

Planning

Delegated Officer Report

Summary of application details

Application reference:	144995/FH/2026
Application type:	Householder planning permission
Proposal:	Erection of two-storey side and rear and single-storey side extensions
Site address:	150 Wendover Road Manchester M23 9JX
Ward(s):	Brooklands
Date application valid:	11 February 2026
Applicant name:	Dr Yanqing Lai
Agent (if any):	
Case officer:	Joshua Lee
Recommendation:	Approve
Date of recommendation:	04 June 2026

Description of site, building and/or area

The proposal relates to a two-storey detached dwellinghouse on the corner of Wendover Road (principal elevation) and New Forest Road. The property features an existing single storey side and rear garage extension with hardstanding for off street parking with access from New Forest Road and a front porch with canopy. Gardens feature to front side and rear.

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

Description of development

Erection of two-storey side and rear and single-storey side extensions.

Two-storey side and rear

The two-storey side and rear extension projects 4800mm from the existing rear elevation and 3000mm from the existing side elevation (retaining 3500mm to the boundary with the footpath) and is finished in matching brick with a tiled roof with a gable end facing into New Forest Road. New glazing is featured to the front and side elevations.

Single storey side extension

The single storey side extension projects 3300mm from the existing side elevation (sitting 150mm from the shared boundary) and runs 14000mm from inline with the principal elevation to meet the rear elevation of the proposed two storey rear extension. The side extension is

finished in matching brick with a sloping tiled roof. New glazing is featured to the rear with a new garage and garage door to the principal elevation.

Relevant planning history

144995/FH/2026

Erection of two-storey side and rear and single-storey side extensions

Valid: 2026-02-11, Decision: Approve, Date: 2026-06-12, Type: Householder planning permission

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Consultation, notification and publicity responses

Consultations

Manchester City Council Highways Services

Manchester City Council Highways Service were consulted on this application and Highways noted that the property fronts two adopted roads with existing double-yellow lines at the junction, and that the site currently has one parking space accessed from New Forest Road; the original plans showed two additional spaces, and Highways requested clarification on how these would be accessed, confirmation that pedestrian access would remain unchanged, and updated plans demonstrating that all spaces meet the minimum 3m x 6m standard. Boundary treatments next to the highway should be visually permeable above 600mm and gates must open inwards, and refuse arrangements were assumed to remain as existing but required confirmation. If approved, a Construction Management Plan would be needed before works begin, covering phasing, construction traffic routing, contractor parking, site setup and a highway dilapidation survey, alongside informatives about contacting the Highways Licensing and Network Management teams for any required permissions.

Notifications

Local Residents

1no. comment received in objection with concerns regarding:

- Distance of the side extension to the road
- Impact to local light

1no comment neither objecting nor supporting the proposed development was received:

- A neutral public comment was received from an RSPB Swift Champion requesting that any approval include at least one integrated Swift brick to enhance biodiversity.

Notifications and publicity

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Negotiations

Following the initial assessment of the proposal, the applicant was advised on 25 February 2026 that amendments were required to the two-storey side extension to better respect the established building line along New Forest Road. The applicant subsequently confirmed on 26 February 2026 that the side extension would be reduced to 2.45 metres, and that the previously shown new vehicular access and front-garden parking spaces would be removed from the plans.

Further review identified that the roof form of the proposed rear extension required adjustment to ensure it appeared clearly subordinate to the main dwelling. On 26 March 2026, the applicant was advised to lower the extension roof line and to consider using two small gable roofs to achieve an appropriate level of subservience. The applicant initially explored the possibility of a single central gable with hipped returns but later confirmed, after further model testing, that this would not be practical. On 27 March 2026, the applicant agreed to proceed with the officer's suggested arrangement of two gable roofs.

Revised drawings reflecting the agreed roof amendments were submitted on 31 March 2026. These were reviewed and found to address the design points previously raised. A few minor amendments were required to ensure that the submitted plans were consistent on window location along with the removal of the front bay and Roof plan. These were submitted on 23 April. No further issues were identified, and the applicant was informed that the plans could now progress.

Due to the significant changes made during consultation, the scheme was renotified for 21 days.

Manchester City Council Highways Services

Following a review of the updated plans, Highways have concerns whether a car can safely pull in and out of the realigned driveway space.

It was requested that a swept path assessment is provided to demonstrate that a car can manoeuvre in and out of the parallel driveway space.

Following this the parking space was changed to a perpendicular space measuring 5.3mx 2.5m.

Local Residents

1 no further representation was made by the same objector as previous with similar concerns which are noted.

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
- § EN15 - Biodiversity and Geological Conservation (partially replaced by PfE Policy JP-G 8)
- - 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
 - Chapter 15 - Promoting sustainable transport
 - TR4: Street design, access and parking
 - TR6: Assessing transport impacts

Assessment

Principle of development

Many people prefer to extend their existing homes rather than move, and the planning system needs to accommodate this demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The Council is not generally in favour of dealing with this issue by laying down firm rules about home extensions with each case looked at on its individual merits, having regard to a range of criteria.

In this case the principle of the development is acceptable.

As stated in Policy DM 1 of the Manchester Core Strategy, all development should have regard to the following specific issues:

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

The proposed extension is designed to reflect the character of the existing dwelling by using matching brickwork, roof tiles and complementary window styles. The overall form and materials ensure that the development sits comfortably within the existing property.

The extension is designed to remain subordinate to the main house, following similar design principles while respecting the building's original proportions and including a lower roofline to the rear extension to ensure delineation of the original dwelling and extensions. The proposals also remain within the established building lines of Wendover Road and New Forest Road, with the gable-fronted side extension projecting a comparable distance to the forward projection already approved at No. 2 New Forest Road. This helps ensure consistency in the street scene.

Impact on No. 148 Wendover Road

The primary effect on No. 148 relates to the proposed single-storey side extension. Given its single-storey height, together with the presence of an existing side extension at No. 148, the impact is considered acceptable.

The first-floor element remains aligned with the existing elevation, and the distance to the shared boundary ensures there would be no unacceptable overbearing effect on No. 148.

Impact on No. 2 New Forest Road

While the proposal would reduce the separation between the properties, approximately 13.8 metres to the shared boundary would be retained. This ensures that the development would not result in any significant harm to the outlook or amenity of No. 2.

In addition, the boundary features substantial planting and mature trees, which help to soften views and provide further screening.

Considering the size, siting and design of the extensions, the development would not result in an over-dominant or overbearing form of development for neighbouring occupiers.

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 main elements of the proposal would be visible from the street. As the property occupies a prominent corner plot at the junction of Wendover Road and New Forest Road, particular care has been taken to ensure the extension does not reduce the openness of the corner.

The side extension would project a similar distance to the established building line created by the forward extension at No. 2 New Forest Road and incorporates a matching gable feature. Forward-facing gables are a characteristic element of properties along New Forest Road, and the use of matching materials ensures the extension would not appear out of character or visually intrusive in the street scene.

Effects on amenity

Privacy

The proposal includes new bifold doors to the rear elevation; however, as these are at ground-floor level and replace existing openings on this elevation, the impact on privacy would be minimal.

The new first-floor windows are similar in position and function to those being replaced. Given the separation distances to the site boundaries, they would not result in any additional overlooking beyond the existing situation.

Side-facing openings are proposed facing towards New Forest Road. At ground floor, these would not create any greater impact than the existing windows. At first floor, the windows would be obscure-glazed and fixed shut, ensuring that any potential for overlooking is appropriately minimised.

Light

Given the separation distances retained after development, the proposal would result in a minimal and acceptable impact on levels of natural light to neighbouring properties. This is further supported by the fact that the rear elevation faces north-west, which limits the extent of any light reduction.

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

Vehicular access and car parking

The property currently has one off-street parking space accessed from New Forest Road, using the existing driveway beside the house. Although the proposal involves removing the existing garage, this parking space would remain available, meaning the overall parking arrangement on the site does not materially change. Highways had queried whether a vehicle could safely manoeuvre within the realigned driveway and following this the applicant amended the plans to show a perpendicular space. Although the space is slightly under the recommended size it is not significantly smaller that would cause an overhang.

Overall, the proposal maintains safe and practical access and parking arrangements and would not give rise to any unacceptable impacts on highway safety.

Effects relating to biodiversity, landscape, archaeological or built heritage

Biodiversity

Given the small scale and domestic nature of the works, the development is not expected to adversely affect biodiversity on or around the site. Opportunities for minor biodiversity enhancement were raised during the consultation period, including the installation of an integrated Swift brick. While not required to make the development acceptable, the applicant is

encouraged to incorporate such features where feasible, in line with Core Strategy policy EN15 and national guidance promoting measurable biodiversity gains in new development.

Green Infrastructure including open space, both public and private

It is noted that new impermeable driveway is proposed for the front, however given this is supported by drainage and is to the principal elevation this would likely be a permitted development. Notwithstanding this a good amount of green space is retained with dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

It is noted that prior to submission several trees have been felled close to the development site however as these are not protected (by TPO or Conservation Area) this is outside of LPA control.

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.

Drainage channels are proposed to be installed for drainage from the impermeable driveway.

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.

Conclusion

In planning balance, the proposal would provide additional living space within an established residential area and has been amended to address initial design and highway concerns, resulting in a form of development that remains subordinate to the host dwelling and respects the character and appearance of the surrounding area. The extensions would not give rise to any unacceptable impacts on neighbouring residential amenity, and safe and satisfactory access and parking arrangements are maintained. Other considerations, including biodiversity, drainage and noise, weigh neutrally. Overall, the proposal accords with the development plan and the National Planning Policy Framework, and there are no material considerations that would outweigh this, such that the development is considered acceptable and recommended for approval.

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. Drawing - Location Plan 11 Feb 2026
- b. Drawing - Proposed 30 Apr 2026 ATB-PP-252 E FLOOR PLANS
- c. Drawing - Proposed 23 Apr 2026 ATB-PP-254 E ELEVATIONS
- d. Drawing - Site Plan 04 June 2026 ATB-PP-257 D PROPOSED
- e. Drawing - Proposed 23 Apr 2026 ATB-PP-258 A ROOF PLAN

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 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.

- 4) The windows in the first floor of the side elevation of the extension 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. Any parts of the window that can be opened must be more than 1.7 metres above the floor of the room in which the window is installed.

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

Informatives

- 5) 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.