MANCHESTER CITY COUNCIL

# Planning

# Delegated Officer Report

## Summary of application details

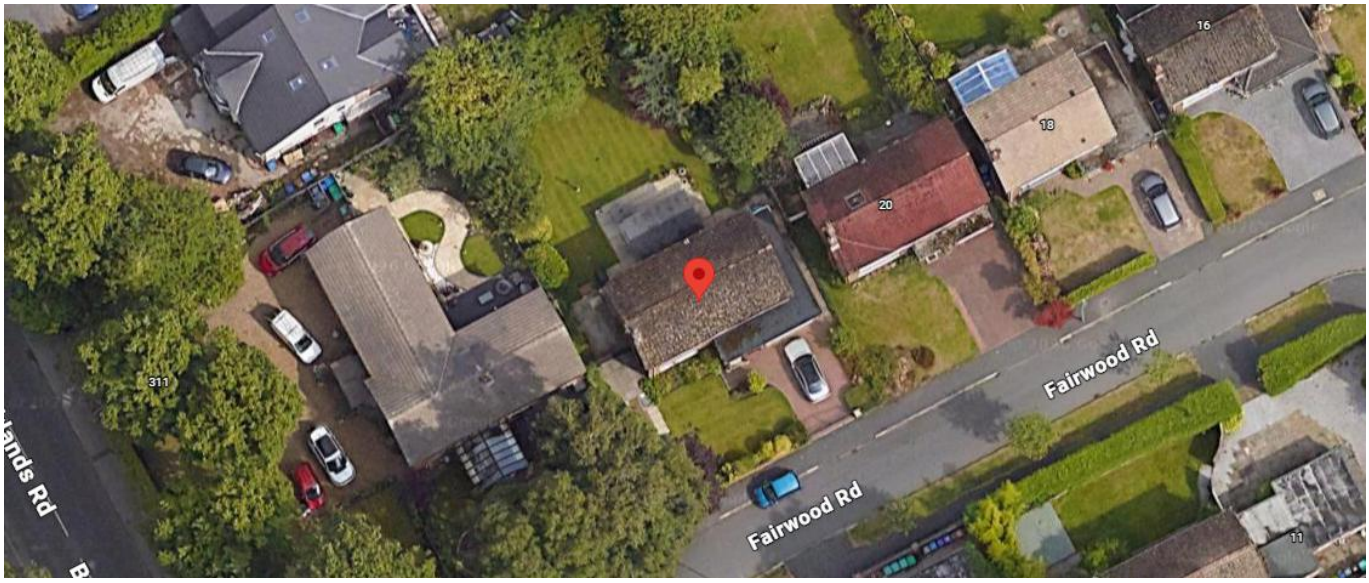
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| **Application reference:** | PLA-2026-000402 |
| **Application type:** | Householder planning permission |
| **Proposal:** | Erection of single storey extensions to the front and side and a part single/part two-storey extension to the rear, along with associated elevation alterations, following the demolition of the existing single-storey rear extension. |
| **Site address:** | 22 Fairwood Road Manchester M23 9JR |
| **Ward(s):** | Brooklands |
| **Date application valid:** | 18 June 2026 |
| **Applicant name:** | Mr Biju Anthony |
| **Agent (if any):** | Mr Damian Curran |
| **Case officer:** | Holly Wright |
| **Recommendation:** | Approve |
| **Date of recommendation:** | 12 August 2026 |

## Description of site, building and/or area

The application relates to a two-storey detached dwellinghouse of brown brick with a grey/brown tile dual-pitch roof. The property features white uPVC-framed windows, a single storey front and side extension, a brick driveway and front garden bordered by a mid-level brick wall, mature planting and metal railings, a single storey rear extension, and a spacious rear garden.

Fairwood Road is a residential street situated within the Brooklands ward of Manchester, close to Altrincham Road, Beech Fields, and Wythenshawe Park and Gardens. The surrounding area is predominantly residential in terms of its character, consisting of terraced, semi-detached, and detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

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


16
18
20
311
Fairwood Rd
Fairwood Rd
11


2





## Description of development

The applicant is seeking planning permission for the erection of a single storey front and side extension and a part-single / part-two storey rear extension together with elevational alterations, following the demolition of the existing single storey rear extension.

## Consultation, notification and publicity responses

### Consultations

Not applicable.

### Notifications and publicity

No responses received.

## Relevant policies

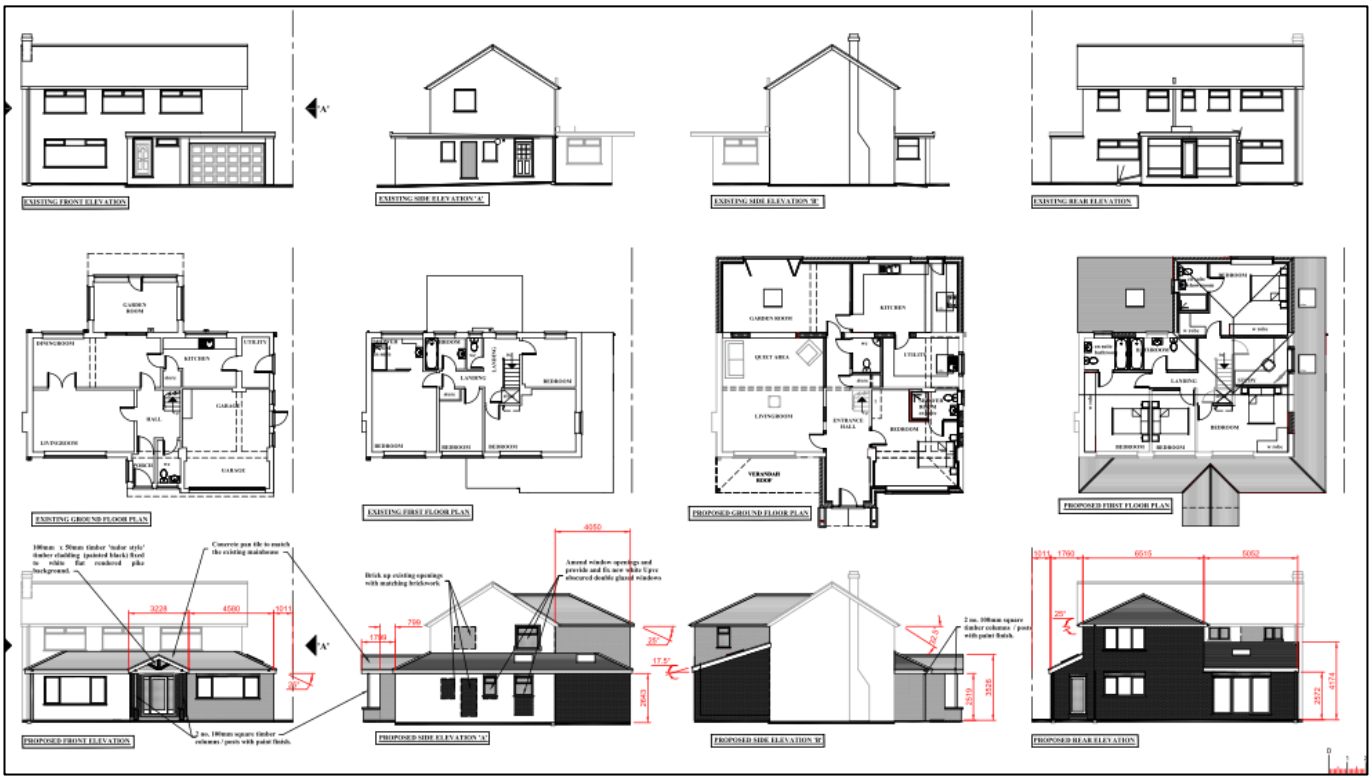
**Unitary Development Plan (UDP)** – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

**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 12 – Making Effective Use of Land
- Policy L4: Residential extensions
- Chapter 14 – Achieving Well-Designed Places
- Policy DP3: Key principles for well-designed places




**Submitted existing and proposed plans and elevations**

## Assessment

**Principle –** the principle of the proposal, to erect a single storey front and side extension and a part-single / part-two storey rear extension together with elevational alterations, following the demolition of the existing single storey rear extension, 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 proposed extension would be sited to the front, side and rear of the property, replacing the existing single storey additions present on the site.

At ground-floor level, the extension would project approximately 2.7m forward of the principal elevation of the host dwellinghouse, with the proposed front canopy projecting a further 1m. The extension would have an approximate depth of 12.7m along its northeastern side elevation. To the rear, it would project approximately 4m beyond the rear elevation of the host dwellinghouse. The front and rear elements would each measure to approximately 13.2m in width. The front and side element of the extension would incorporate a hipped roof form with an overall height of approximately 3.8m and an eaves height of 2.5m. The proposed front canopy would feature a dual-pitched roof with an approximate ridge height of 3.5m and eaves height of 2.5m. To the rear, the single storey element would incorporate a mono-pitched roof with a maximum height of approximately 4.2m and an eaves height of 2.7m. A gap of approximately 3.3m would be maintained between the proposed extension and the boundary shared with No.311 Brooklands Road, whilst a gap of approximately 1m would be retained to the boundary shared with No.20 Fairwood Road.

At first-floor level, the proposed extension would project to the rear only, extending approximately 4m beyond the rear elevation of the host dwellinghouse. The extension would have an approximate width of 6.5m and would incorporate a hipped roof with a maximum height of approximately 7m, set around 1.2m below the ridge height of the existing dwellinghouse. The eaves height would measure to approximately 5m. A gap of approximately 8.3m would be maintained between the proposed extension and the boundary shared with No.311 Brooklands Road. A gap of approximately 2.8m would be retained between the extension and the boundary shared with No.20 Fairwood Road.

The overall siting, scale and massing of the proposal is considered acceptable. Whilst the 4m rearward projection of the extension would exceed the limit set out in saved policy DC1 of the Unitary Development Plan for the City of Manchester, which seeks to restrict rear extensions to a depth of 3.65m, the extent of the departure would be modest at only 0.35m. In this instance, it is considered that the detached nature and generous size of the plot are capable of accommodating the proposed extension without resulting in significant harm to the character of the dwellinghouse or the amenities of neighbouring occupiers. Further to this, the proposed extension would remain visually subservient to the host dwellinghouse on account of its reduced ridge height and matching eaves at first-floor level and appropriate length and width. The hipped roof form at first-floor level would further reduce its perceived bulk. Whilst the single storey elements would extend across much of the front, side and rear of the property, their visual impact would be limited by their modest height, with ridge heights of between 3.5m and 4.2m, significantly lower than the main dwellinghouse. As such, these elements would avoid reading as excessively large or bulky additions to the property. The adequate spacing retained to neighbouring boundaries, together with the detached character of the plot, would also ensure that the proposal does not appear cramped or overdeveloped. Sufficient private amenity space would also be retained to the rear of the dwellinghouse.

**Appearance and visual amenity –** the details on the submitted application form indicate that the proposed extension would be constructed of materials to match the existing dwellinghouse, including brickwork, roof tiles, and white uPVC-framed windows and doors.

At ground-floor level, it would feature an inward-opening door framed by windows, one window, and a canopy overhang (comprising 2no. 100mm square timber columns/posts with paint finish, brick upstands, 'Tudor' style timber cladding and matching roof tiles) to the front. To its northeastern side elevation, it would feature two windows and two skylights to its roof slope, whilst to the rear it would feature an inward-opening door, a window, a set of bi-folding doors, and one skylight to its roof slope. Its southwestern side elevation would be blank. At first-floor level, it would feature a blank northeastern side elevation, one window to the rear, and one window to its southwestern side elevation. Its roof slopes would be blank.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Sited to the front, side, and rear of the property, elements of the proposal would be visible within the street scene and public realm. However, its use of matching materials (i.e., brickwork, roof tiles, and windows) would ensure that the proposal does not form an overly prominent visual feature within the area. For these reasons, the proposal is not anticipated to give rise to significant harm to the character and appearance of the application property or the visual amenity of the surrounding area.

**Residential amenity –** given that the front and side elements of the proposal would be single storey only with approximate heights ranging from 3.8m to 3.5m and adequate gaps maintained to the plot's shared boundaries, significant issues associated with overshadowing, loss of light, loss of outlook, and the introduction of an overbearing feature are not anticipated. Additionally, the proposed windows in the northeastern side elevation of the extension would be in a broadly similar location to the openings featured on the existing single storey side addition, therefore, the existing privacy levels are not anticipated to be significantly altered as a result of the works.

Similarly, the first-floor element would remain acceptable in amenity terms. Whilst extending approximately 4m beyond the rear elevation of the dwellinghouse, it would incorporate a hipped roof form, be set approximately 1.2m below the existing ridge height and maintain gaps from neighbouring boundaries. These design features would reduce the perceived bulk and massing of the extension and ensure that it would not result in significant overshadowing, loss of light, loss of outlook, or an unduly overbearing presence when viewed from adjacent properties. In terms of privacy, the proposed window within the southwestern side elevation has been conditioned to be obscurely glazed and would therefore not be expected to result in an unacceptable degree of overlooking or loss of privacy.

**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 sufficient space would be retained on the existing driveway.

**Other matters** – the proposal also includes the following elevational alterations:

- Infilling of an existing window opening at first-floor level in the northeast side elevation of the host dwellinghouse and the installation of a new opening located further rearwards (conditioned to be obscurely glazed in the interests of residential amenity).
- Replacement of two existing windows at first-floor level in the rear elevation of the host dwellinghouse with smaller counterparts.

Subject to the adherence to the aforementioned conditions, the proposed alterations are considered acceptable.

**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, chapter 12 of the National Planning Policy Framework (2024), and policy JP-P1 of the Places for Everyone joint development plan document.

## 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.

**Recommendation**: Approve

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

**Condition(s) to be attached to decision for approval OR Reasons for recommendation to Refuse**

**1) 3-year time limit:**

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) Specified plans:**

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

Proposed drawings shown on the document titled ‘PROPOSED EXTENSION & IMPROVEMENTS’, numbered ’19-05-26-1 REV B’, received by the City Council as Local Planning Authority on 28 July 2026.
Proposed site plan shown on the document titled ‘PROPOSED EXTENSION & IMPROVEMENTS’, numbered ’19-05-26-2 REV A’, received by the City Council as Local Planning Authority on 28 July 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) Materials:**

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

For the front, side, and rear extension:
- Walls: brickwork similar in appearance to the existing dwellinghouse in terms of type, size, colour and texture.
- Roof: roof tiles similar in appearance to the existing dwellinghouse in terms of type, size, colour and texture.
- Windows: white uPVC-framed.
- Doors: white uPVC-framed.

For the front canopy overhang:
- Upstands: brickwork similar in appearance to the existing dwellinghouse in terms of type, size, colour and texture.
- Columns: 100mm square timber columns/posts with paint finish.
- Fascia: 100mm x 50mm timber ‘Tudor style’ timber cladding (painted black) fixed to white flat rendered pike background.
- Roof: roof tiles similar in appearance to the existing dwellinghouse 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 Manchester Core Strategy and the requirements of the National Planning Policy Framework.

**4) Restriction on additional openings:**

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 into the 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) Obscure glazing:**

The proposed window in the first floor of the northeast side elevation of the host dwellinghouse 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 Manchester Core Strategy.

**6) Obscure glazing:**

The proposed window in the first floor of the southwest side elevation of the extension 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 Manchester Core Strategy.