MANCHESTER CITY COUNCIL

Planning
Delegated Officer Report

SUMMARY OF APPLICATION DETAILS

Application reference:	PLA-2026-000423
Application type:	Householder planning permission
Proposal:	Erection of part single/part two-storey front and side extension, single-storey rear extension and single-storey front porch canopy.
Site address:	395 Parrs Wood Road Manchester M20 5WA
Ward(s):	Didsbury East
Date application valid:	20 May 2026
Applicant name:	Mr Wayne Ashall
Agent (if any):	Mr Daniel Bramah
Case officer:	Joshua Lee
Recommendation:	Approve
Date of recommendation:	02 July 2026

DESCRIPTION OF SITE, BUILDING AND/OR AREA

The proposal is related to a two-storey semidetached dwellinghouse on Parrs Wood Road. The property has an existing side garage and detached rear outbuilding. The property features hardstanding to the front for off street vehicle parking and garden to the rear.

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

DESCRIPTION OF DEVELOPMENT

The applicant is proposing the erection of part single/part two-storey front and side extension, single-storey rear extension and single-storey front porch canopy.

Part single/part two-storey front and side extension

At ground floor level the side extension projects 2010mm from the existing side elevation (retaining 900mm to the shared boundary) and runs 7060mm from the principal elevation. At first floor level the

side extension projects the same 2010mm but runs 5730 from 1330mm gap to the principal elevation. Due to the front sloping roof feature the front side extension creates a gap to the main dwelling. The proposed extension is finished in matching brick and hipped tile roofs with new glazing to front side and rear.

Single-storey rear extension

The proposed single storey rear extension projects 2810mm from the existing rear elevation and spans 5630mm from the boundary with the adjacent property. The proposed extension is finished in matching brick and sloping tile roofs with new glazing to side and rear and 2no rooflights.

Single-storey front porch canopy

The proposed canopy projects 800mm from the principal elevation and spans 6960mm across the front of the property. The proposed canopy is finished in matching tile.



Figure 1. Proposed site plan

RELEVANT PLANNING HISTORY

Planning Application - 088363/FH/2008/S2

Erection of two storey front and side extension including canopy to front, and single storey rear extension to form additional lving accommodation

Refuse

2009-02-10

Planning Application - F01219

Erection of a garage for a private car rear of dwellinghouse.

Approve

1975-01-24

CONSULTATION, NOTIFICATION AND PUBLICITY RESPONSES

Notifications and publicity

No representations received.

NEGOTIATIONS

Not required.

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 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
        - 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

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 reflect the character of the existing dwelling using matching brickwork, roof tiles and window proportions, ensuring a cohesive appearance.

The overall design remains subservient to the host property, with development primarily located to the side and rear, and with materials that integrate with the original house. The two-storey side element is set back by approximately 1.33m from the principal elevation, and when combined with the retained 0.9m gap to the boundary, this arrangement avoids creating a terracing effect.

In terms of neighbour amenity, the impact on No. 393 would be acceptable. The proposed rear extension does not project beyond the depth of No. 393’s existing rear extension, and the side extension does not extend beyond the existing rear elevation.

Whilst there would be a greater degree of change when viewed from No. 397, the side extension remains within the established side elevation line. The setback from the front elevation, together with the maintained gap to the boundary, ensures the overall massing is acceptable. Furthermore, No. 397 benefits from an existing side garage, which helps to reduce the perceived impact.

The proposed front canopy is modest in scale, being single storey with only a small projection, and therefore would not add appreciable bulk to the frontage.

Overall, due to its scale, siting and relationship with neighbouring properties, the proposal would not appear over dominant or result in an overbearing form of development.

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.

The proposed development would be visible from the public realm. However, given its position, limited scale and massing, and the use of materials that match the existing dwelling, it would not have an adverse impact on the character or appearance of the street.

The scale and form of the proposal are also comparable to extensions and alterations seen on nearby properties along Parrs Wood Road and Parrs Wood Avenue. As such, the development would sit comfortably within the established pattern of development and would not appear out of keeping with the surrounding area.

Effects on amenity

Privacy

The proposal includes additional glazing to the front, side and rear elevations. However, these openings are comparable in position and function to existing windows serving the dwelling and given the side window is to be obscurely glazed as noted on the approved drawings the proposals would not result in any materially greater overlooking. As such, the impact on neighbouring privacy is considered acceptable.

The proposed rooflights are positioned within the roof slope and angled in a manner that limits direct views towards neighbouring properties. They would not give rise to harmful overlooking.

Light

Given the scale and projection of the proposed extensions, along with the gaps to the boundaries, it is not considered that the development would result in any significant loss of light to neighbouring properties.

The extensions are well-related to the existing building and neighbouring structures and would not cause unacceptable overshadowing or loss of outlook.

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.

Although the proposal does not remove external access to the rear of the property the applicant has shown that domestic waste bins are to be stored in the garage/bin store as denoted on the submitted plans.

Vehicular access and car parking

The proposal would remove an off-street vehicle parking space at the property but maintains adequate off-street parking 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

Overall, the proposed extensions are considered acceptable having regard to the relevant policies of the Development Plan. The development is of an appropriate scale, siting and design that would remain subordinate to the host dwelling and would not harm the character of the surrounding area. Furthermore, it has been demonstrated that there would be no unacceptable impact on the amenity of neighbouring occupiers, with matters relating to privacy, outlook and light appropriately addressed. There are no material considerations that would outweigh these conclusions and, as such, the proposal is considered to accord with Core Strategy Policy DM1, UDP Policy DC1 and relevant national guidance, and 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. The proposal is considered to be acceptable and therefore determined within a timely manner.

RECOMMENDATION: APPROVE

CONDITIONS

1. 3-year time limit

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. Specified plans

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

a. PWR-DBA-DR-0101_P02_LocationPlan.pdf - Location Plan - The location plan - PWR-DBA-DR-0101_P02 - 20 May 2026
b. PWR-DBA-DR-0151_P05_ProposedSitePlan.pdf - Site Plan - Proposed Site Plan - PWR-DBA-DR-0151_P05 - 20 May 2026
c. PWR-DBA-DR-0251_P05_ProposedGAFloorPlans.pdf – Plan - Proposed GA Floor plans - PWR-DBA-DR-0251_P05 - 20 May 2026
d. P0PWR-DBA-DR-0351_5_ProposedGAElevations.pdf – Plan - Proposed GA Elevations - PWR-DBA-DR-0351-P05 - 20 May 2026

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

2. Materials to match

The materials used in the external 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.

3. Bin store

The secure and ventilated bin store for the storage of waste containers, including segregated and recyclable waste, as listed with the drawings above, shall be implemented prior to the first use of the extension hereby approved and thereafter retained and maintained, in perpetuity.

Reason - In the interests of residential and visual amenity pursuant to saved policy DC1 of the Unitary Development Plan for Manchester and policies SP1 and DM1 of the Core Strategy for Manchester.