MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	145374/FH/2026
Application type:	Householder planning permission
Proposal:	Erection of single storey side and rear extension and rear dormer roof extension to provide additional living space.
Site address:	12 Overwood Road Manchester M22 4JB
Ward(s):	Northenden
Date application valid:	16 March 2026
Applicant name:	Molly Williams
Agent (if any):	Anna Meredith
Case officer:	Joshua Lee
Recommendation:	Approve
Date of recommendation:	11 June 2026

Description of site, building and/or area

The proposal is related to a two-storey semidetached dwellinghouse on Overwood Road

The property is in a mostly residential part of the Northenden ward of Manchester.

Description of development

The applicant is proposing the erection of two-storey side extension and part single, part two-storey rear extension to provide additional living space.

Two Storey Side Extension

The proposed two storey side extension projects 2100mm from the existing side elevation of the property and runs 5900mm from a 5200mm set back to the principal elevation to meet the rear elevation of the proposed rear extension. The extension is finished in matching brick and hipped roof tile with windows to front and rear.

Part single, part two-storey rear extension

The proposed rear extension projects 3000mm from the existing rear elevation and, at ground floor, spans 8000 from a small set back to the boundary to meet the side elevation of the proposed side extension. At first floor it spans 4900mm from a 3300mm set back to the shared boundary to meet the side elevation of the proposed side extension. The extension is finished in

matching brick and hipped roof tile with windows to rear and sloping roof to single storey part with rooflight.

Relevant planning history

Consultation, notification and publicity responses

Consultations

Local Residents

No representations received.

Notifications and publicity

Negotiations

Issues have arisen in the consultation phase which required negotiations in positive and proactive manner.

The two-storey side extension would project beyond the perpendicular building line and close the corner of Huntley Road and Rothesay Road to the detriment of the visual amenity of the street scene.

The updated scheme removes the first-floor part of the extension and introduces a dormer extension to the rear.

The proposed development is now ‘Erection of single storey side and rear extension and rear dormer roof extension to provide additional living space’

Due to the significant change to the scheme a re-notification was sent for a period of 21 days.

No further representations were received.

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 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
    - 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
- 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
- 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
    - DM4: Emerging development plan proposals
    - DM5: Development viability
    - 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

        - L2: 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

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 proposed extension has been designed to respect the character of the existing dwelling. It would utilise matching brick and roof tiles, along with window proportions and detailing that reflect the host property, ensuring a consistent and sympathetic appearance.

In terms of scale and form, the development would remain subordinate to the original dwelling. This is achieved through its single-storey design, a clear set-back from the front elevation, and the inclusion of a dormer that sits wholly within the main roof slope.

Impact to No14 Overwood Road

No. 14 is set noticeably further back than the application property, and this relationship has been carefully considered in the design. The proposed side and rear extensions are both single storey, which limits their overall scale and visual impact.

The proposed side extension would extend approximately 2 metres beyond the principal elevation of the No14. When viewed in context, the overall effect on massing is limited and would not appear unduly dominant.

It is also relevant that certain forms of side extension can be carried out under permitted development rights, which do not take into account staggered building lines between neighbouring properties.

Impact to No10 Overwood Road

The impact on No. 10 would be modest. The rear extension would project by approximately 3 metres, which aligns with what could typically be constructed under permitted development rights for a semi-detached property.

Additionally, No. 10 includes a covered patio structure to the rear, which would further reduce the perceived impact of the proposal in terms of massing and outlook.

The dormer would have limited impact being set entirely within the existing roof slope and is similar to dormer extensions which can be installed under permitted development.

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 extensions to other properties on Overwood Road and Rangemore Avenue, and would not therefore disrupt the area's existing features.

Effects on amenity

Privacy

The proposal includes the installation of bifold doors on the rear elevation. As these are at ground floor level and replace existing openings in a similar position, they would not materially increase overlooking or result in any significant loss of privacy.

A small window is proposed on the front-facing side of the extension. This would have a comparable relationship to neighbouring properties as the existing front-facing windows and would not introduce any additional privacy concerns.

The proposed dormer windows would be positioned on a similar plane to the existing rear-facing windows. As such, they would not give rise to any greater overlooking or loss of privacy than the current situation.

The proposed rooflights are set within the roof slope and angled in a way that directs views upwards rather than towards neighbouring properties. This design minimises the potential for overlooking and ensures there would be no unacceptable impact on privacy.

Given the unusual relationship between the properties a condition has been added limiting the addition of further openings in the proposed development.

Light

The proposed single-storey extension would be confined to ground floor level, with a modest rear projection. As such, the additional built form is limited in scale and would not give rise to any significant loss of light. It is noted that the rear projection terminates short of the side-facing windows serving No. 14, thereby helping to ensure that adequate levels of light are retained to these openings.

The proposed dormer would be set wholly within the existing roof slope. Given its position and scale, it would have minimal impact on light beyond the host dwelling and would not materially affect neighbouring properties.

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.

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 removes external access to the rear of the property, and the applicant has confirmed that waste bins are to be stored in the garage/bin store as denoted on the submitted plans.

Vehicular access and car parking

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

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.

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.

Conclusion

The proposed single-storey side and rear extension, together with the rear dormer, is considered acceptable in principle and in detail. The development would be of an appropriate scale, design and appearance that would not harm the character of the host property or the surrounding area. It would not result in any unacceptable impact on the amenity of neighbouring occupiers in terms of outlook, light or privacy. The proposal therefore accords with policies DM1, EN1 and SP1 of the Manchester Core Strategy, relevant saved UDP policies, the Places for Everyone Plan and the National Planning Policy Framework. As such, the application is recommended for approval, subject to conditions.

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. Location Plan - THE LOCATION PLAN - 9 Mar 2026

b. Proposed Site and Roof Plan with Bin Store – Plan - P25.12_1010A - 15 May 2026

c. Proposed Floor Plans – Plan - P25.12_1011F - 15 May 2026

d. Proposed Elevations – Plan - P25.12_1012F - 15 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 any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing building.

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 the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order revoking and re-enacting that Order, no additional windows, doors or other openings shall be inserted into the extension hereby approved without the prior written consent of the Local Planning Authority.

Reason - To protect the privacy and amenity of neighbouring occupiers, in accordance with Policy DM1 of the Manchester Core Strategy.