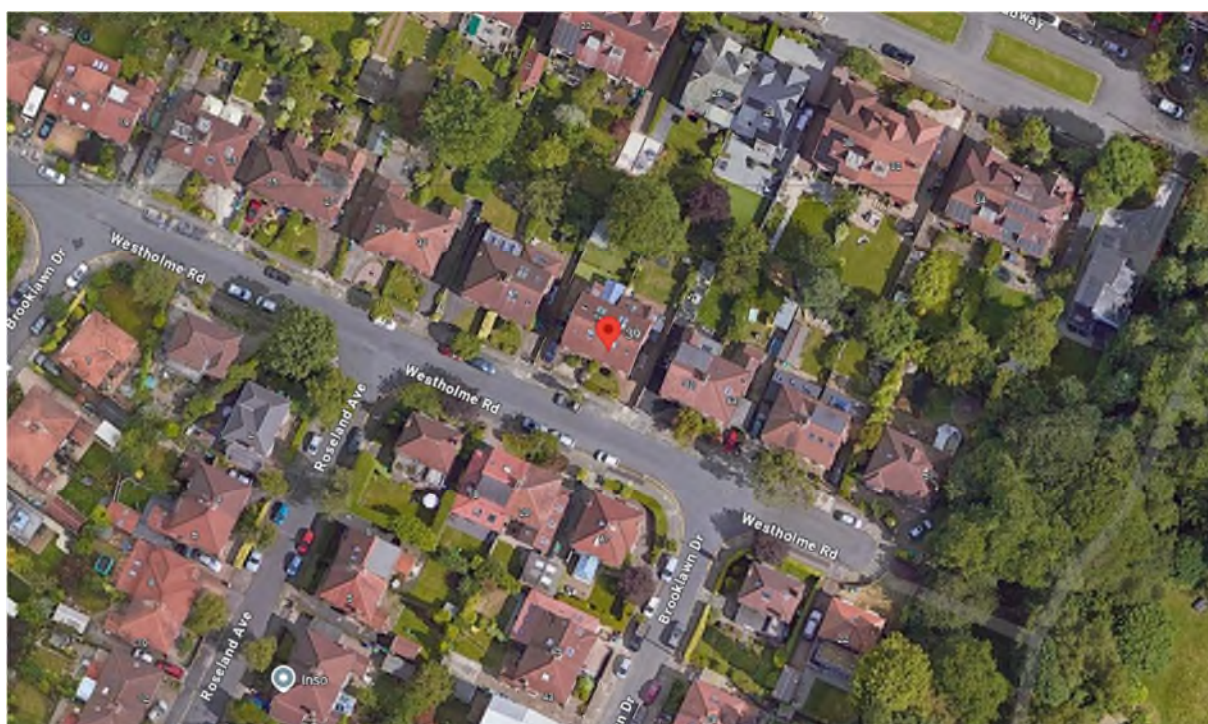


Figure 2. Aerial view of application site

The application relates to a two-storey semi-detached dwellinghouse of redbrick with a red concrete tile dual pitch roof. The property features white uPVC windows, including a rounded two-storey bay to the front and a ground floor rectangular bay to the side, a two-storey front outrigger, a brick driveway and modest front garden bordered by a mid-level redbrick wall with mature hedging and planting, a single storey rear extension, and a detached outbuilding situated within the rear garden.

Both the front and rear gardens feature boundary treatment with the front garden bordered by a mid-level redbrick wall and white painted gateposts and the rear garden being bordered by high-level timber fencing. The neighbouring plots on Westholme Road are of a similar size and shape as the application site and feature a variety of side, rear, and roof extensions.

The scheme has been revised since its original submission following concerns being raised in relation to the proposal's impact upon the street scene and visual amenity of the area as well as the residential amenity of neighbouring occupiers.

Planning history

092336/FH/2010/S2 - Alteration of a hipped roof to form gable roof including creation of rooflight balcony in rear roof – Approved (30.03.2010).

100347/TCA/2012/S2 - Works to tree – Approved (26.09.2012).



Figure 3. Front view of application property



Figure 4. Rear view of application property



Figure 5. View of rear amenity space and outbuilding

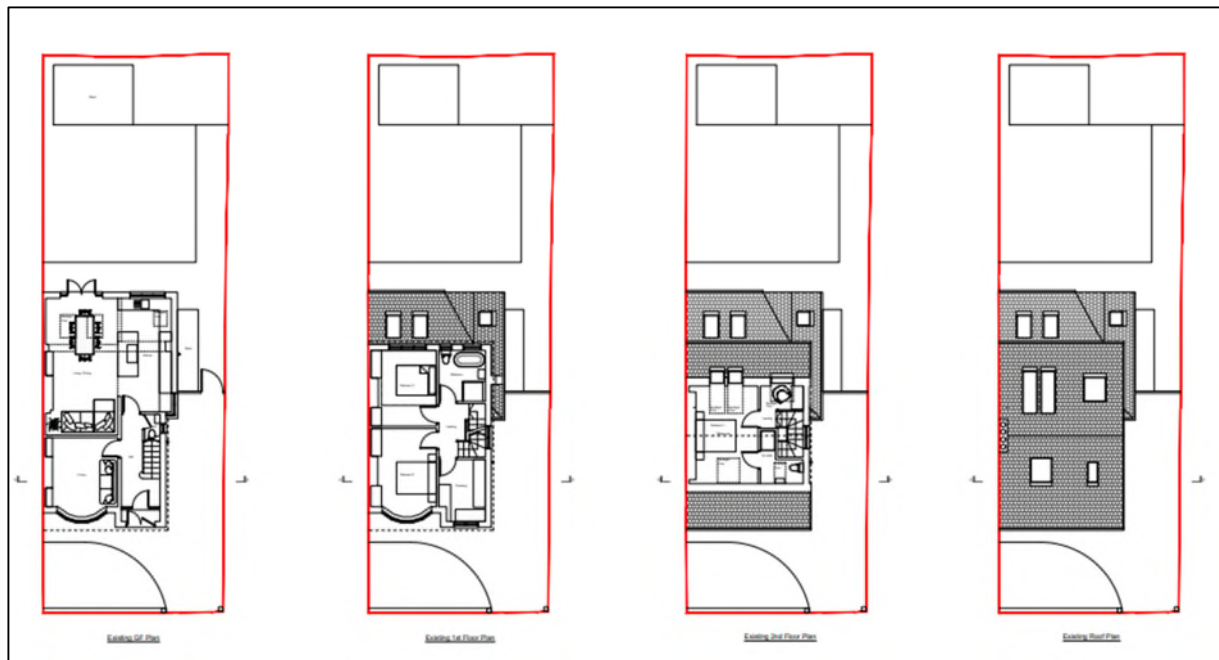


Figure 6. Submitted existing plans of application property



Figure 7. Submitted existing elevations and section of application property



Figure 8. Submitted existing site plan

Consultations

26no. letters of objection were received in response to the application, summarised as follows:

- The extension is too large, disproportionate, and out of character with surrounding 1930s-style semi-detached homes.
- It would create a cramped, terraced appearance, harming the visual amenity and street character.
- The proposal would set an undesirable precedent for similar developments in the area
- The extension would be overbearing, restrict access, and block views, light, and sunlight, leading to moss/mould growth and plant damage.
- It would cause loss of privacy, overlooking, and increased noise disturbance due to proximity to boundaries.
- Construction would cause parking issues, traffic congestion, and noise disruption.
- The proposal would harm the Old Broadway Conservation Area, including views of trees and local wildlife movement.
- It would result in the loss of front garden hedges and potentially impact existing trees and vegetation.
- The description of development is inaccurate; it should include a triple extension and rear lean-to.
- Plans lack dimensions, omit soil pipes, and fail to acknowledge existing trees and hedges.
- Concerns about scaffolding, subsidence, drainage, foundation encroachment, and utility damage.
- Potential conflict of interest due to applicant's ties to Bowmer and Kirkland.
- The proposal fails to comply with saved policy DC1, particularly DC1.4 of the Unitary Development Plan.
- Comparisons to other extensions (e.g., No.18 Westholme Road) are not valid due to differing contexts.
- The extension could devalue neighbouring properties and diminish living conditions.
- It would restrict emergency access to the rear, posing public safety risks.

1no. neutral representation was received in response to the application, summarised as follows:

- To provide enhancement for biodiversity, a minimum of one Swift nest brick should be included as part of the development.

Objections were received from local ward members **Councillor Linda Foley** and **Councillor Andrew Simcock**; summarised as follows:

- Object to the size, appearance, layout and density of the proposed two storey extension on the grounds that this is overdevelopment.
- If this planning application is approved, as it stands, it will be seriously detrimental to neighbouring residents.

- Due to the size and close proximity of the extension, it will make neighbouring properties feel cramped, enclosed and create a sense of being overwhelmed.
- The proposed extension is too large and out-of-character with the current character of the housing, including those that have already had extensions.
- The amended plans do not have a sufficient gap between the proposed extension and the boundary fence.
- The proposed plan is overdevelopment and will set a precedent for other residents to build up to their boundary line and detract from the open aspect of the area between the houses that look onto the trees of Old Broadway on this side of the street.
- The proposal appears to conflict with saved policy DC1.4 as it involves building up to the boundary line with access to the rear via the extension.

Policies

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 the following specific issues for which more detailed guidance may be given within a supplementary planning document: -

- 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.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques.

Policy EN3: Heritage - This policy states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. Proposals which enable the re-use of heritage assets will be

encouraged where they are considered consistent with the significance of the heritage asset

Unitary Development Plan for the City of Manchester (1995):

The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant and are relevant to consideration to the proposed extension to a residential dwellinghouse.

Policy DC1 of the Unitary Development Plan seeks to accommodate the demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. It relates specifically to residential extensions and the relevant criteria from this policy include:

DC1.1 The Council will have regard to:

- a. The general character of the property
- b. The effect upon the amenity of neighbouring occupiers
- c. The overall appearance of the proposal in the street scene;
- d. The effect of the loss of any on-site car-parking

DC1.2 states extensions will be allowed subject to:

- 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 a loss of sunlight/daylight or privacy
- c. They are not out of character with the style of development in the area
- d. They would not result in the loss of off-street parking.

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).

DC1.4 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.

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 adaptations to their homes.

Policy DC18 of the Unitary Development Plan outlines the Council's approach to development within and adjacent to Conservation Areas. The Council places particular emphasis on preserving and enhancing the character of these areas. When assessing proposals, it considers the relationship of new structures to neighbouring buildings and spaces, the impact of significant changes to existing buildings, and the importance of retaining features such as boundary walls, gardens, and tree (including street trees). The effect of signs and advertisements is also taken into account, along with any area-specific guidance approved by the Council.

DC26 of the Unitary Development Plan sets out the Council's approach to managing noise in relation to new development. It seeks to ensure that noise-generating uses do not cause unacceptable disturbance to noise-sensitive locations such as residential properties, schools, hospitals, and places of worship. The policy requires that developments likely to produce noise are appropriately sited and designed, with suitable mitigation measures, such as sound insulation or layout adjustments, where necessary. In mixed-use areas, the policy encourages a balanced approach that supports activity while safeguarding residential amenity.

Guide to Development In Manchester:

The Guide aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development appropriate to Manchester. It seeks to retain the essential distinctiveness of its character areas, whilst not precluding new development.

National Planning Policy Framework (2024):

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. The NPPF was updated in December 2024 and 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 NPPF 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 this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- 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 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.

Relevant chapters include:

- Chapter 12: Achieving well-designed places
- Chapter 16: Conserving and enhancing the historic environment

Paragraph 208 states local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 210 states in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212 states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 213 states any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 214 states where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 215 states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Places for Everyone Joint Development Plan Document (2022-2049):

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-S1: Sustainable Development

Policy JP-P1 Sustainable Places

Policy JP-P2: Heritage

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, whilst protecting and enhancing our historic environment, heritage assets, and their settings.

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.

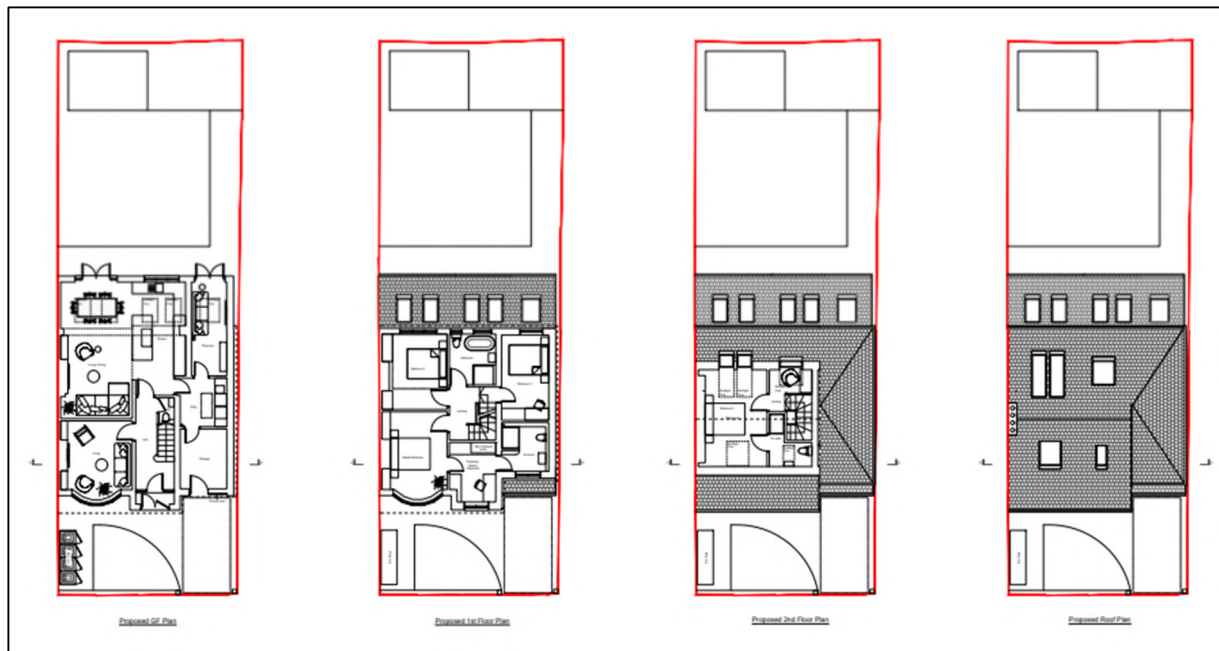


Figure 9. Submitted proposed plans of application property

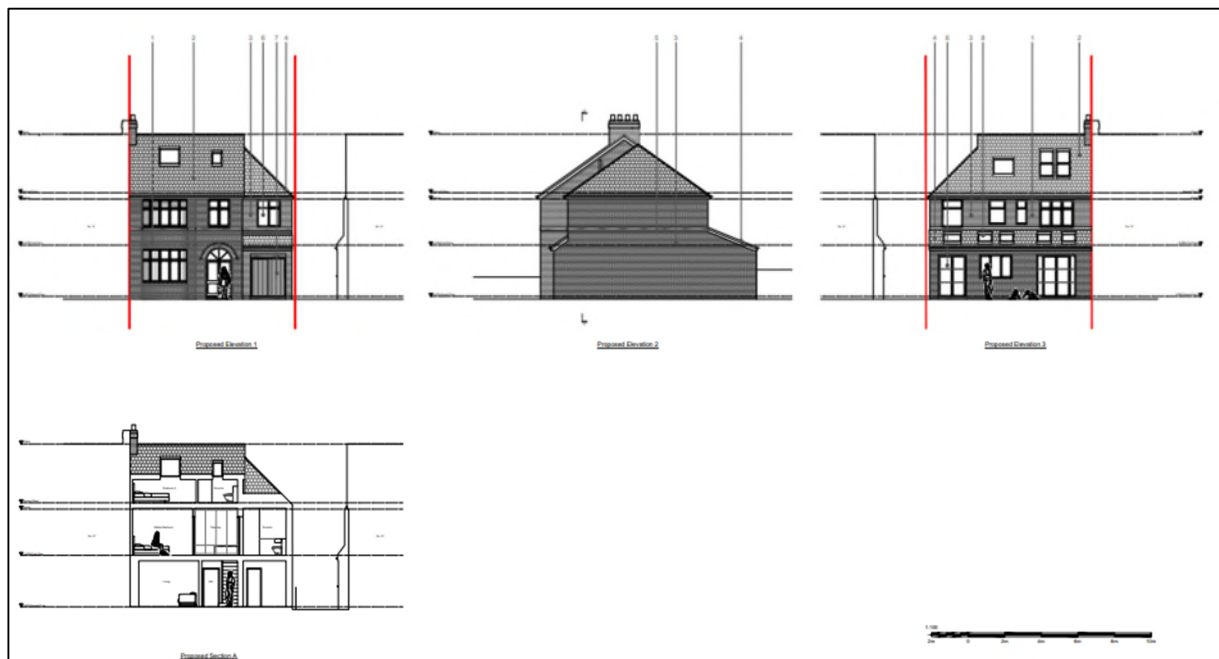


Figure 10. Submitted proposed elevations and section of application property



Figure 11. Submitted proposed site plan

Issues

Principle – the principle of the proposal, to erect a part-single / part-two storey side and single storey rear extension to provide additional living accommodation for a family dwellinghouse, is acceptable given that saved policy DC1 of the Unitary Development Plan for the City of Manchester indicates that “many people prefer to extend their existing homes rather than move, and the planning system needs to accommodate this demand for more living space”. Notwithstanding this, consideration must be given to the proposal’s siting, scale, and massing, appearance, and impact upon visual and residential amenity, the character of Old Broadway Conservation Area, trees, waste, parking, biodiversity, and other issues.

Siting, scale, and massing – the extension would be sited at the side and rear of the property, facing north/northeast and east/southeast, altering the existing single storey additions present on site. At ground floor level, it would project 2.7m rearwards from the host dwellinghouse, with a length of 11m (setback 0.728m from the front of the property), a sideward projection of 2.7m, a width of 8.8m, a pitched roof height of 3.9m and eaves height of 2.6m to the rear, and a pitched roof height of 3.4m and eaves height of 2.6m to the front. It would be sited along the boundary shared with No.37 Westholme Road and would maintain a gap of approximately 0.2m to the boundary shared with No.41 Westholme Road. At first floor level, it would project sideways only from the host dwellinghouse with a width of 2.7m, a length of 7.5m (setback 1.5m from the front of the property), a hipped roof height of 8.5m (set 0.9m below the existing ridge) with eaves to match the existing (5.4m in height). A gap of approximately 0.2m would be maintained to the boundary shared with No.41 Westholme Road.

It is acknowledged that concerns were raised in relation to the proposal’s siting, scale, and massing, and its potential to generate a terracing effect within the street scene. However, in this instance, the overall siting, scale, and massing of the proposal is considered to be acceptable. The extension’s 2.7m rearward projection would not exceed the recommended limit outlined in saved policy DC1 of the Unitary Development for the City of Manchester (of 3.65m). Further to this, the extension is designed to appear subservient to the host dwelling, with a 0.728m setback at ground floor level, a 1.5m setback at first floor level, and a reduced ridge height set 0.9m below the existing roofline. These design features should ensure that the extension does not result in an excessively large or bulky addition to the host dwellinghouse, whilst also maintaining the visual rhythm and character of the surrounding built form.

In terms of the proposal’s potential to generate a terracing effect within the street scene, it is considered that such impacts have been adequately mitigated through the inclusion of a 1.5m setback at first floor level, reduced ridge height, and hipped roof form. These design features would ensure that the extension does not sit flush with the principal elevation of the property, introducing depth and a sense of space that prevents the appearance of continuous built form, whilst also shifting the upper massing of the extension away from the plot’s shared boundary. Further to this, the proposed setback aligns with the precedent established by recently approved side extensions in the immediate vicinity, most notably the extension present at No.18 Westholme Road, located to the southwest of the application site, which also

incorporates a 1.5m setback (as approved under application reference 123568/FH/2019 in 2019) (see figures 12-14). As such, given that this form of part-single / part-two storey side extension has already been recently accepted within the surrounding area, it would be unreasonable to refuse the current proposal on terracing grounds.



Figure 12. Existing side extension present at No.18 Westholme Road



Figure 13. Approved elevations of 123568/FH/2019



Figure 14. Approved plans of 123568/FH/2019

It is also noted that within the objection letters received, it has been suggested that No.18 Westholme Road does not represent a comparable example to the current proposal, with these letters citing a fundamentally different relationship between No.18 and its neighbouring property, No.1 Roseland Avenue, which is detached. The Council does not accept this assertion on the basis that the proximity and built form of No.1 Roseland Avenue and No.18 Westholme Road are not considered to be substantially dissimilar to the relationship between No.39 and No.41 Westholme Road, including the separation distances evident between these properties (see *figures 16-18*). As such, the extension approved under application reference 123568/FH/2019 is considered to provide a relevant and established precedent for works of this scale and massing with the current proposal viewed as being consistent with the character and development pattern of the surrounding area.



Figure 16. Aerial view of surrounding area with similar relationships annotated



Figure 17. View of relationship between No.18 Westholme Road and No.1 Roseland Avenue



Figure 18. View of No.39 and No.41 Westholme Road with similar relationship evident

The current proposal is also considered to be in-keeping with the design and appearance of other two-storey and part-single / part-two storey side extensions evident in the surrounding area (see *figures 19-27*). Whilst many of these extensions are historic and pre-date current Council policy, they nonetheless contribute to the established character and grain of Westholme Road as well as other nearby streets. As such, the proposed development is not considered to be incongruous with the existing character of the area.



Figure 19. Aerial view of application site and its surrounding context

Key:

Application site - identified by red pin

Old Broadway Conservation Area - identified by green dashed line

Flush two-storey side extensions - identified by yellow circle

Part-single / part-two storey side extensions OR two-storey side extensions with a setback - identified by blue circle



Figure 20. View of No.15 and No.17 Westholme Road



Figure 21. View of No.23 and No.25 Westholme Road



Figure 22. View of No.6 and No.8 Roseland Avenue



Figure 23. View of No.10 and No.12 Roseland Avenue



Figure 24. View of No.26 and No.28 Brooklawn Drive



Figure 25. View of No.8 and No.10 Ferndene Road



Figure 26. View of No.12 and No.14 Ferndene Road



Figure 27. View of No.20 and No.22 Ferndene Road

Additionally, whilst it is noted that objection letters have referenced saved policy DC1 of the Unitary Development Plan for the City of Manchester, which provides guidance on two-storey side extensions, including recommendations for gaps to shared boundaries, it is important to highlight that this policy also states that *“the Council is not generally in favour of dealing with this issue by laying down firm rules about home extensions; the policy therefore allows each case to be looked at on its individual merits, having regard to a range of criteria.”* This flexible approach to the consideration of planning applications is further supported by Manchester City

Council's Guide to Development in Manchester which emphasises the principle that planning proposals should be assessed on their individual merits. Whilst the Guide outlines general design principles and expectations, it also highlights the importance of context-sensitive decision-making through acknowledging the varied qualities of different areas and the need to respond to these through site-specific design solutions. This approach inherently supports the view that proposals should not be judged solely by rigid standards, but rather by how well they respond to their specific context, including local character, constraints, and opportunities.

On this basis, the proposal is considered acceptable as the extension's 1.5m setback at first floor level, reduced ridge height, and hipped roof form successfully work towards mitigating potential terracing concerns, whilst the existing precedent for works of this type within the street scene provides further justification for the proposal being in-keeping and consistent with the existing appearance and established grain of the area.

Appearance and visual amenity – the extension would be constructed of materials to match the appearance of the existing dwellinghouse, including matching brickwork and roof tiles, and PPC aluminium windows and doors. At ground floor level, it would feature 1no. inward-opening door and a 'dummy' door to the front, 2no. sets of outward-opening doors (1 of which would be framed by glazing panels) and 1no. window to the rear, blank side elevations, and 5no. skylights on the rear-facing roof slope. At first-floor level, the extension would feature 1no. window to the front, 1no. window to the rear, with a blank side elevation and blank roof slopes.

It is acknowledged that concerns have been raised regarding the proposal's potential to have a detrimental effect upon the visual amenity of the area. However, it should be noted that these concerns primarily relate to the scale and massing of the extension (which has been addressed within the previous section of this report) rather than its materiality or elevational treatment.

In assessing the proposal's appearance, it is considered that the extension is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the established pattern of residential extensions in the locality, bearing particular similarities to the side extension present at No.18 Westholme Road (approved under application reference 123568/FH/2019) (*see figures 12-14*) as well as others in the surrounding area (*see figures 19-27*). Whilst elements of the proposal would be visible within the street scene and public realm, its siting to the side and rear of the property (setback from the principal elevation) combined with its use of matching materials (including brickwork and roof tiles), would ensure a cohesive and blended appearance with the host dwellinghouse. As such, the extension is not considered to form an overly prominent or incongruous visual feature, and the overall character of the property and surrounding area would not be significantly harmed by the proposed works.

Impact upon Old Broadway Conservation Area – the application property is located immediately adjacent to the Old Broadway Conservation Area and, as such, its potential impact upon this heritage asset must be carefully considered.

The proposed extension is considered to be of an appropriate scale and massing for the application site, featuring subservient dimensions to the host dwellinghouse, and would be in-keeping with the established character and appearance of the residential extensions present in the surrounding area. Its use of matching materials would work towards ensuring a cohesive and blended appearance with the host dwellinghouse, thereby minimising any visual disruption caused as a result of the works. Moreover, whilst elements of the extension would be visible within the street scene and public realm, the degree of harm caused to the visual amenity of the area and the character of the Old Broadway Conservation Area is considered to be limited overall.

The proposal is therefore considered to accord with paragraph 215 of the National Planning Policy Framework, which stipulates that *“where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”*, as well as policy DC18 of the UDP, policy EN3 of the Core Strategy and policy JP-P2 of Places for Everyone. The proposal would provide benefits in the form of improved and enlarged living accommodation for the property’s occupiers, which would outweigh the potential harm caused to the designated asset as a result of the works. It should also be noted that the proposal would not affect the most significant aspects of Old Broadway Conservation Area, which include its distinctive early 20th-century residential character, the grassed central reservation, and the architectural coherence of its detached and semi-detached dwellinghouses.

Whilst it is acknowledged that concerns have been raised regarding the potential impact of the proposal on views into and out of the Conservation Area from Westholme Road, it is considered that such views are already limited (see *figures 28 and 29*). The existing views are largely restricted to the rear roof slope of No.28 Old Broadway, which features modern photovoltaic panels, and the trees along the rear boundary of the application site, which further obscure visibility into the Conservation Area. As such, given the absence of any notable heritage features within this visual corridor, the degree of harm resulting from the proposal is considered to be less than substantial. It should also be noted that side extensions which restrict views in and out of the Conservation Area have previously been accepted at No.17 and No.25 Westholme Road as well as No.10, No.17, and No.20 Ferndene Road, all of which back onto the designated heritage asset (see *figure 19*). These precedents demonstrate that such forms of development have been considered acceptable in the past and contribute to the evolving built context surrounding the conservation area. As such, these concerns, while noted, are not considered sufficient to warrant refusal of the application.



Figure 28. Existing view between No.39 and No.41 Westholme Road



Figure 29. Sightlines between No.39 and No.41 Westholme Road

Residential amenity – it is acknowledged that concerns have been raised regarding the potential impact of the proposal upon the residential amenity of neighbouring occupiers.

However, it is considered that the single storey rear element of the extension is unlikely to result in any significant detrimental effects beyond that of the existing conditions of the application site. This conclusion is largely informed by the presence of the existing single storey rear additions at the application property, which exhibit a similar rearward projection and height to that of the current proposal, as well as comparable additions present at the neighbouring properties of No.37 and No.41 Westholme Road (see *figure 30*). Whilst the proposed rear extension would extend closer to the shared boundary with No.41 Westholme Road, its modest rearward projection of 2.7m, single storey nature, and maximum pitched roof height of 3.9m are considered to limit the degree of harm caused to the residential amenity of neighbouring occupiers. Further to this, given that the rear extension would be sited to the northwest of No.41 Westholme Road and would not project significantly beyond their existing rear additions, it is not anticipated to result in overshadowing or a loss of light to that property. As No.37 Westholme Road features a rear addition with a greater rearward projection than the current proposal, unduly harmful impacts are not anticipated to be caused to this property. The proposed extension would also incorporate blank side elevations, thereby preserving the privacy of neighbouring residents and preventing opportunities for overlooking. Additionally, the outlook from neighbouring dwellings is not expected to be adversely affected, as their existing single storey rear additions do not contain any side-facing windows that would be impacted by this element of the proposed works.



Figure 30. Aerial view of rear additions present at neighbouring properties

It is acknowledged that the proposed side extension, by virtue of its first floor element in proximity to the shared boundary, has the potential to result in a greater degree of impact upon the residential amenity of neighbouring occupiers. However, in this instance, the proposal is not considered to result in an undue level of harm, nor is the impact deemed so significant as to warrant refusal of the application. The side extension would have no discernible impact upon the residential amenity of No.37 Westholme Road, as it would project southeast-wards only and would not be sited near the adjoining dwelling. Whilst No.41 Westholme Road may experience some degree of impact, these effects are not considered to be unduly harmful. The extension's siting to the northwest of No.41 means that any overshadowing or loss of light would be limited to specific times of the day, primarily during the afternoon, whereas No.41 itself currently causes overshadowing to the application site during the morning. Further to this, the extension's proposed 1.5m setback at first floor level, reduced roof height, and hipped roof form would ensure that the extension remains largely within the existing shadow cast by the host dwelling, thereby limiting any additional impact. The inclusion of a blank side elevation would also safeguard the privacy of neighbouring occupiers by preventing overlooking. Whilst the extension may affect the outlook from No.41's northwest-facing windows, it is noted that the ground floor side-facing window could be similarly impacted by a single storey side extension constructed under permitted development rights. Additionally, the second floor side-facing window serves a stairwell rather than a habitable room (*see figures 31-33*). As such, the level of impact is considered acceptable in this instance, taking into account the permitted development fallback position and the nature of the rooms served by the affected windows.

The potential for noise transfer associated with the use of the proposed extension is not considered to be unduly harmful and would be comparable to that typically associated with other residential extensions in the surrounding area. The level of activity anticipated would be consistent with that expected from a C3 residential use and is therefore not considered to give rise to unacceptable amenity impacts. Should any issues relating to noise arise, these would be subject to control under separate legislation, such as the Environmental Protection Act, which provides mechanisms for addressing statutory nuisance.



Figure 31. Side facing windows of No.41 Westholme Road



Figure 32. Side facing windows of No.41 Westholme Road

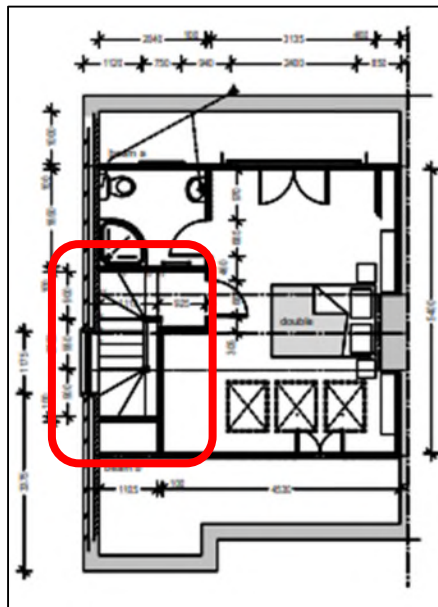


Figure 33. Loft plan of No.41 Westholme Road (submitted under 123709/LP/2019)

Waste storage – the proposal would result in external access to the rear of the property being lost, meaning the property's refuse bins would have to be stored to the front. To overcome harmful visual impacts associated with bins being stored to the front, details of a covered timber bin store (able to accommodate 4no. 240L bins) have been provided and an appropriately worded condition recommended. The bin store would be located adjacent to the boundary shared with No.37 Westholme Road, which is presently characterised by mature landscaping (see *figure 34*). Storage of the bins in this location would ensure that the use of the property's retained driveway space is not impeded as a result of the works, whilst also safeguarding the visual amenity of the area.



Figure 34. Excerpt from submitted proposed site plan showing bin storage area

Parking and highways impact – the proposal would reduce the dimensions of the property's existing driveway space, however, sufficient space for one vehicle (at least 2.4m by 4.8m) would be retained, as demonstrated on the submitted proposed site plan (see *figure 35*). The proposal is therefore not considered to result in an unacceptable increase in on-street parking, traffic, and congestion in the area and should avoid compromising the accessibility of nearby footpaths as well as pedestrian and highways safety.

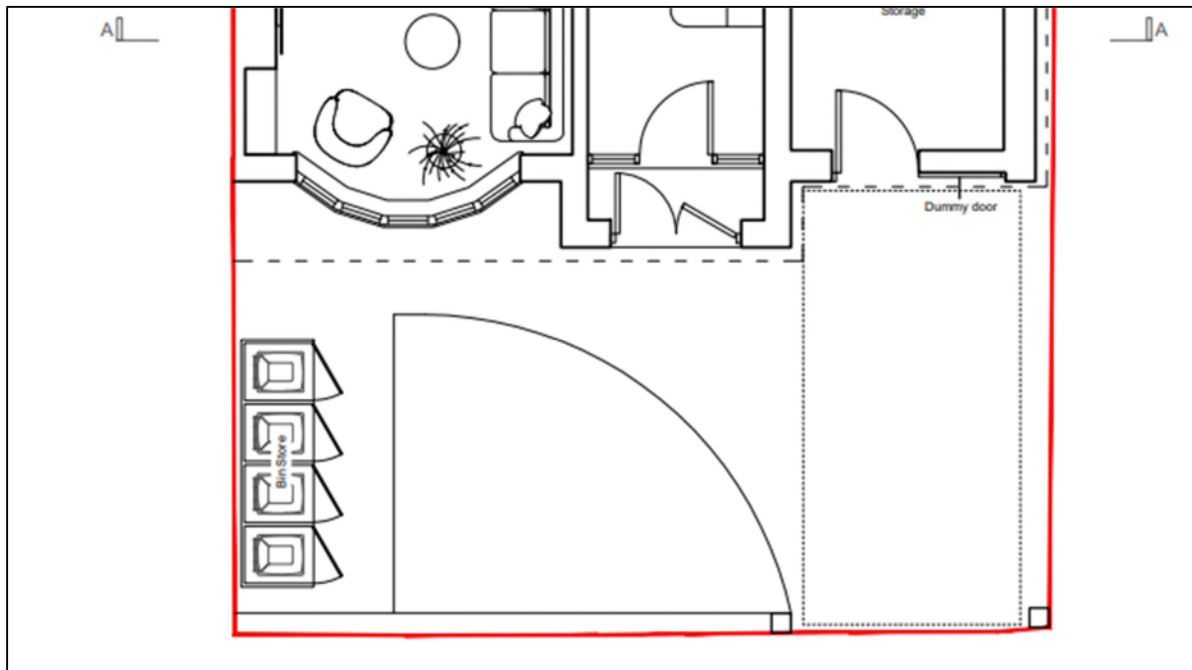


Figure 35. Excerpt from submitted ground floor plan showing retained driveway space

Trees – no trees are proposed to be removed or pruned as part of the development. The only trees located within the vicinity of the proposal are those present along the rear boundary of the application site, and it is considered that these are unlikely to be harmed or detrimentally affected by the development.

Biodiversity – it is acknowledged that concerns were received regarding the potential inclusion of a swift brick within the proposed development. However, imposing such a requirement is considered to be onerous and disproportionate given the nature and scale of the proposal, which comprises a householder extension rather than the creation of a new dwellinghouse. Furthermore, there is currently no adopted policy within Manchester City Council's planning framework that mandates the inclusion of swift bricks in householder extensions. As such, while ecological enhancements are encouraged where appropriate, it is not considered reasonable to require this measure in this instance.

Access arrangements – concerns have been raised regarding the potential for the proposal to restrict access to the rear of the application site in the event of an emergency. While such matters are noted, this is a common occurrence and would not prevent permission from being granted.

Prejudice development – concerns have been raised regarding the potential for the proposal to prejudice future development at neighbouring plots. However, the proposed development would be sited entirely within the confines of the application site, does not include any side-facing windows, and incorporates an appropriate setback at first floor level. As such, it is not considered that the proposal would compromise the development potential of adjacent plots.

Devaluation of neighbouring properties - concerns have been raised regarding the potential for the proposed development to negatively affect the value of neighbouring properties. However, the impact of a development on property values is not a material planning consideration and, as such, cannot be used as a reason to justify refusal of the application.

Quality of the planning submission – concerns have been raised regarding the quality of the planning submission with objection letters indicating that the description of development is incorrect, the application lacks detail relating to the proposal's impact upon trees, and the submitted drawings do not show soil pipes or dimensions.

However, it is the Council's view that the revised description of development is accurate and reflective of the proposal as shown on the proposed drawings, the proposal's impact upon trees has been previously discussed within the report, the inclusion of soil pipes on drawings is not a requirement of planning submissions and falls outside the scope of material planning considerations, and the drawings provided are scalable. As such, these matters do not warrant the refusal of the application.

Civil matters - concerns have been raised regarding the potential erection of scaffolding on neighbouring land, possible damage to neighbouring properties, increased maintenance costs, moss and mould growth, the installation of foundations on neighbouring land, and the overhang of the development beyond the application site boundary. These matters are civil in nature and fall outside the remit of the planning system. As such, they are not material planning considerations and cannot be taken into account in the determination of this application.

Subsidence – concerns have been raised regarding subsidence issues as a result of the works. As the application property is not situated in an area known to be at high risk of ground instability, this is not considered to be a significant issue associated with the proposal, nor would it warrant the refusal of the application.

Drainage – concerns have been raised regarding drainage issues as a result of the works. As the application property is not situated in Flood Zone 2 or 3, nor is it sited within an area of high or medium surface water flooding, this is not considered to be a significant issue associated with the proposal, nor would it warrant the refusal of the application.

Damage to utilities – concerns have been raised regarding potential damage to utilities as a result of the works. However, potential damage to utilities (i.e., water, gas, electricity) during construction is not a material planning consideration and is typically addressed through separate legislation and agreements with utility providers. As such, these concerns would not warrant refusal of the application.

Construction impacts – it is acknowledged that concerns were raised in relation to the proposal's impact upon residential amenity with noise and disturbance generated during the construction phase. However, any impacts associated with construction would be short lived and would not be material considerations which could be used to refuse planning permission. If there are any issues relating to noise or pollution associated with the construction phase, then these would be controlled through separate legislation such as the Environmental Pollution Act

Loss of front garden and landscaping – it is acknowledged that concerns were raised in relation to the loss of the property's front garden, however, it should be noted that these would be retained under the current application, as well as the existing front boundary wall and existing grassed area to the front. Such concerns therefore would not warrant the refusal of the application.

Wildlife and ecology – it is acknowledged that concerns were raised in relation to the proposal restricting local wildlife from moving between properties as well as restricting light to trees and plants, thus impacting their health. However, natural wildlife corridors could be similarly restricted by a single storey side extension erected under permitted development rights. No trees or plants are expected to be unduly harmed in terms of their access to light given that the extension would be located away from nearby trees and primarily sited within the existing shadow of the host dwelling.

Conclusion – the concerns raised by local residents have been thoroughly reviewed and are addressed in detail within the main body of this report. These representations have been carefully considered in the context of relevant planning policy and guidance and assessed against the specific circumstances and planning merits of the proposal. While the issues raised are acknowledged, they do not outweigh the overall benefits of the scheme in providing additional living accommodation for a family dwellinghouse. Furthermore, the proposed development is considered to be in-keeping with the character and appearance of the surrounding area, where similar extensions have been approved and implemented. The proposal reflects an established pattern of development and does not introduce features that would be out of context with the surrounding area. On balance, the development is considered to be acceptable, with the identified benefits outweighing any potential harm.

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, Old Broadway Conservation Area, waste storage, parking and other issues, as it broadly complies with saved policies DC1, DC18, and DC26 of the Unitary Development Plan for the City of Manchester, policies DM1, SP1, EN1, and EN3 of the Manchester Core Strategy, policies JP-P1 and JP-P2 of Places for Everyone and chapter 12 and 16 of the National Planning Policy Framework. For these reasons, 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 the right to a fair hearing and to this end the Committee 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 of the application 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. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 drawings and documents:

'Proposed Plans', numbered 'AL-10-001 Rev A', received by the City Council as Local Planning Authority on the 3rd October 2025.

'Proposed Elevations', numbered 'AL-20-102 Rev A', received by the City Council as Local Planning Authority on the 3rd October 2025.

'Proposed Site Plan', numbered 'AL-20-103 Rev B' received by the City Council as Local Planning Authority on the 3rd October 2025.

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) Materials:

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) PD restriction (windows/doors):

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 windows, doors or other openings shall be installed in the ground and first floor of the northwestern and southeastern side elevations 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) Bin store:

The proposed bin store, shown on the drawings labelled 'Proposed Plans', numbered 'AL-10-001 Rev A' and 'Proposed Site Plan', numbered 'AL-20-103 Rev B' received by the City Council as Local Planning Authority on the 3rd October 2025, shall be implemented and be in place prior to the first use of the extension and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the appearance of the street scene, 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.

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.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 143653/FH/2025 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

A map showing the neighbours notified of the application is attached at the end of the report.

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