MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-001055
Application type:	Householder planning permission
Proposal:	Erection of single-storey rear extension.
Site address:	22 Parkfield Road South Manchester M20 6DH
Ward(s):	Didsbury West
Date application valid:	06 August 2026
Applicant name:	Mr Sean Aftab Hasnain
Agent (if any):	Imara 360 Developments Ltd
Case officer:	Holly Wright
Recommendation:	Approve
Date of recommendation:	24 September 2026

Description of site, building and/or area

The application relates to a two-storey semi-detached dwellinghouse of redbrick, grey textured render, and mock-Tudor black and white timber detailing, with a red tiled hipped roof. The property features white uPVC windows, including a rounded two-storey bay to the front, a paved driveway and modest front garden bordered by a mid-level brick wall and mature hedging, a two-storey front outrigger, a two-storey rear outrigger, a single storey rear extension, and a detached outbuilding situated within the rear garden space.

The surrounding area is predominantly residential in terms of its character, consisting of semi-detached and detached dwellinghouses. Situated in the Didsbury West ward of Manchester, the property benefits its proximity to public outdoor amenity and green spaces, such as Fog Lane Park.

The property is not listed; however, it is sited within the Blackburn Park conservation area.


35
31
33
37
Parkfield Rd S
Parkfield Rd S
22
656
658
Wilmslow Rd
B5095







Description of development

The applicant is seeking planning permission for the erection of a single storey rear extension.

Consultation, notification and publicity responses

Local residents – no responses received.

Blackburn Park Conservation Society – no response received.

Relevant policies

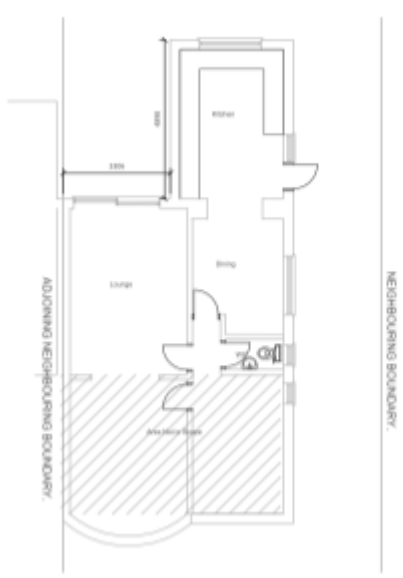
The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance: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
- Policy DC18 – Conservation Areas

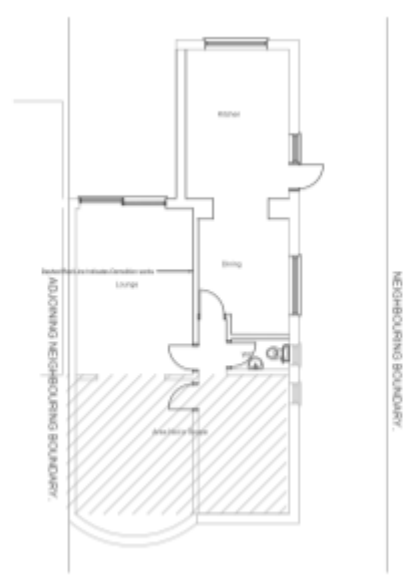
The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN3 – Heritage

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
- Policy JP-P2 – Heritage

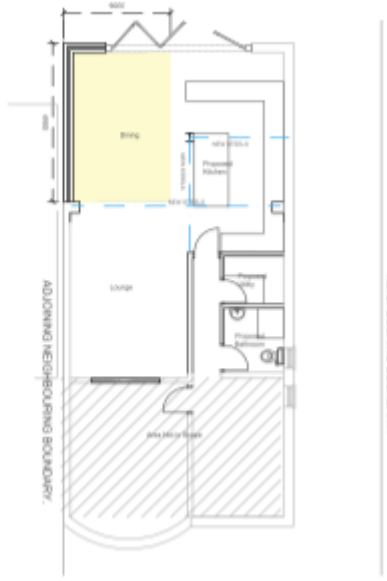
National Planning Policy Framework (NPPF, 2026)
- Chapter 14 – Achieving Well-Designed Places
- Policy DP3: Key principles for well-designed places
- Chapter 20 – Conserving and Enhancing the Historic Environment
- Policy HE4: Securing the conservation of heritage assets
- Policy HE5: Assessing effects on heritage assets
- Policy HE6: Proposals affecting designated heritage assets
- Policy HE9: Conservation areas



Existing Ground Floor
Scale 1:50



Existing Ground Floor Demolition
Scale 1:50



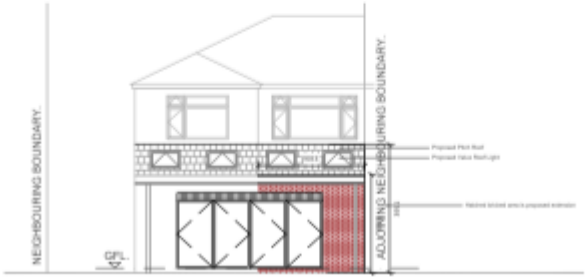
Proposed Ground Floor
Scale 1:50



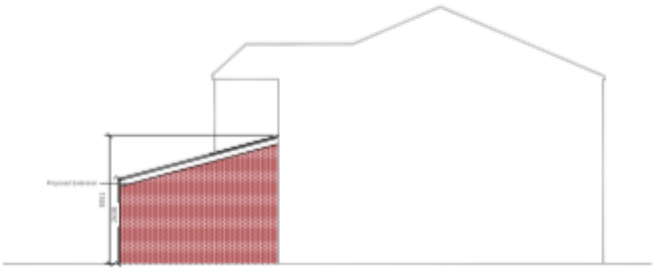
Existing Rear Elevation
Scale 1:50



Existing Side Elevation
Scale 1:50



Proposed Rear Elevation
Scale 1:50



Proposed Side Elevation
Scale 1:50

Submitted existing and proposed plans and elevations

Assessment:

Principle – the principle of the proposal, to erect a single storey rear extension to provide additional living accommodation for a dwellinghouse, is acceptable. Notwithstanding this, consideration must be given to the proposal's siting, scale, and massing, appearance, impact upon visual and residential amenity, the Blackburn Park conservation area, waste storage, and parking, amongst other matters.

Siting, scale, and massing – the proposal would be sited at the rear of the dwellinghouse, projecting southeast-wards. It would project no further than the existing single storey extension/outrigger, with a length of approximately 4.9m, a width of 3.309m, a pitched roof height of 3.951m and an eaves height of 2.638m. It would be sited adjacent to the boundary shared with No.24 Parkfield Road South.

Overall, the siting, scale, and massing of the proposal is considered acceptable. Although the 4.9m rearward projection of the proposed extension would exceed the limit stipulated in 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 project significantly further beyond the rear elevation of the adjoining property's single storey addition. Further to this, the extension would remain visually subservient to the host dwellinghouse on account of its single storey form and appropriate length, width, and height, projecting no further than the existing single storey addition present at the application site, which should ensure that it does not appear as an excessively large or bulky addition to the property. Adequate private amenity space would also be retained to the rear of the dwellinghouse.

Appearance and visual amenity – the proposed extension would be constructed of materials to match the existing dwellinghouse, including brickwork. To the rear it would feature a set of bi-folding doors, whilst its side elevation, facing No.24, would be blank. Four skylights are proposed on the rear-facing roof slope of the extension and replacement outrigger roof.

The proposal is considered to be 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 at the back of the property, the proposal would not be highly visible within the street scene and public realm. Moreover, its use of matching materials should ensure a blended appearance with the host dwellinghouse. As such, the extension is not considered to form an overly prominent or incongruous visual feature, and the overall character of the property and surrounding area would not be significantly harmed by the proposed works.

Impact upon Blackburn Park Conservation Area – the application site is located within the Blackburn Park Conservation Area and, as such, consideration must be given to the effect of the proposal upon the character, appearance and significance of this designated heritage asset.

The proposed extension would be positioned in line with, and to the rear of, the existing dwellinghouse. Due to its siting at the rear of the property, the proposed extension would not be highly visible from the public realm and would have a limited presence within views from surrounding public highways and footpaths. It would therefore have limited impact upon the character and appearance of the street scene and the wider conservation area. Additionally, as the proposed extension would include brickwork to match the existing dwellinghouse, it is considered that the proposal would provide a blended and sympathetic appearance to the host dwellinghouse, maintaining its visual integrity and responding appropriately to its character.

The proposal originally incorporated a flat roof but has subsequently been amended to include a pitched roof. The revised roof form is considered more appropriate within the conservation area, as it would provide greater continuity with the established roofscape, improve the integration of

the extension with the host dwellinghouse and reinforcing the prevailing roof typology that contributes positively to the character of the area.
Owing to its discreet siting, subservient scale and design, and complementary palette of materials, the extension is not considered to erode the established spatial characteristics, building hierarchy or architectural qualities that contribute positively to the significance of the Blackburn Park Conservation Area.

Overall, the proposal would preserve the character and appearance of the conservation area and would not result in harm to the significance of the designated heritage asset. The proposal is therefore considered to accord with the relevant heritage provisions of the National Planning Policy Framework, saved policy DC18 of the Unitary Development Plan for the City of Manchester, policy EN3 of the Manchester Core Strategy and policy JP-P2 of Places for Everyone.

Residential amenity – the proposed extension has the potential to affect the outlook and light available to a ground-floor window at No.24 Parkfield Road South, which is located close to and faces towards the shared boundary. However, regard must be given to the scale and form of development that could reasonably be undertaken under permitted development rights, which represents a realistic fallback position and could have a comparable effect upon this window. In this context, the resulting impact upon outlook and levels of light would not be so significant as to warrant refusal of the application.

The proposed extension would have a limited impact on the residential amenity of No.20 Parkfield Road South, as it would be positioned adjacent to the existing outrigger, which would provide a buffer between the proposal and this property. There would be a slight increase in the height of the outrigger, due to the replacement pitched roof, however, the considerable gap maintained to the plot's western shared boundary should limit impacts associated with this alteration.

Furthermore, the extension would have blank side elevations, with no windows positioned close to the plot's shared boundaries. It would therefore not result in any unacceptable overlooking or loss of privacy.

Overall, whilst the proposal may have some effect on the outlook and light experienced by the occupiers of No.24, the degree of impact would not substantially exceed that which could reasonably arise from an extension constructed under permitted development rights. The proposal would therefore not cause unacceptable harm to the residential amenity of neighbouring occupiers.

Waste storage – unaffected by the proposal as access along the side of the property would be retained meaning bins could continue to be stored away from the street scene.

Parking – unaffected by the proposal as the existing driveway space to the front would be retained.

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, the Blackburn Park conservation area, waste storage and parking as it broadly complies with saved policies DC1 and DC18 of the Unitary Development Plan for the City of Manchester, policies DM1, SP1, and EN3 of the Manchester Core Strategy, policies JP-P1 and JP-P2 of the Places for Everyone joint development plan document, and the requirements of the National Planning Policy Framework (2026).

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 documents and drawings:

Proposed drawings shown on the document titled ‘EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS’, numbered ‘P001-22PARK-002’, received by the City Council as Local Planning Authority on 26 August 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 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 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 installed in 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 in accordance with policies SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.