

Planning

Delegated Officer Report

Summary of application details

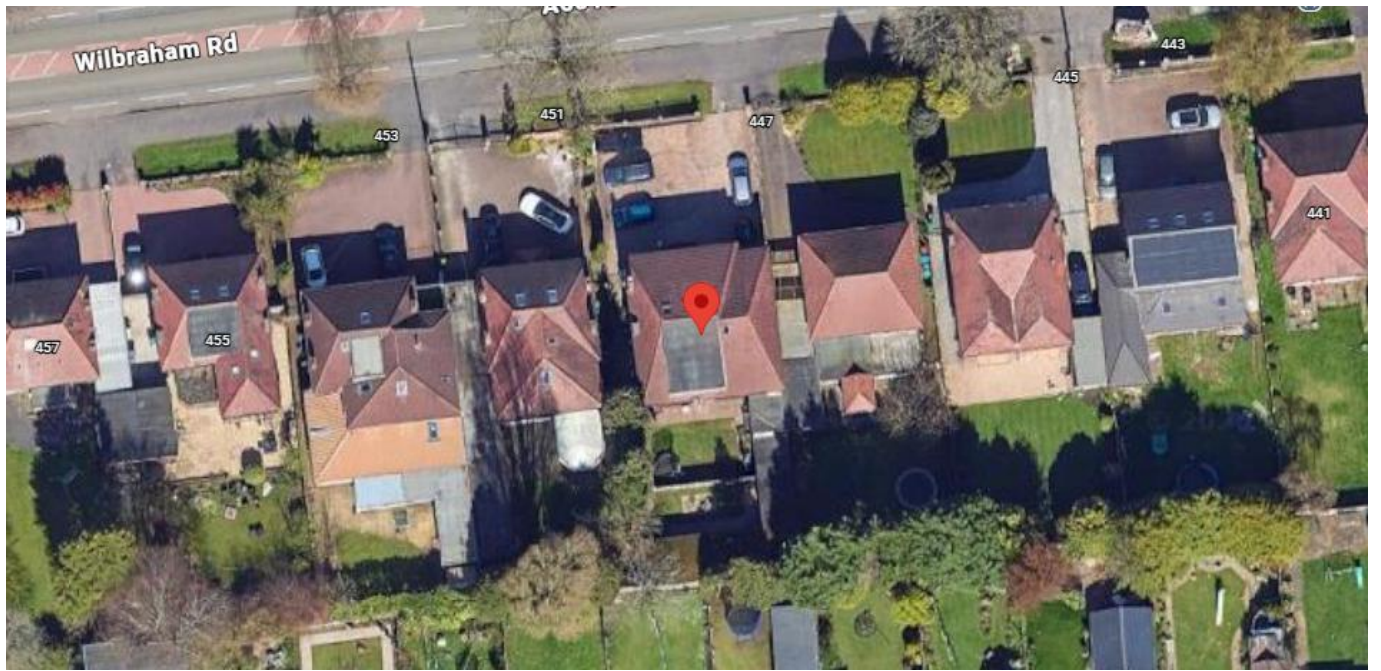
Application reference:	145557/FH/2026
Application type:	Householder planning permission
Proposal:	Enlargement of rear extension to increase its height and width and to sub-divide it to form a detached outbuilding.
Site address:	449 Wilbraham Road Manchester M21 0UZ
Ward(s):	Chorlton Park
Date application valid:	09 April 2026
Applicant name:	Mrs Noreen Aslam
Agent (if any):	Mr Ahmed Choudhry
Case officer:	Holly Wright
Recommendation:	Approve
Date of recommendation:	28 May 2026

Description of site, building and/or area

The application relates to a two-storey detached dwellinghouse of brown brick with a red tiled hipped roof. The property features brown uPVC-framed windows, a large brick driveway bordered a redbrick wall, piers, and black railings, a front porch extension, a canopy overhang to the front, a two-storey side extension, a rear dormer extension, a large L-shaped rear extension and a rear garden space.

This stretch of Wilbraham Road is primarily residential in character, consisting of detached dwellinghouses and blocks of flats. Situated in the Chorlton Park ward of Manchester, the property benefits from its proximity to public outdoor amenity and green spaces, such as Hough End Playing Fields and Chorlton Park.

The property is not listed, nor is sited within a Conservation Area.





Description of development

The applicant is seeking planning permission for the “Enlargement of rear extension to increase its height and width and to sub-divide it to form a detached outbuilding.”

Relevant planning history

100754/FH/2012/S1 – Erection of two-storey rear and side extension, re-roofing of property with dormer window to rear, with associated porch and canopy to front – Approved (2012).

128809/FH/2020 – Raise of ridge height and loft extension with full width rear dormer window – Refused (2021).

131042/FH/2021 – Raising of roof ridge height and loft extension with rear dormer window – Refused (2021).

135761/FH/2022 - Installation of new roof including an increase in height together with rear dormer to form additional living accommodation – Refused (2023).

Consultation, notification and publicity responses

Two objections were received from **two local residents** in response to the application; the comments are summarised as follows:

- Objections to the current outbuilding structure present at the site, in terms of its height, with taller boundary treatment needing to be erected in order to screen the structure from view.
- The current structure sits at a height broadly consistent with the boundary fencing and has a limited visual and environmental impact. However, the proposed increase in both height and width would materially alter this relationship, resulting in an overbearing presence to neighbouring residents.
- This would significantly reduce the level of natural light currently enjoyed within neighbouring gardens, adversely affecting overall amenity.
- The increased scale and separation of the structure raise clear concerns regarding overlooking and loss of privacy. The proposal would introduce direct or perceived views into neighbouring gardens, which are presently private and enclosed spaces. This would diminish the ability of surrounding residents to use and enjoy their gardens comfortably with a harmful impact upon residential amenity.
- It is a residential area not appropriate for HMOs.
- No other properties in the area have outbuildings so close to neighbour’s boundary lines.
- If the outbuildings are being used as dwellings, I have concerns about extractor fans and the associated smells being directed towards surrounding properties, the smells constitute a detriment to amenity.
- Concerns if there was to be a fire, especially if there is a gas connection in these outbuildings and the safety impact it could have upon neighbouring properties.
- Concerns about the noise levels having an impact upon neighbouring properties and gardens, impeding the quiet enjoyment of these spaces.
- Concerned about the potential future use of the outbuilding. The outbuilding could be used for childcare purposes, which may lead to increased noise, activity, and general disturbance that would be out-of-keeping with the residential character of the area.

- The proposed development appears excessive for the size and nature of the plot. The introduction of a detached outbuilding in such close proximity to boundary lines is not in keeping with the established character of the surrounding properties. To my knowledge, neighbouring properties do not have similar outbuildings positioned so close to shared boundaries, making this proposal inconsistent with the local pattern of development.
- The scale and positioning of the proposed outbuilding would result in a significant loss of privacy for neighbouring properties. The structure would overlook or enclose neighbouring garden spaces, creating a sense of intrusion and reducing the ability to enjoy homes and outdoor areas. Additionally, the building would obstruct current outlook, replacing open space with a dominating structure.
- The application does not appear to include specific height measurements or sufficient detail regarding the scale of the proposed outbuilding. This lack of clarity makes it difficult to fully assess the impact of the development. Accurate dimensions, including height and massing, are essential for a fair and transparent evaluation.
- Surrounding residents rely heavily on gardens as safe and familiar spaces. Residents spend considerable amounts of time outdoors, where the open environment supports wellbeing.
- The introduction of a large, enclosed structure so close to neighbouring boundaries would fundamentally alter surrounding gardens and amenity spaces. The loss of open views, increased sense of enclosure, and potential noise or activity associated with the outbuilding would be distressing and disruptive to surrounding residents.
- The proximity of the proposed outbuilding to the boundary is also concerning. Such close positioning risks creating an overbearing presence and may lead to overshadowing, noise transfer, and general disturbance.

Relevant policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

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-P1 – Sustainable Places

The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places

Draft National Planning Policy Framework (NPPF, 2025)

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.

- Chapter 4 – Achieving Sustainable Development
 - Policy S3: Presumption in favour of sustainable development
- Chapter 12 – Making Effective Use of Land
 - Policy L4: Residential extensions
- Chapter 14 – Achieving Well-Designed Places
 - Policy DP3: Key principles for well-designed places

Assessment

Principle – the principle of the proposal, to enlarge an existing single storey rear extension (i.e., width and height) and subdivide it to form a detached outbuilding, is acceptable.

Notwithstanding this, consideration must be given to the proposal's siting, scale, and massing, appearance and impact upon visual and residential amenity, waste storage, parking, and intended use, amongst other matters.

Siting, scale, and massing – the proposal would be sited at the rear of the property, altering the existing L-shaped single storey rear extension present at the site. The proposal involves increasing the height of the extension from 2.7m/2.34m to 2.82m throughout, as well as increasing the width of the extension by 1m (northwards and westwards) and subdividing it to form a single storey rear extension and a separate detached outbuilding. The gaps to the plot's eastern and southern shared boundaries would be unaffected by the proposal.

Concerns have been raised regarding the scale and massing of the proposal with residents indicating that the scale of development would be out-of-keeping with the surrounding area with the potential for the enlarged structures to form an overbearing presence for neighbouring occupiers. However, it is considered that the proposal would not significantly alter the established conditions of the site or surrounding area as single storey structures have been present along the plot's eastern and southern shared boundaries since at least 2017 and the changes proposed (consisting of an increase of approximately 0.12-0.48m in height and 1m in width to the north and west) are relatively modest in scale. Further to this, the proposal would also be broadly in-keeping with the surrounding area, as a number of substantial rear additions and detached outbuildings are evident at nearby plots, including No.453, No.451, and No.441 Wilbraham Road, and No.14, No.22, No.34 and No.36 White Moss Avenue, etc.

Appearance and visual amenity – the details provided on the submitted application form indicate that the proposal would be constructed of facing brickwork to match the existing together with a fibreglass flat roof, and white uPVC-framed windows and doors. The proposed rear extension would feature blank eastern and southern elevations, and 3no. windows and an inward-opening door along its western elevation. The proposed detached outbuilding would feature blank eastern, southern, and western elevations, and 3no. windows and an inward-opening door along its northern elevation.

The proposal is relatively standard in terms of its design for developments of this type and would be in-keeping with the existing precedent of detached outbuildings and residential extensions in this locale. Sited to the rear of the existing dwellinghouse, the proposal would not be highly visible within the street scene. Moreover, its use of matching materials (i.e., facing brickwork) should provide a blended appearance with the existing additions on site as well as the host dwellinghouse, ensuring that the proposal does not form an overly prominent visual feature. Hence, the proposal is not anticipated to have an unduly harmful impact upon the visual amenity of the area, nor the character of the application property itself.

Residential amenity – concerns have been raised regarding the proposal's potential to have an unduly harmful impact upon the residential amenity of the area, in terms of overshadowing, loss of light, loss of outlook, loss of privacy, as well as detracting from the quiet enjoyment of neighbouring gardens and increasing the sense of enclosure experienced at neighbouring properties.

However, given that the rear extension and detached outbuilding would remain single storey in nature, with a modest increase of approximately 0.12m-0.48m in height (totalling 2.82m from ground level), it is considered that the proposal would not significantly alter the existing

conditions of the site, particularly given that single storey structures have been present along the plot's eastern and southern shared boundaries since at least 2017. Sited along the plot's eastern boundary, the submitted drawings indicate that the height of the rear extension would be altered to match that of the extension present at No.447 Wilbraham Road and should therefore avoid incurring unduly harmful impacts upon these occupiers in terms of loss of light, overshadowing, loss of outlook, and an increased sense of enclosure. The detached outbuilding would be sited along the plot's southern boundary with a distance of approximately 18m retained to the dwellinghouses located to the south. Therefore, the proposal should also avoid unduly harmful impacts, in terms of loss of light, overshadowing, loss of outlook, and an increased sense of enclosure, upon the occupiers of No.22 and No.24 White Moss Avenue.

Whilst concerns have been raised regarding loss of privacy and increased overlooking, as no windows are proposed in close proximity to the plot's shared boundaries, unduly harmful impacts in this respect are not likely to be generated.

Additionally, the proposal is not considered to result in undue harm to the quiet enjoyment of neighbouring gardens beyond that which could reasonably be expected from the normal occupation of a Class C3 family dwellinghouse. No change of use is proposed, and comparable levels of activity could arise from the construction of an outbuilding or extension under permitted development rights, or from general recreational use of the garden.

Waste – the current waste storage arrangements would be unaffected by the proposal as external access to the rear would be retained.

Parking – the current parking arrangements would be unaffected by the proposal as the property's driveway space would be retained.

Use – concerns were raised regarding the proposal's potential to be used as a House in Multiple Occupation (HMO) or for childcare purposes. However, in their email correspondence dated to the 5th and 6th May 2026, the agent of the application confirmed that the proposed rear extension and detached outbuilding would remain ancillary to the host dwellinghouse in terms of their use. This restriction has been secured by an appropriately worded condition. Further to this, it should also be noted that the property does not benefit from planning permission for a Class C4 use, therefore, any such change would require a separate application for the relevant planning permission.

Elevational alterations - the proposal also includes the replacement of two sets of bi-folding doors at ground-floor level in the rear elevation of the dwellinghouse with two sets of sliding doors. This alteration would have a minimal impact on the visual and residential amenity of the area and is therefore considered acceptable.

Other matters – concerns have been raised regarding the potential impact of extractor fans and their associated smells being directed towards neighbouring properties. However, the proposed drawings do not depict any interventions of this type, therefore, such concerns do not warrant refusal of the application.

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 policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

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.

Recommendation: Approve

Conditions attached to this decision

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

'PROPOSED GA ELEVATIONS', numbered '26-1422(04)001 PL0', received by the City Council as Local Planning Authority on the 30th March 2026.

Proposed plan shown on the drawing titled 'EXISTING & PROPOSED GA OUTBUILDING FLOOR PLANS', numbered '26-1422(02)001 PL0', received by the City Council as Local Planning Authority on the 30th March 2026.

Proposed plan shown on the drawing titled 'EXISTING & PROPOSED GA SITE PLANS', numbered '26-1422(01)001 PL0', received by the City Council as Local Planning Authority on the 30th March 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans, 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.

- 3) The materials used in the external surfaces of the development hereby approved shall be as follows:

Walls: facing brickwork similar in appearance to the existing building in terms of type, size, colour and texture.

Roof: fibreglass flat roof.

Windows: white uPVC.

Doors: white uPVC.

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) 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 additional windows, doors or other openings shall be inserted in the eastern and southern elevations of the development hereby approved, without planning permission being granted by the City Council as Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy

- 5) The single storey rear extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as No.449 Wilbraham Road, M21 0UZ. The proposed single storey rear extension is not to be used as an additional dwelling at the location or for short-term lettings and is explicitly for the private enjoyment of the occupants of the main dwellinghouse.

Reason - To ensure the development remains ancillary to the principle use on the site, in the interest of residential amenity, in accordance with policies DM1 and SP1 of the Manchester Core Strategy.

- 6) The detached outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as No.449 Wilbraham Road, M21 0UZ. The proposed detached outbuilding is not to be used as an additional dwelling at the location or for short-term lettings and is explicitly for the private enjoyment of the occupants of the main dwellinghouse.

Reason - To ensure the development remains ancillary to the principle use on the site, in the interest of residential amenity, in accordance with policies DM1 and SP1 of the Manchester Core Strategy.