MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143715/FH/2025
Date registered valid:	20 August 2025
Proposal:	Erection of a single storey side and rear extension with rear patio; erection of a rear dormer roof extension; installation of two rooflights to the front roof slope and one ground floor window to the side elevation; installation of replacement windows.
Address:	183 Oswald Road, Manchester, M21 9AZ
Ward(s):	Chorlton Ward
Applicant:	Mr Lynch
Agent (if any):	
Case officer:	Ellie Knowles Tel: 0161 219 6633 Email: ellie.knowles@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**27 November 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18 September 2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 29 August 2025 Expired: 19 September 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/area

The application site relates to a two-storey semi-detached dwellinghouse of red brick with a gable roofs and double height bay windows to front. The property features a front garden, hard landscaping to the side and a private garden to the rear. Boundary treatment in the form of a low masonry wall with timber fencing attached occupy the shared boundaries.

The property is located along Oswald Road, a residential street in Chorlton. The area is characterised by period red-brick family dwellinghouses and benefits from its proximity to the district centre and open greenspace.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The applicant is seeking permission for the erection of a single storey side and rear extension with rear patio; erection of a rear dormer roof extension; installation of two rooflights to the front roof slope and one ground floor window to the side elevation and installation of replacement windows to provide additional living accommodation.

During the course of the application, 07/10/2025, the applicant submitted a revised proposal showing a 500mm offset from the boundary wall with the party wall neighbour.

Consultations & Notification Responses

Local responses
None

Consultee responses
None

Relevant Planning History

None at the application site.

At 76 Grange Road –
135516/FH/2022 – Erection of rear dormer and installation of rooflights to front. Approved 11.01.2023.

History of negotiations

The planning officer requested specification details of the dormer cladding to address initial visual amenity concerns. The applicant specified on 27/11/2025 that GreenCoat PLX Pro BT Standing Seam Steel Sheeting in Nordic Night Black, is proposed.

Local Planning Policies

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 PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) 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.

The relevant **Places for Everyone** policies for this application are as follows:

JP-S1 – Sustainable Development
JP-P1 – Sustainable Places

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
EN 19 – Waste

The relevant saved **UDP** policies for this application are:

DC1– Residential Extensions
DC26 – Development and Noise

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester's Emerging Space Standards)

National Planning Policy Framework

The NPPF (December 2024) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places

Paragraph 135 states – Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and

disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Issues

Principle of development:

The principle of erecting a single storey side and rear extension with rear patio; erection of a rear dormer roof extension; installation of two rooflights to the front roof slope and one ground floor window to the side elevation and installation of replacement windows, to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Impact on visual amenity and the streetscene:

The proposed side rear extension would create a single storey wraparound element around the existing two storey outrigger. It would sit flush with the original side elevation of the host property, run 9.42m in total length and project 2.5m rearwards from the rear elevation of the outrigger. The extension would accommodate a flat roof with parapet detail, measuring 3.85m in total height and comprise four concealed rooflights. It would be inset 500mm from the shared side boundary with no.181 Oswald Road. The current existing bay window and roof element would be removed to facilitate the rear extension.

A raised platform is proposed to the rear of the single storey extension, measuring 645mm (height) x 2.53m (projection from extension) x 5.4m (width). A 1.8m high native hedgerow is proposed along the shared boundary with no.181 adjoining, as shown on plan ref: KSP/LP/01 REV A.

The proposed dormer would be set just below the main roof ridge, but above the outrigger roof by 500mm, wrapping around in an L shape to cover the main and outrigger roofs, and would be set up and in from the eaves. The proposed dormer would be finished in metal cladding (black) and a flat roof, thereby adding a contemporary design to the existing property.

The proposed side and rear single storey extensions would be built of brown/red multi brickwork to match the existing dwellinghouse with soldier course detail at eaves level. The submitted plans indicate that all side elevations at ground floor level would be blank, and fenestration would be proposed in the rear elevation only, in the form of black Crittall style bi-fold doors. Four rooflights are proposed within the flat roof of the side/rear extension.

Two rooflights are proposed to the front roofscape of the original property.

The proposed dormer extension would feature three rooflights and black aluminium framed fenestration as follows:

- 1.no floor to ceiling window – *rear elevation main roof*
- 1.no triangular window – *rear elevation outrigger roof*
- 2.no obscure glazed floor to ceiling windows – *northern side elevation*

Elevational alterations are proposed to the ground floor side and first floor rear elevations of the original property. To the side an additional single white aluminium framed obscure glazed window with soldier course above is proposed. To the rear the first-floor window and sill would be replaced with a smaller black aluminium framed picture window.

The overall siting, scale, and massing of the proposal is considered to be acceptable on balance, as the development is understood as being subservient to the host dwellinghouse in terms of their dimensions, would avoid resulting in 'excessively large or bulky' additions to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing overbearing features into the area. Sufficient private outdoor amenity space would also be retained to the rear.

The proposal is considered relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Sited at the side and rear of the property, the extensions would be partially visible within the street scene and public realm. Whilst the metal dormer cheek cladding would give rise to a contemporary visual appearance, its dark colouration and high-quality finish should provide a complementary appearance with the host dwellinghouse, ensuring that it does not form prominent visual features. Furthermore, this materiality has been supported under application ref: 135516/FH/2022 at 76 Grange Road, setting a local precedence. As such, the overall character of the property and its surrounding area should therefore not be significantly harmed by these works.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Impact on residential amenity:

The proposed rear dormer's nature of works is not considered to impact upon light or outlooking of surrounding occupiers. The design of the dormer incorporates rear and side facing windows that are setback from the eaves. To protect against overlooking and loss of privacy implications for the neighbouring property due north, the two side facing windows located on the rear dormer along the outrigger's roof shall be obscuring glazed to a specification of no less than 5 of the Pilkington Glass Scale or other such equivalent and a condition to match will be attached to any approval. As such, this element is not considered to significantly harm the residential amenity of the surrounding neighbouring occupiers.

The proposed additional window to the side elevation at ground floor, would be obscure glazed to serve a WC, therefore raises no impact upon the privacy of neighbouring properties. The proposed replacement first floor rear window would afford the same outlook as existing; therefore, it is not considered that there would be any greater amenity impact over and above the existing. Similarly, the proposed front rooflights would afford outlook over the highway, Oswald Road, therefore raises no amenity concerns.

On the basis, that the proposed side and rear extension would be single storey with a maximum parapet roof height of 3.85m, 500mm inset from the shared boundary and a rearward projection of 2.5m from the existing outrigger rear building line, it is considered that the proposal should not cause significant issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, fenestration is proposed to the rear elevation only, which would not give rise to any indue overlooking and loss of privacy of neighbouring occupiers.

With regards to the proposed raised rear platform, it is acknowledged that the adjoining neighbour, no.181, affords a similar development along the shared boundary with the application site. It is acknowledged that this platform features no additional screening and therefore creates impact upon the privacy of the application property. To mitigate mutual overlooking impacts, a 1.8m high native hedgerow is proposed along the shared boundary with this neighbour, which is considered acceptable on balance in this specific instance.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Impact on Highway Safety:

The proposed development would not interfere with the existing parking provision on street, as such is considered acceptable in this regard.

Waste:

The current waste storage arrangements would be unaffected by the proposal.

Conclusion:

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, waste storage and parking as it broadly complies with saved policies DC1 of the UDP, policies DM1 and SP1 of the Core Strategy, policy JP-P1 and JP-P2 of the Places for Everyone joint development plan document 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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

Condition(s) to be attached to decision for approval

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 documents labelled:

- 'Proposed 1:500 Site Plan', numbered 'OR/PL/100 REV A', stamped as received by the City Council as Local Planning Authority on the 07/10/2025.
- 'Proposed Ground Floor Plan', numbered 'OR/PL/101 REV A', stamped as received by the City Council as Local Planning Authority on the 07/10/2025.
- 'Proposed First Floor Plan', numbered 'OR/PL/102 REV A', stamped as received by the City Council as Local Planning Authority on the 07/10/2025.
- 'Proposed Loft Plan', numbered 'OR/PL/103 REV A', stamped as received by the City Council as Local Planning Authority on the 07/10/2025.
- 'Proposed Roof Plan', numbered 'OR/PL/104 REV A', stamped as received by the City Council as Local Planning Authority on the 07/10/2025.
- 'Proposed East Elevation', numbered 'OR/PL/105 REV A', stamped as received by the City Council as Local Planning Authority on the 07/10/2025.
- 'Proposed West Elevation', numbered 'OR/PL/106 REV A', stamped as received by the City Council as Local Planning Authority on the 07/10/2025.
- 'Proposed North Elevation', numbered 'OR/PL/107 REV A', stamped as received by the City Council as Local Planning Authority on the 07/10/2025.
- 'Proposed South Elevation', numbered 'OR/PL/114 REV A', stamped as received by the City Council as Local Planning Authority on the 07/10/2025.

- 'Proposed Landscape Plan', numbered 'KSP/LP/01 REV A', stamped as received by the City Council as Local Planning Authority on the 18/11/2025.

- GreenCoat PLX Pro BT Datasheet (Received 27/11/2025)

Reason - To ensure 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 walling 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) The materials used in the external roofing surfaces of the development hereby approved shall be as follows:

- [dormer cladding: GreenCoat PLX Pro BT Standing Seam Steel Sheeting in Nordic Night Black]
- [flat roof(s): Grey single ply membrane roof]

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.

5) The windows in the second floor/loft and ground floor of the northern 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.

Appendix 1 – List of consultees & neighbours notified

82 Grange Road, Manchester, M21 9WX
188 Oswald Road, Manchester, M21 9GW
186 Oswald Road, Manchester, M21 9GW
84 Grange Road, Manchester, M21 9WX
185 Oswald Road, Manchester, M21 9AZ
181 Oswald Road, Manchester, M21 9AZ

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