

Planning

Delegated Officer Report

Summary of application details

Application reference:	145373/FH/2026
Application type:	Householder planning permission
Proposal:	Erection of Single-storey extension to the side and rear, basement lightwell to the front, installation of new dormer to the rear and new rooflights front and rear.
Site address:	28 Green Walk Manchester M16 9RF
Ward(s):	Whalley Range
Date application valid:	17 March 2026
Applicant name:	Gwen Henshaw
Agent (if any):	Mr Chris Rodgers
Case officer:	Joshua Lee
Recommendation:	Approve
Date of recommendation:	20 May 2026

Description of site, building and/or area

The proposal is related to a two-storey semidetached dwellinghouse on Green Walk

The property is in a mostly residential part of the Whalley Range ward of Manchester and within the Whalley Range Conservation Area.

Description of development

Erection of Single-storey extension to the side and rear, basement lightwell to the front, installation of new dormer and recessed balcony to the rear and new rooflights front and rear.

Relevant planning history

Consultation, notification and publicity responses

Consultations

No consultees required.

Notifications and publicity

Letters, Site Notice and MEN Advert

1 no letter on behalf of 3 no local residents was received with concerns regarding:

- Impact on character and appearance: Concern that the proposed side extension would disrupt the symmetry of Nos. 26 and 28 and harm the wider character and appearance of Green Walk, which lies within a conservation area.
- Loss of privacy: Concern that the rear extension, including the glazed 'orangery', would lead to overlooking of the neighbouring rear garden.
- Loss of light: Concern that the rear extension would reduce natural light to the neighbouring property, including a rear home office and garden area.
- Party wall matters: Concern regarding potential impacts on the shared party wall and absence of a Party Wall Notice or supporting structural information.

Relevant planning considerations have been taken into account in the assessment of the application below.

Whalley Range Conservation Area Group

No representations received.

Whalley Range Forum

No representations received.

Negotiations

During the course of the application, concerns were raised regarding the potential for overlooking arising from the proposed side-facing window in the rear extension and the proposed roof terrace. Following discussions with the applicant's agent, amended plans were submitted to address these issues.

The side-facing window has been revised to include obscured glazing to a suitable height to prevent overlooking of the adjoining property. In addition, the roof terrace has been redesigned to a more traditional dormer with no external terrace, thereby reducing the perception and extent of overlooking while retaining an acceptable level of amenity for future occupiers.

The description of development has been updated to read 'Erection of Single-storey extension to the side and rear, basement lightwell to the front, installation of new dormer to the rear and new rooflights front and rear'

These amendments are considered to satisfactorily address the concerns raised and have informed the assessment and recommendation set out in this report.

Relevant policies

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions on planning applications must be made in line with the statutory development plan, unless material considerations indicate otherwise.

For Manchester, the development plan comprises:

- The Core Strategy (2012–2027)
- Saved policies of the Unitary Development Plan (UDP)
- The Places for Everyone Joint Development Plan Document (2022–2039)

These documents are considered up to date and carry substantial weight in decision-making. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance.

The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

Where applicable, the Council must give special regard to preserving the character of conservation areas and the setting of listed buildings, in line with statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The policies referenced in this report are those considered most relevant to the nature, scale and location of the proposed development as follows:

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - Objective 6 Environment

- EN 1 - Design Principles and Strategic Character Areas
- EN 3 – Heritage (Deletions replaced with PfE Policy JP-P2)
- EN 19 – Waste

• [Guide to development in Manchester](#) - supplementary planning document and planning guidance, April 2007

- [Extant Unitary Development Plan \(UDP\)](#) –
 - Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC18 - Conservation Areas
 - DC26 - Development and Noise
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - Places for People
 - JP-P1 Sustainable Places
 - JP-P2: Heritage
- [National Planning Policy Framework \(NPPF\)](#) December 2024–
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 11 – Making effective use of land
 - Section 12 – Achieving well-designed places
 - Section 16 - Conserving and enhancing the historic environment
- [National Planning Policy Framework Draft for Consultation December 2025](#) - National decision-making policies
 - Chapter 3 – Decision-making policies
 - DM1: Preparing development proposals
 - DM2: Information requirements
 - DM3: Determining development proposals
 - DM6: Use of planning conditions and obligations
 - DM7: Relationship with other regulatory regimes
 - Chapter 4 - Achieving sustainable development
 - S3: Presumption in favour of sustainable development
 - S4: Principle of development within settlements
 - Chapter 12 - Making effective use of land
 - L4: Residential extensions
 - Chapter 14 - Achieving well-designed places
 - DP3: Key principles for well-designed places
 - DP4: The Design process
 - Chapter 20 - Conserving and enhancing the historic environment
 - HE9: Conservation areas

Assessment

Principle of Development

Many people prefer to extend their existing homes rather than move. The Council understands the need for more living space but must also ensure that the amenities of neighbours are protected and that the overall character of the surrounding area is not harmed.

Each case is looked at on its individual merits, having regard to a range of criteria as stated in Policy DM 1 of the Manchester Core Strategy.

In this case the principle of the development is acceptable subject to assessment below.

Appropriate siting, layout, scale, form, massing, materials, and detail

The new addition is designed to match the style and features of the current building by using matching brick and tile to the existing dwellinghouse and matching window fenestrations.

The proposal is designed to be subservient to the original dwelling house with the side and rear extensions at single storey and using matching materials to the main dwelling. The dormer also sits within the main roofline, and the dark grey standing seam finish would integrate into the existing grey slate roof.

The impact to adjoining neighbour No26 is predominately the rear extension and dormer. The rear extension projects slightly beyond the existing outrigger but sits further away and therefore any additional massing is acceptable. The dormer sits entirely in the main roof line with setbacks to eaves, ridge and boundary to ensure the impact of the massing is minimised and acceptable to the neighbour.

The impact to bordering neighbour No39 is more significant, however given the proposed side extension is single storey with matching brick and slate roof, along with a 1m gap to the boundary ensures the massing would not be significant enough to warrant refusal. It is noted that No. 28 sits further back than No39 however the single storey rear extension sits in line with the existing side elevation and the dormer sits within the main roof mitigating any impact close to the boundary.

Due to its, size, position and location in relation to neighbours, the proposal would not create and over-dominant or overbearing feature.

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.

Only minimal views of the main proposed works are capable of being seen from the street. Given the position of the extension and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby, notably similar extensions at No.13 (with similar standing seam metal cladding to the dormer) would not therefore disrupt the area's existing features.

Effects on amenity

Privacy

The proposal includes adding glazing to the new rear elevation however given these are at ground floor and replace similar windows on this elevation the impact to privacy is minimal. Side facing ground floor windows facing No.26 are obscured glazed to 1.8m above internal floor level and given the separation distance to the boundary is a good compromise to ensure the privacy of neighbouring residents.

The proposed side facing windows and doors on the side extension are at ground floor with a 1m gap to the shared boundary and would be similar to existing windows on this elevation.

The proposed glazing and dormer feature sit on a similar plane to existing large rear facing glazing and would not present a greater harm to privacy than outlook from the first floor windows.

The proposed rooflights are in a location and angled in a way that minimises views and overlooking.

Light

Given the proposal is entirely at ground floor level, set backs to boundary and the dormer sitting entirely within the main roof line the impact to light from the added massing is minimal.

Noise

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal does not change how people can get in and out of the building and would not present further accessibility issues into the property.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.

The proposal itself has little impact on waste from the site. It uses the current domestic storage and collection methods on site and maintains external access to the rear of the property.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property.

Effects relating to biodiversity, landscape, archaeological or built heritage

Built heritage

The application site lies within the Whalley Range Conservation Area.

Development control within Whalley Range seeks to allow the area to continue to prosper while protecting its special architectural and visual interest. Property owners are encouraged to retain original features and the overall character of buildings within the conservation area.

The scale, design and positioning of the proposal would minimise any harm to the significance of the conservation area and nearby heritage assets. The development is in keeping with the host building and reflects the prevailing character and form of development within the wider area.

The proposal adopts materials and proportions that respect the architectural style of the existing property and would sit comfortably within the street scene. It is also noted that extensions and outbuildings are a common feature of properties within the conservation area, contributing to its established pattern of development.

Overall, while the proposal would result in some level of change, any harm to the conservation area would be less than substantial, as defined by Section 16 of the National Planning Policy Framework. This level of harm is considered acceptable in heritage terms.

Green Infrastructure including open space, both public and private

The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment.

The proposal has a negligible impact on drainage using the existing drainage on site.

Conclusion

Overall, the proposal is considered to accord with the relevant policies of the Development Plan, including the Core Strategy, saved UDP policies and Places for Everyone, together with the National Planning Policy Framework. The development would provide improved living accommodation for the occupiers in a manner that respects the character and appearance of the host property and the wider Whalley Range Conservation Area. Any identified impacts on

neighbouring amenity, including in relation to privacy and outlook, have been appropriately mitigated through design amendments and the use of conditions, and are not considered to give rise to unacceptable harm. Whilst some limited harm to the character of the conservation area has been identified, this would be less than substantial and is outweighed by the benefits of the proposal. Taking all material considerations into account, the proposal represents sustainable development and there are no adverse impacts that would significantly and demonstrably outweigh the benefits. Planning permission should therefore be granted.

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. There were minor changes required to meet the requirements for approval, and the officer and applicant worked together to find an amicable solution.

Recommendation: Approve

Conditions attached to this decision

- 1) The development must be begun not later than three years beginning with the date of this permission.

Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- a. EXISTING LOCATION AND SITE PLAN, 24-0018-10-001 PL02, 2 Apr 2026
- b. PROPOSED SITE PLAN, 24-0018-20-001 PL03, 2 Apr 2026
- c. Proposed Floor Plans, Basement, Ground Floor and First Floor, 24-0018-20-002 PL04, 30 Apr 2026
- d. Proposed Floor Plans, Second Floor and Roof Plan, 24-0018-20-003 PL06, 20 May 2026
- e. Proposed Elevations, Sheet 01 - Full Elevations, 24-0018-20-101 PL06, 20 May 2026

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

- 3) The materials used in the external surfaces of the development hereby approved shall be those as specified on approved plan/drawing ref.

- a. Proposed Elevations, Sheet 01 - Full Elevations, 24-0018-20-101 PL06, 20 May 2026

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 following windows in 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.

- a. Bottom panes (to 1.8m from internal floor level) of the North-west facing windows in the single storey rear extension

b. Side facing window and door in the proposed side extension

Reason - In order to protect the amenity of neighbouring residents and in accordance with policies SP1 and DM1 of the Core Strategy.