

Planning

Delegated Officer Report

Summary of application details

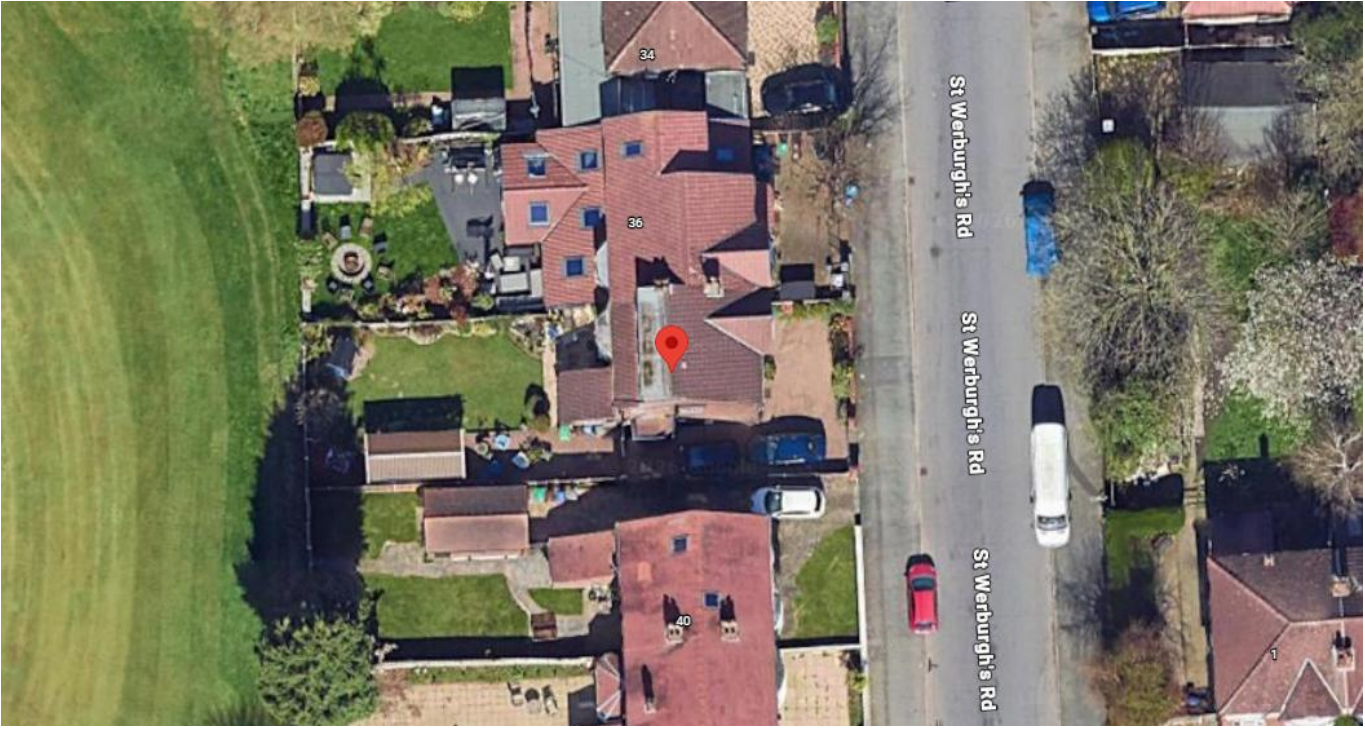
Application reference:	145629/FH/2026
Application type:	Householder planning permission
Proposal:	Erection of a single storey wrap-around extension, with first floor reconstruction of bay-window to rear elevation, plus re-cladding of existing dormer roof extension and associated elevational changes and landscaping, following demolition of existing single-storey side and rear extensions, the two-storey rear window bay and the detached garage.
Site address:	38 St Werburgh's Road Manchester M21 0TJ
Ward(s):	Chorlton
Date application valid:	08 April 2026
Applicant name:	Mr Karl Tonks
Agent (if any):	Mr Tom Partridge
Case officer:	Holly Wright
Recommendation:	Approve
Date of recommendation:	26 May 2026

Description of site, building and/or area

The application relates to a two-storey semi-detached dwellinghouse of redbrick and white render with a red tiled hipped roof with a gable end roof form to the front. The property features white uPVC-framed windows including two-storey projecting bays to the front and rear, a brick driveway and modest front garden bordered by a redbrick wall with piers, a single storey outrigger to the side, a single storey outrigger to the rear, a raised ridge and rear dormer extension, and a detached outbuilding situated within the rear garden.

St Werburgh's Road is a residential street situated within the Chorlton ward of Manchester, close to Wilbraham Road (A6010), Maine Road Football Club, and Manley Park. The area is predominantly residential in terms of its character, consisting of detached and semi-detached dwellinghouses.

The property is not listed, nor is it sited within a conservation area.







Description of development

The applicant is seeking planning permission for the “Erection of a single storey wrap-around extension, with first floor reconstruction of bay-window to rear elevation, plus re-cladding of existing dormer roof extension and associated elevational changes and landscaping, following demolition of existing single-storey side and rear extensions, the two-storey rear window bay and the detached garage.”

Consultation, notification and publicity responses

One representation was received from a local resident in response to the application; the comments are summarised as follows:

- If your authority intends to grant permission for this planning application, we recommend you make installation of a minimum of one Swift nest brick a planning condition to provide enhancement for biodiversity.

Negotiations

See assessment section of report.

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
- Policy EN19 – Waste

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

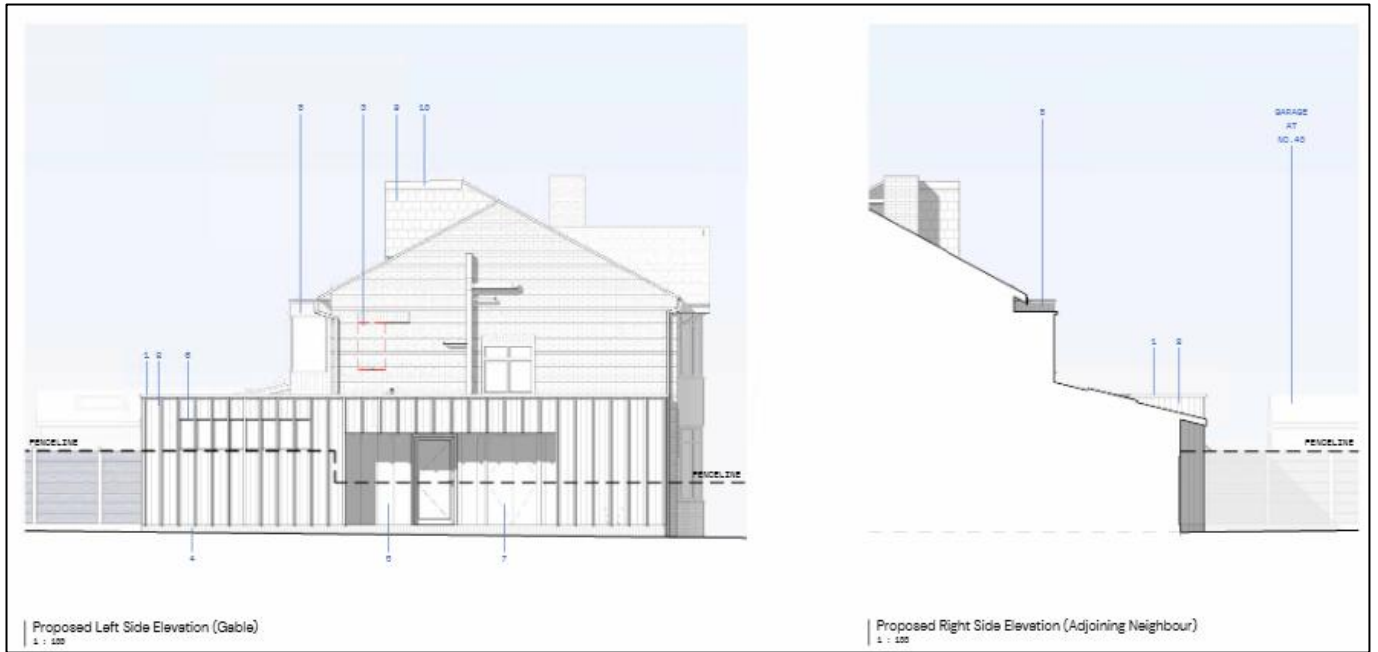
Draft National Planning Policy Framework (NPPF, 2025)

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.

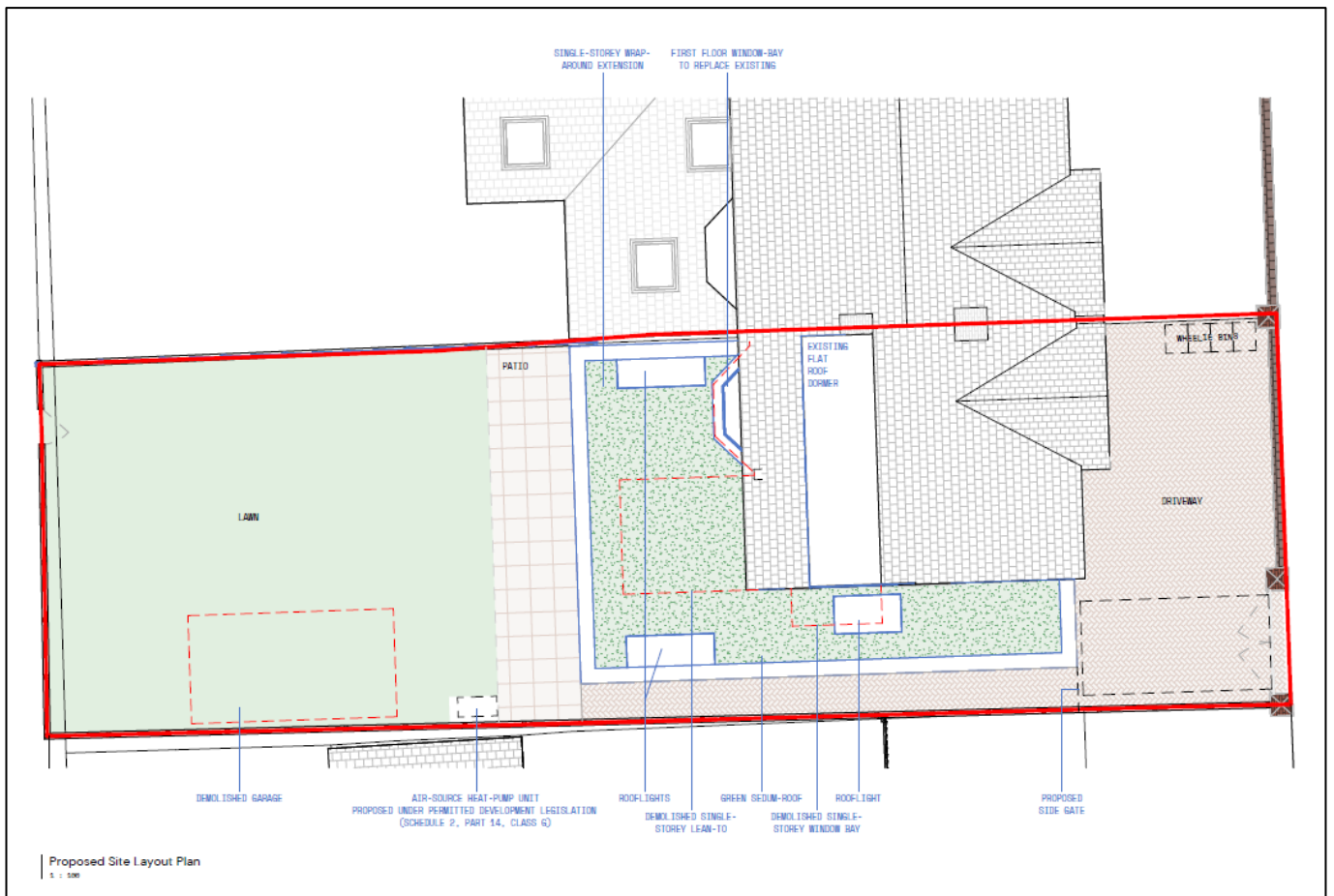
- Chapter 4 – Achieving Sustainable Development
 - Policy S3: Presumption in favour of sustainable development
- Chapter 14 – Achieving Well-Designed Places
 - Policy DP3: Key principles for well-designed places



Submitted proposed front and rear elevations



Submitted proposed side elevations



Submitted proposed site plan

Assessment

Principle – the principle of the proposal, to erect a single storey side and rear extension together with the reconstruction of a first-floor bay window to the rear, re-cladding of an existing rear dormer extension with associated elevational alterations and landscaping, is acceptable. Notwithstanding this, consideration must be given to the proposal's siting, scale, and massing, appearance, impact upon visual and residential amenity, waste storage, and parking, amongst other matters.

Siting, scale, and massing – the single storey extension would be sited to the side and rear of the property, wrapping around its southern and western elevations, replacing the existing single storey additions to the side and rear as well as the existing detached outbuilding, which is proposed to be demolished. The extension would project 4.561m rearwards from the host dwellinghouse with a length of approximately 12.56m, a sideward projection of 2.166m and a width to the rear of 8.5m. It would feature a flat roof form, measuring to approximately 3.251m in height. The extension would be sited adjacent to the plot's northern boundary shared with No.36 St Werburgh's Road and would retain a 1.017m gap to the southern shared boundary.

Overall, the siting, scale, and massing of the proposal is considered acceptable. Although the 4.561m rearward projection of the extension would exceed the limit stipulated within saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m), this is considered acceptable in these circumstances given that the extension would not have an unduly harmful impact upon neighbouring occupiers as the adjoining property features a rear addition of a comparable length (approximately 4m) with an adequate gap maintained to the plot's southern boundary. Further to this, it is considered that the extension would remain visually subservient to the host dwellinghouse on account of its single storey form and appropriate length, width, and height, which should ensure that it does not appear as an excessively large or bulky addition to the property. As a result, the development would avoid creating an overbearing presence within the street scene or for neighbouring occupiers. Adequate private amenity space would also be retained to the rear of the dwellinghouse, particularly given the proposed removal of the existing detached outbuilding.

Appearance and visual amenity – the proposed single-storey extension would incorporate natural-finish timber cladding arranged in a vertical batten-and-board configuration across its front, side, and rear elevations. A red brick soldier course is proposed just above ground level, whilst along the southern elevation, within the inset side entrance porch, a section of green zinc standing seam cladding is proposed. The extension would feature a green sedum flat roof with a powder-coated aluminium parapet (RAL 6021 – pale green) and aluminium-framed windows and doors (RAL 6021 – pale green)

To the front elevation, a porthole window is proposed, whilst the rear elevation would incorporate two sets of recessed sliding doors, separated by a powder-coated metal panel to match the door frames, together with retractable traditional drop awnings. The northern side elevation would be blank, whereas the southern side elevation would include a high-level clerestory window, a glazed inward-opening door, and a concealed double door. Three glazed rooflights are proposed within the roof plane, which would also accommodate a green sedum roof.

In terms of scale and form, the proposal is typical of extensions of this type and would be in-keeping with the existing precedent of residential extensions in this locale with a number of large extensions evident in the surrounding area. Sited to the side and rear of the property, elements of the extension would be visible from the street scene, however, its single storey form and appropriate setback from the public footpath and highway would ensure that the extension does not form an overly prominent visual feature within the area. The extension adopts a

contemporary architectural approach, characterised by natural timber cladding, complementary green zinc detailing, aluminium-framed glazing, and a sedum roof. Whilst surrounding properties are predominantly traditional in appearance, often utilising brick and render, the proposed design is not considered to result in an adverse impact upon the visual amenity of the area or the character of the host dwellinghouse. Its considered design allows it to read as a deliberate and clearly articulated later addition, providing visual interest through a respectful contrast with the original building's material palette. For these reasons, the proposal is not anticipated to give rise to significant harm to the character of the application property or the wider area.

Residential amenity – given that the extension would be single storey in form, sited to the south and west of the existing dwellinghouse, with a rearward projection (4.561m) that would be comparable to that of the existing addition present at the adjoining semi located to the north (No.36 St Werburgh's Road), the proposal is not considered to give rise to significant issues of overshadowing, loss of light, or loss of outlook. Moreover, its side-facing windows and doors in its southern elevation have been conditioned to be obscurely glazed, so as to mitigate unacceptable impacts relating to loss of privacy and overlooking. With these safeguards in place, the proposal is not considered to have an unduly harmful impact upon the residential amenity of the area.

Waste storage – 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 existing driveway space would be retained.

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.

Other matters – the proposal involves the re-cladding of the property's existing rear dormer extension with hanging tiles to match the existing roof. This alteration represents an improvement to the existing appearance of the dormer which features red hanging tile to its side elevation and white panelling/weatherboarding to its rear elevation. The dormer's elevational features would also be altered as part of the proposal with the two existing rear-facing windows replaced with a powder-coated aluminium-framed window. Its side elevations would remain blank. These elevational alterations are considered acceptable given that they would not substantially alter the existing conditions of the site, in terms of overlooking and loss of privacy.

The proposal also involves the reconstruction of the property's first-floor rear bay window with dimensions and proportions to match the existing. The reconstructed bay would be clad in timber to match the proposed single storey extension with aluminium-framed windows (RAL 6021 – pale green). Sited to the rear of the property, the reconstructed bay window would not be highly visible within the street scene or public realm. Its contemporary design approach and materials palette would be in-keeping with that of the proposed side and rear extension and is therefore considered acceptable.

The proposal also involves the following elevational alterations to the host dwellinghouse:

- Replacement of the existing first-floor window in the rear elevation of the dwellinghouse with an aluminium-framed porthole window.
- Removal of the existing uPVC front door and glazing and reinstatement of the original inset porch with a new timber front door and side-lights.
- Infilling of the existing first-floor side window in the southern side elevation of the dwellinghouse with brickwork to match the existing.

These elevational alterations are considered acceptable given that they would not substantially alter the existing conditions of the site, in terms of overlooking and loss of privacy, nor would they have an unduly harmful impact upon the visual amenity of the area.

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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 documents and drawings:

'Proposed Elevations', numbered 'CP.440. P.210. B', received by the City Council as Local Planning Authority on the 6th May 2026.

'Proposed Elevations', numbered 'CP.440. P.211. B', received by the City Council as Local Planning Authority on the 6th May 2026.

'Proposed Ground Floor Plan', numbered 'CP.440. P.110. A', received by the City Council as Local Planning Authority on the 8th April 2026.

'Proposed First Floor Plan', numbered 'CP.440. P.111. A', received by the City Council as Local Planning Authority on the 8th April 2026.

'Proposed Second Floor Plan', numbered 'CP.440. P.112. A', received by the City Council as Local Planning Authority on the 8th April 2026.

'Proposed Streetscene Elevation', numbered 'CP.440. P.200. A', received by the City Council as Local Planning Authority on the 8th April 2026.

'Proposed Site Layout Plan', numbered 'CP.440. P.100. B', received by the City Council as Local Planning Authority on the 7th May 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 those as specified on approved drawings titled:

'Proposed Elevations', numbered 'CP.440. P.210. B', received by the City Council as Local Planning Authority on the 6th May 2026.

'Proposed Elevations', numbered 'CP.440. P.211. B', received by the City Council as Local Planning Authority on the 6th 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 Manchester 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 installed in the northern 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 windows and doors in the ground-floor of the southern 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 Manchester Core Strategy.

Informatives

- 1) 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
- 2) For the avoidance of doubt, this planning permission does not grant consent for the installation of air source heat pump units annotated on the proposed site layout plan, as these elements have not been included within the description of development for the application nor within the description of the proposed works on the submitted application form. Should any such interventions fall outside, or exceed, the scope of permitted development allowances, a separate application for planning permission would be required to seek consent for the works.