Planning and Building Control

Manchester City Council

05/10/2026

To Whom it may concern,

Re: Householder planning application for a proposed two-storey front extension at 75 Heathside Road, Withington, Manchester M20 4XH

I write in support of the enclosed householder planning application for a modest two-storey extension to the front of 75 Heathside Road. The proposal has been developed as a narrow, shallow and visually contained addition to the recessed entrance portion of the dwelling. It would improve the usefulness of the entrance and first-floor accommodation while retaining the principal scale, roof form and architectural identity of the existing semi-detached house.

The following documents have been submitted as part of this application:

- Drawing No. 211/008/03: Existing Elevations and Proposed Plans; and
- Drawing No. 211/008/04: Existing Elevations and Proposed Elevations.

The requisite fee has been paid by the applicant via the Planning Portal. We trust that the details provided within these documents are sufficient to satisfy the Council's validation requirements.

1. Site and proposal

The application property is a two-storey semi-detached dwelling within an established residential street. The submitted drawings indicate a two-storey addition positioned over the existing recessed entrance section of the principal elevation.

The addition would project approximately 850mm from the existing front elevation (350mm from the bay window). The drawings indicate an approximate width of 2.385m at ground-floor level and 2.335m at first-floor level. It would provide a more functional entrance arrangement and a modest enlargement of the first-floor small room which currently isn't large enough to be a single bedroom. The works would not extend across the full width of the dwelling and would not alter the main ridge line or overall height of the house.

The extension is shown with a pitched gabled roof, a front entrance at ground-floor level and a first-floor window above. Roof tiles and other external materials should match or closely complement the existing dwelling. The application can accept a conventional matching-materials condition if considered necessary.

2. Development plan and material considerations

Saved UDP Policy DC1: Residential Extensions

Policy DC1 is the principal detailed local policy. DC1.1 requires regard to the general character of the property, neighbouring amenity, the desirability of adapting houses to changing household needs, the street-scene appearance and any loss of on-site parking. DC1.2 supports extensions where they are not excessively large or bulky, remain subservient, do not project too far in front of the original building, avoid undue loss of sunlight, daylight or privacy, respect local character through design and materials, and do

not cause unacceptable parking pressure. DC1.3 identifies two-storey flat-roofed extensions visible from the highway as development the Council will not normally approve. The present proposal uses a pitched roof and is therefore not within that identified category.

Manchester Core Strategy and supplementary guidance

Manchester's Core Strategy was adopted in July 2012 and updated following adoption of Places for Everyone in March 2024. It remains a key component of the Manchester Local Plan. Relevant strategic considerations include good design, contextual response, amenity and the acceptability of development in its surroundings. The Guide to Development in Manchester SPD, adopted in April 2007, is a material consideration promoting attractive, well-designed neighbourhoods and neighbourliness.

National planning policy

The August 2026 National Planning Policy Framework is a material consideration. Its design policies support well-designed places and decision-making based on the quality of development. The application is therefore to be assessed on the actual scale, form, context and effects of the proposal, alongside the development plan.

3. Planning assessment

Scale, massing and subservience

The proposal is deliberately modest. An 850mm projection is shallow for a two-storey addition and is confined to the narrow entrance portion of the frontage. It would not bring the whole elevation forward, alter the main ridge or increase the width of the dwelling. The original house would remain clearly legible and visually dominant. The proposal is therefore not excessively large or bulky and would remain subordinate, consistent with DC1.2.

Design and relationship with the host dwelling

The extension has been designed to appear as an integrated part of the house rather than as an unrelated later addition. The pitched roof is a domestic form that responds to the host building and avoids the visible flat-roofed form specifically discouraged by DC1.3. The vertically aligned entrance and first-floor window create a coherent entrance feature. Matching facing materials, roof tiles, window proportions, sills, lintels and rainwater goods would integrate the addition with the house.

Street scene and the semi-detached pair

Careful consideration has been given to the relationship between the application property and the adjoining half of the semi-detached pair. The proposal would introduce a localised change to one part of the front elevation, but would preserve the principal height, width, ridge and overall semi-detached form. Its limited depth means it would read as a modest entrance projection rather than a new dominant wing or a wholesale change to the building line. The main architectural composition of the pair would remain apparent. Any limited reduction in symmetry should be weighed against the very small projection, contained width and compatible form.

Residential amenity

Because the addition projects only 850mm at the front of the dwelling, it would not create an overbearing enclosure or material loss of daylight or outlook. The first-floor window would face the street and would not create new direct overlooking of private rear amenity space. There is no balcony or raised platform. The proposal therefore avoids undue harm to sunlight, daylight or privacy.

Parking, access and highway safety

The proposal is confined to the area immediately in front of the existing entrance. It would not remove an off-street parking space or alter the established access.

Household adaptation

DC1 expressly recognises the desirability of enabling people to adapt homes appropriately to meet changing household needs. This proposal achieves a practical improvement through a limited addition, without the scale or impacts associated with a conventional front wing.

The property owner is experiencing subsidence between the front door and corner of the property, which is gradually getting worse over time and will require structural repair to remedy. This would be dealt with in conjunction with the proposed changes.

4. Planning balance and conclusion

The proposal is a proportionate and well-contained alteration to an established dwelling. It would project only 850mm, occupy a narrow part of the frontage, retain the building's overall height, width and principal roof form, employ a pitched roof and matching materials, and avoid material effects on neighbour amenity, access or parking.

It is acknowledged that the extension would sit forward of the existing recessed entrance wall and would alter one part of the semi-detached frontage. Policy DC1 does not, however, prohibit all front extensions. It requires an assessment of whether the projection is excessive, whether the addition remains subordinate, and whether design, amenity, street-scene or parking harm would arise. For the reasons set out above, the proposal satisfies those tests.

The development accords with saved UDP Policy DC1 and the relevant design and amenity objectives of the Manchester Local Plan and national policy. There are no identified material considerations which justify withholding permission. Manchester City Council is therefore respectfully requested to grant householder planning permission, subject to reasonable conditions including, if necessary, a condition requiring external materials to match the existing dwelling.

Yours faithfully,

Suzanne Asher MRTPI