MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143699/FH/2025
Date registered valid:	13 October 2025
Proposal:	Installation of obscurely glazed opening window to side gable of property at second floor level
Address:	62 Nell Lane, Manchester, M21 7DA
Ward(s):	Chorlton Park Ward
Applicant:	Dr Christopher Hickey
Agent (if any):	
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**06/11/2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:
Printed: 13 October 2025 Expired: 3 November 2025

Neighbour notifications
Printed: 13 October 2025 Expired: 3 November 2025

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building
The application relates to a three-storey end of terrace family dwelling. The house is finished in red brick with brick boundary treatment. An electrical substation borders the site.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
Nell Lane is a predominantly residential Street in the Chorlton Park Ward. The area comprises of terraced semidetached and detached family dwellings, low rise apartments as well as a 4 storey High School.

Description of development
The applicant is seeking permission for the insertion of an obscurely glazed opening window to the second-floor side elevation.

Consultations & Notification Responses
Neighbours, as per Appendix 1 – No comments or objections received.

Electricity Northwest – No objection to the proposal.

Policy
The Manchester Core Strategy Development Plan Document 2012-2027 –
The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

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

Places for Everyone
Places for Everyone (2022-2039) – Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.
The following policies are relevant:

- S1- Sustainable development

The National Planning Policy Framework (December 2024)
The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

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

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

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

Principle
The submitted application is for the insertion of a second-floor window on the side elevation. This is considered to be acceptable in principle as many people prefer to alter their homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

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. The proposed extension is deemed to accord with saved policies DM1 and SP1 of the Manchester Core Strategy.

Residential Amenity
The proposal is for the insertion of an obscurely glazed window at second floor, positioned on the north-west facing side elevation of the house. The window would face the single storey electricity substation, as well as the side elevation of No. 60A Nell Lane. The land between the side of the house and the electricity substation building is within the property's ownership, ensuring that even when opened the window would not open on to land owned by anyone else.

The neighbouring property, no. 60A Nell Lane also features a first-floor side facing window of a similar size and scale, also obscurely glazed. In addition to the obscure glazing, the pitched roof of the electricity substation would further limit the potential for inter-looking between the side elevation windows on either property. As such, the proposal is not considered to introduce any materially harmful overlooking or loss of privacy.

Electricity North West whom own the electrical substation adjacent to the property have not objection to the proposal.

Given the limited potential for overlooking, the president of similar windows in the locality, and the absence of any direct views into sensitive areas, the proposal is considered to be acceptable in terms of impact on the residential amenity of neighbouring occupiers.

In addition to this, there have been no objections to the application. The proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

Visual Amenity
The proposed window would be standard in size, with a white frame to match the existing windows on the front and rear elevation. It would measure 800mm x 700mm.

The window would be visible from the public highway and would feature in the street scene. However, side facing windows are a common feature along this section of Nell Lane, including at the immediately adjacent property. The proposal would not appear incongruous or out of character. As such, the design and appearance of the proposed development are considered acceptable and in accordance with Core Strategy Policies DM1 and SP1, as well as Chapter 12 of NPPF.

Conclusion
Given the above issues, it is considered that the proposed elevation alterations are acceptable in terms of its principle, appearance, and impact upon existing levels of visual and residential as it broadly complies with policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration
Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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

Drawing – Layout Plan – Existing and Proposed – Received 11 August 2025.

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

3. Materials
The materials of the proposed window hereby approved shall be those as specified on Application form.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

4. Obscure Glazed
The proposed window inserted into the side elevation of the existing house 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.

Appendix 1 – List of consultees & neighbours notified

Electricity Northwest

111 Nell Lane, Manchester, M21 7SW
64 Nell Lane, Manchester, M21 7DA
60A Nell Lane, Manchester, M21 7SN
109 Nell Lane, Manchester, M21 7SW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Historic Landfill Site 50m Buffer -
Area Team Boundary - Name: SOUTH AREA