

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143635/FH/2025

Date registered valid: 4 August 2025

Proposal: Erection of a single-storey rear extension, demolition and rebuilding of the garage, courtyard, and boundary walls using retained and reclaimed bricks on new foundations, removal of existing roughcast render and application of a new traditional lime-based roughcast render, addition of brick slips to the rear elevation to match existing, revised roof materials, link connecting the main dwelling with the rebuilt garage

Address: Stenner Brow, Stenner Lane, Manchester, M20 2RQ

Ward(s): Didsbury West Ward

Applicant: Mr Jonathan Teeling

Agent (if any): Mrs Sonia Pabla-Thomas Space: Architecture+Planning

Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27 October 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28 August 2025

Standard consultations:

Printed: 18 August 2025 Expired: 9 September 2025

Neighbour notifications

Printed: 18 August 2025 Expired: 9 September 2025

Site notice

Posted: 28 August 2025 Expired: 18 September 2025

Press advert

Published: 26 August 2025 Expired: 16 September 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to Stenner Brow, a detached dwellinghouse built in 1927 on the site of former farm buildings. The house is constructed of brick with roughcast render and features a pitched clay tile roof. It occupies a generous plot that extends behind the listed cottages at 18–20 Stenner Lane and shares its eastern boundary wall with Parsonage Gardens. The property is enclosed by mature trees and hedges and is accessed via a gated driveway from Stenner Lane. There are views of the rear of the house from Parsonage Gardens.



Aerial view of application site (Extract: Google Maps)

The dwelling has previously been modified with a two-storey rear extension and a ground floor bay window and the demolition of a former detached garage building. Both the house and its gardens are considered to make a positive contribution to the character of the Didsbury St.

James Conservation Area in which the property is located, representing a substantial early 20th-century suburban home of architectural merit. The expansive garden runs alongside Parsonage Gardens, enhancing the openness and landscaped setting of the public gardens. The property currently features photovoltaic (PV) panels on the main roof.

Listed building: Other

Conservation area: Didsbury St James Conservation Area 1970

Tree Preservation Order: No

Description of area

The application site is situated within the Didsbury St James Conservation Area, focused around the junction of Wilmslow Road and Stenner Lane, near the Grade II* Listed Church of St. James. The area retains its traditional village character and green, leafy setting, and is primarily residential in nature, complemented by a church, art gallery, and public houses.

Description of development

Planning permission is sought for the erection of a single-storey rear extension, demolition and rebuilding of a garage building, courtyard, and boundary walls using retained and reclaimed bricks on new foundations, removal of existing roughcast render and application of a new traditional lime-based roughcast render, addition of brick slips to the rear elevation to match existing, revised roof materials and a link connecting the main dwelling with the rebuilt garage.

In summary, the proposal comprises:

- A rear single-storey kitchen living room extension;
- The demolition and rebuilding of the garage;
- A link extension connecting the main dwelling with new garage;
- A single storey pitched roof Wellness suite to include gym and accommodation;
- Elevational changes.

The application relates to a revised proposal to that previously approved in October 2024 following the demolition of the garage.

During the course of the application, negotiations have taken place regarding the proposed external materials and siting of the wellness suite. As a result, the applicant has agreed to retain the use of traditional Rosemary roof tiles in place of the originally proposed Spanish slate, ensuring greater consistency with the existing building fabric and surrounding context. Additionally, the wellness suite has been set back from the boundary wall.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Planning History

140377/FH/2024

Erection of a single storey rear extension and a single storey extension linking the dwelling to the existing garage block; erection of a single storey extension to the rear of the garage block and associated elevational alterations. *Approved 9 October 2024.*

116216/FH/2017

Installation of domestic sewage treatment system. *Approved 18 July 2017.*

075000/FH/2005/S2

Single and two storey rear extensions to provide additional living accommodation. *Approved 4 May 2005.*

F00949

Erection of a 2-storey block of 8 two-bed self-contained flats and conversion and extension of existing house to form 4 one-bed and 2 two-bed self-contained flats with 19 basement parking spaces, after demolition of outbuilding. *Approved 5 March 1975.*

Policy

The following policy and guidance is considered relevant to the consideration of this application:

Places for Everyone

JP-S1 – Sustainable Development

JP-P1 – Sustainable Places

JP-P2 – Heritage

Core Strategy

DM 1 – Development Management

SP 1 – Spatial Principles (partially superseded by PfE)

CC 9 – Design and Heritage

EN 1 – Design Principles and Strategic Character Areas

EN 3 – Heritage (partially superseded by PfE)

Saved UDP policies

DC1– Residential Extensions

DC18 – Conservation Areas

DC19 – Listed Buildings

The Guide to Development in Manchester (SPD)

The Guide to Development in Manchester is a supplementary planning document which contains core principles to guide developers. The document offers design advice and sets out the City Council's aspirations and vision for future development and contains core principles to guide developers to produce high quality and inclusive design. The principles that development should seek to achieve, include, character and context, continuity, and enclosure, ease of movement, quality of the public realm, diversity, legibility and adaptability.

National Planning Policy Framework

The following section are considered relevant:

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

- Section 16 – Conserving and enhancing the historic environment

Issues

Principle of development

The principle of allowing residents to extend or make alterations to their homes to provide enlarged or improved accommodation is generally acceptable, provided that there is no overriding, undue impact upon either the character of the host property or upon the residential and visual amenity of nearby residential occupiers. In this case, regard should also be had to the impact to the character of the Didsbury St James Conservation Area in which the property is located and the setting of nearby Grade II listed building and heritage assets which adjoins the site.

In this case, the proposed alterations are considered acceptable and in accordance with the aforementioned policy and guidance.

Impact to Residential Amenity

The proposed single-storey extensions are modest in scale and would provide views over the host property's rear garden and the front highway. The site benefits from substantial boundary treatment, including original brick walls, mature trees, and vegetation, which would help to screen the development from the surrounding area. Given the nearest neighbouring property is situated approximately 20 metres away, there are no concerns regarding overlooking, dominance, or the overshadowing of adjacent properties. On this basis, the impact to neighbouring living conditions is considered acceptable.

Impact on Visual Amenity and Heritage Impact

The application property is situated within the Didsbury St James Conservation Area and neighbours a number of heritage assets including:

- Cottages 18-20 Stenner Lane Grade II
- Phillip Godlee Lodge Wilmslow Road Grade II
- Fletcher Moss Art Gallery, the Parsonage Grade II
- Entrance Gateway Fletcher Moss Art Gallery Grade II
- Church of St James Grade II*

On this basis, it is necessary to assess the impact to the character and appearance of the conservation area and also the setting of these neighbouring heritage assets.

In this case, the proposed single-storey rear extension represents a modest and well-considered addition to the property. Its design echoes the curvature of the existing bay window, offering a contemporary interpretation that remains sympathetic to the architectural character of the host building. The extension would be constructed in brick, incorporating a vertical soldier course and a stone parapet at eaves level, complemented by metal-framed curved sliding glazed doors. Positioned at ground floor level to the rear of the dwelling, the extension would be largely concealed from public vantage points. As such, it is assessed to have a neutral to positive impact on the significance of the building and is considered to preserve both its architectural integrity and the established character of the surrounding Conservation Area.

A single-storey link extension is also proposed to connect the main dwelling with the existing garage. This infill development would occupy a small, enclosed courtyard space between the two structures. The design includes rear-facing glazing, high-level windows to the front

elevation, and a pitched roof that matches the form and materials of the garage, ensuring visual continuity. While this element would be visible from the front driveway, it is modest in scale and sensitively designed to respect the appearance of the existing dwelling. The proposal is considered therefore to have a neutral impact on the Conservation Area and would not be visible from any designated heritage assets.

The wellness suite has been designed to run parallel to the existing walled garden that borders Fletcher Moss Gardens, carefully reflecting the scale and positioning of the historic greenhouse at Parsonage Gardens.

A lightweight glazed link connects the wellness suite to the rebuilt garage, forming a subtle architectural bridge that respects both structures. Internally, the suite comprises a gym, guest bedroom, and bathroom. The gym has been designed to be deliberately low in height, with a roof pitch that mirrors the garage, ensuring the new addition remains visually subordinate and does not dominate the site.

A cohesive material palette would be utilised, with the eaves aligned to provide a strong horizontal line that runs consistently across all proposed interventions, reinforcing a sense of architectural unity and balance.

On balance, it is considered that the proposal relates to a series of modest extensions and alterations to the host property.

The proposed roof alterations and rear extension are designed with simplicity and contextual sensitivity, using natural materials style that reflect the character of surrounding garden structures. The roof would be partially visible above the shared garden wall, introducing a minor sense of enclosure. However, this impact is considered minimal and not detrimental to the wider setting.

While the proposal introduces change, the impact on the historic environment is not considered harmful. The new roof form is simple and well-integrated, and any visual impact could be further softened through existing planting. Even in winter, when the structure may be more visible, it is considered to detract from the character of the area.

The proposal has been assessed to have a very low or negligible impact to the Grade II listed Fletcher Moss Art Gallery, with no harm identified to its setting or significance.

The proposed extensions would integrate sympathetically into the local surroundings, using simple forms and materials whilst introducing a contemporary architectural language appropriate for the site. Visibility from within the Conservation Area is limited, with only the roof partially visible from Parsonage Gardens. Even in winter, longer-range views would retain the extensions as recessive and unobtrusive.

The proposals are expected to enhance the Conservation Area by introducing high-quality architecture that supports the continued use of the building as a family home.

The wellness suite is positioned parallel to the existing walled garden. Its low profile and matching roof pitch would ensure it remains subordinate to the garage. A consistent material palette is used throughout,

The proposal therefore represents a sensitive and well-considered architectural response that respects the historic and environmental context of the site. The design is modest, contextual, and enhances the character of the Conservation Area while preserving the setting of nearby heritage assets.

Highway Impact

Whilst the proposal would displace a previous garage, there is sufficient space retained within the curtilage of the site to facilitate off street parking. As such, there are no concerns surrounding the impact to the operation of the highway as a consequence of the proposal.

Trees

The proposal would result in the removal of a Cherry Tree which has been previously agreed for removal as part of a earlier approval and has since been removed. To offset this loss, a condition is included which requires the submission and agreement of details for a replacement tree with the grounds of the application 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 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.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

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

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

0206_20_100/B (proposed site plan), 0206_21_220/B (proposed front and west elevations) and 0206_21_221/B (proposed rear and east elevations), 0206_20_200/A (proposed L0 plan), 0206_20_201/A (proposed L1 plan), 0206_20_202/A (proposed roof plan) and 0206_20_401/A (proposed L0 setting out plan), received by the City Council as Local Planning Authority on 28 October 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC18.1 of the Unitary Development Plan for the City of Manchester, policies SP1, EN3 and DM1 of the Manchester Core Strategy and policy JP-P2 of Places for Everyone Joint Development Plan.

3) Notwithstanding details submitted, no above ground development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance with the agreed details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority in the interests of the visual amenity of the area within which the site is located, pursuant to saved policy DC18.1 of the Unitary Development Plan for the City of Manchester, policies SP1, EN3 and DM1 of the Manchester Core Strategy and policy JP-P2 of Places for Everyone Joint Development Plan.

4) The development hereby approved shall not be occupied until details of a replacement tree has been submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented not later than 12 months from the date the development is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To mitigate the loss of the Cherry Tree from the rear garden and in the interests of visual amenity, pursuant to policies SP1, EN9 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Didsbury Civic Society

Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
The Old Parsonage, Stenner Lane, Manchester, M20 2RQ
6 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
4 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
7 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS

9 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
12 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
15 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
St James Church, Stenner Lane, Manchester, M20 2RQ
2 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
3 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
5 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
8 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
10 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
11 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
14 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
20 Stenner Lane, Manchester, M20 2RQ
18 Stenner Lane, Manchester, M20 2RQ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Didsbury St James Conservation Area 1970
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Benefitting From Flood Defences -
Green Belt Land - Green Belt Area (LDF)
Green Belt Land - Greater Manchester Green Belt Local Plan 1984
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH AREA