

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140458/FH/2024
Date registered valid: 24 October 2024
Proposal: Erection of a single storey rear extension to form additional living accommodation.
Address: 22 Lidgate Grove, Manchester, M20 6TS
Ward(s): Didsbury West Ward

Applicant: Mrs G Newman
Agent (if any): David Young David Young Architect
Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 27 August 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14 August 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 9 July 2025 Expired: 30 July 2025

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

This planning application relates to a property that forms part of a distinctive terrace of two storey houses with grey slate pitched roofs. Principal access to the houses is via brick wall enclosed yard areas presented to Lidgate Grove. The rear of the property incorporates a narrow linear garden extending the south-east boundary of the site (adjoined by an alleyway). The north-east elevation of the house (towards Lidgate Grove) originally comprised a partially recessed elevation over two storeys with a small ground floor lean-to extension. The adjoining projecting outrigger extends the plane of the roof over two storeys with a projection of 2.84 metres. An adjoining ground floor extension with a lean-to roof would provide an overall projection of 4.8 metres (leaving a space of 1.62 metres to the site boundary).



Fig.1 – Views of the application site and implemented development.

Description of development

The development relates to the north-east elevation of the property (towards Lidgate Grove). The existing ground floor extension (adjoining the two storey outrigger) has been incorporated into a new single storey extension that in-fills the space in the rear yard adjacent to the north-east boundary. A new mono-pitched roof would be formed across the combined extension. It would have a ridge line height of 4.16 metres with a pair of roof windows to its plane. The configuration of the roof would have a hipped appearance when viewed in conjunction with a matching extension to the adjoining No 24. The elevations to the side elevation have been finished in white render to match the existing. The northern elevation has been constructed brickwork to match the exiting boundary wall. The existing kitchen door and window to the side elevation have been retained (with the remainder of the elevation composed in brickwork). The development has retained the existing kitchen and added a shower room.

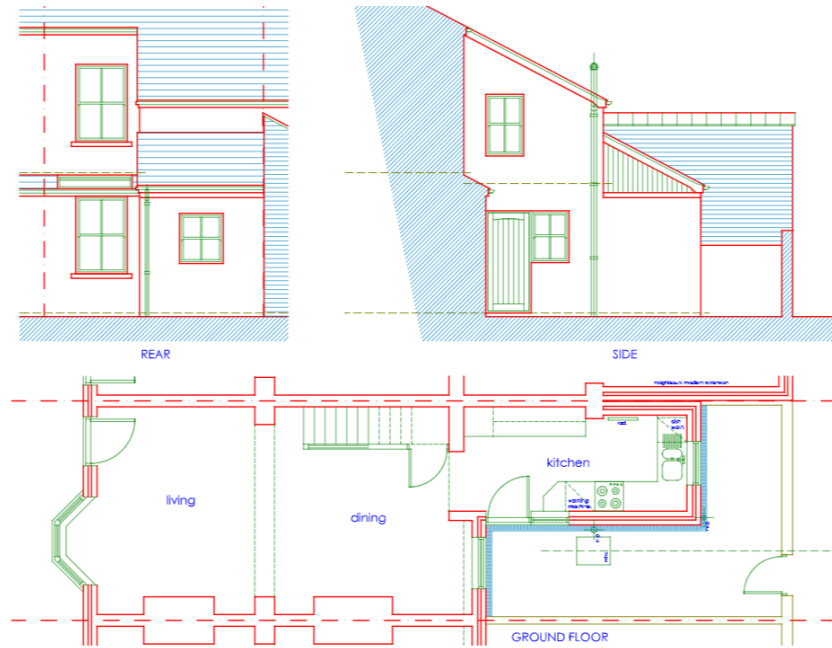


Fig.2 – Elevations and layout prior to the implemented development

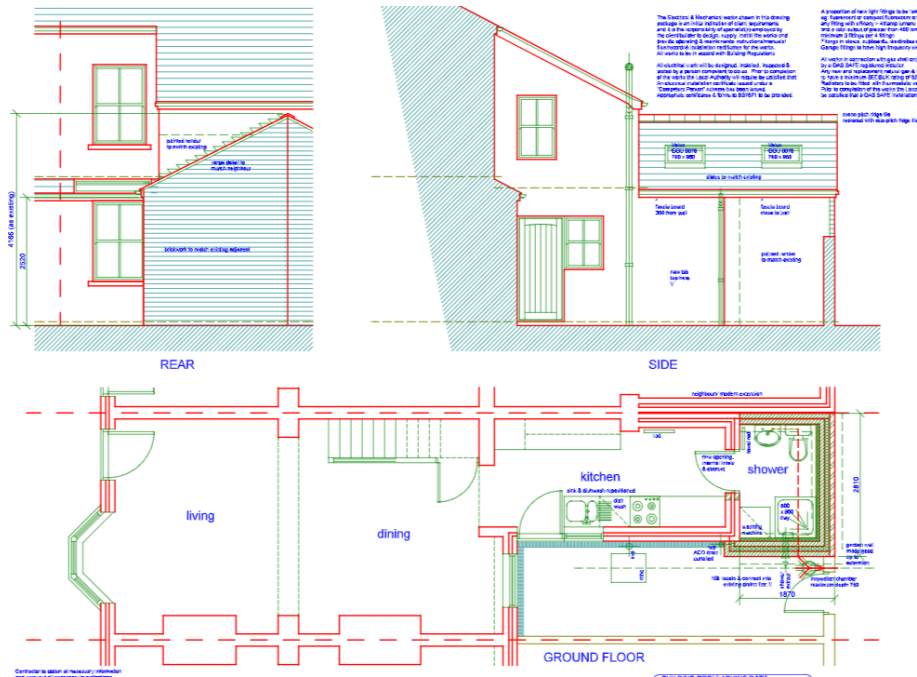


Fig.3 – Implemented elevations and layout

Site visit

No history of previous planning applications.

Consultations & Notification Responses

Local residents – No comments received.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended most recently in December 2024. It represents key up to date national policy and is an important material consideration in determining the current application. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'. The purpose of the planning system is to achieve sustainable development. The NPPF states that, to achieve this, the following three overarching objectives need to be pursued mutually:

- i. The economic objective – Development should contribute to sustainable development by building a strong, responsive and competitive economy that ensures sufficient and appropriate development and supports growth.
- ii. The social objective - Development should support strong, vibrant and healthy communities. It should foster well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
- iii. The environmental objective – Development should protect and enhance the natural, built and historic environment. Including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy (paragraph 8).

The Framework states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making (paragraph 12). The following aspects of the Framework are relevant.

- i. Section 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion (paragraph 96). The development would not substantially depart from existing circumstances or harm residential amenity. Section 8 would thereby be accorded with.
- ii. Section 12: Achieving well-designed places - States that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (paragraph 131). Paragraph 135 states that planning decisions should ensure that developments:
 - a) Will function well and add to the overall quality of the area over the lifetime of the development;
 - b) Are visually attractive as a result of good architecture, layout and landscaping;
 - c) Are sympathetic to local character and history, including the surrounding built environment.

The design of the development has been appropriately related to the style and character of the existing house and its relationship to the surrounding context. The development would thereby accord with section 12.

Planning Practice Guidance (PPG) - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource and is relevant to key planning issues of significance to applicants and local authorities. The development positively responds to the following aspects of the PPG:

- i. Consultation and pre-decision matters;
- ii. Health and well-being.

Places for Everyone (PfE) is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth and took effect and became part of the statutory development plan on 21 March 2024. The plan and its policies are now a material planning consideration in the determination of planning applications. The Plan specifically:

- i. Sets out how the nine boroughs should develop up until 2039;
- ii. Identifies the amount of new development that will come forward across the nine districts, in terms of housing, offices, and industry and warehousing, and the main areas in which this will be focused;
- iii. Supports the delivery of key infrastructure, such as transport and utilities;
- iv. Protects the important environmental assets across the city region allocates sites for employment and housing outside of the existing urban area;
- v. Defines a new Green Belt boundary for Greater Manchester.

Policy JP-P6 - Health - States that development should maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development. It is considered that the development would result in the formation of a proportionate addition to the existing house. An appropriate relationship to the surrounding context would thereby be maintained. The development would not cause apparent harm to residential amenity. Policy JP-P6 would thereby be accorded with.

Policy JP-S1 - Sustainable development - States that, to address climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. The development would improve the quality of the accommodation and encourage the sustained occupation of the property. Policy JP-S1 would thereby be accorded with.

Policy JP-S4 - Flood risk and the water environment - States that in locating and designing development to minimise the impacts of current and future flood risk. The site is in Flood Zone 1 and it is not considered that the development would unduly impact on exiting drainage. Policy JP-S4 would thereby be accorded with.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.' The following aspects of the Core Strategy are relevant to the assessment of the development:

Policy SP 1 Spatial Principles - States the key spatial principles which will guide the strategic development of Manchester to 2027. The key areas of policy SP1, pertinent to this application, are:

- i. The creation of neighbourhoods of choice
- ii. The development should make a positive contribution to neighbourhoods of choice including:
 - a. Creating well designed places that enhance or create character.
 - b. Making a positive contribution to the health, safety and wellbeing of residents

- c. Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- d. Protect and enhance the built and natural environment.
- e. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

It is considered that the development would relate appropriately to the existing house and its context. The development would help to sustain the future occupation of the house without undue harm to existing levels of residential amenity. Policy SP1 would thereby be accorded with.

Policy EN1 (Design Principles and Strategic Character Areas) - States that, amongst other things, opportunities for good design to enhance the overall image of the City. In this case, the development would deliver a coherent design response that would be appropriately related to the scale and proportions of the existing house and its context. On balance, the development would be acceptable and appropriately related to policy EN1.

Policy EN3 Heritage – Whilst not located within a conservation area the group of terraces on Lidgate Grove demonstrate a coherent and distinctive character to this part of the City.

Policy EN19 Waste - Relates to waste management and requires that consideration is given to waste and recycling management, as part of development proposals. The siting of the ground floor extension would retain access to the rear and provided space to facilitate bin storage. Policy EN19 would thereby be accorded with.

Policy DM 1 Development Management - Discusses a range of issues that all development should have regard to. The following specific issues are relevant to the consideration of this application:

- i. The impact of the development on the character of the surrounding area;
- ii. Effects on amenity, including privacy;
- iii. Adequacy of internal accommodation and external amenity space;
- iv. Refuse storage and collection.

It is considered that the development would be appropriately related to its context in terms of design, height, scale, massing and potential impact on residential amenity. The character of the original house would not be unduly affected by the development. The use of matching materials would be a condition of the development. Existing arrangements for waste management would be retained. The development would thereby accord with policy DM1.

Unitary Development Plan - The following saved policies are relevant:

Policy DC1 - Residential Extensions

Policy DC1.1 - States that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses to meet changing household needs;
- d. The overall appearance of the proposal in the street-scene;
- e. The effect of the loss of any on-site car parking.

Policy DC1.2 - States that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky;
- b. They do not create an undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding streetscene by virtue of design, use of materials or constructional details.

It is considered that the height, scale and proportions of the proposed extension would be suitably related to the existing house and its context, including a matching adjoining extension. It is not apparent that the siting of extension would unduly harm residential amenity. The extension has been constructed in suitable matching materials. The development would be appropriately related to policy DC1.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning engaged with the applicant. In this case, 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. The proposal would thereby be acceptable and has been determined within a timely manner.

Principle of the development - The development would be satisfactory to the surrounding context, in terms of its scale, proportions and relationship to the character of the existing house and surrounding area. The principle of the development would be acceptable.

Height, scale and massing – The ridge and eaves line of the extension matches the parameters of height and scale established by the adjoining extension to No 24, thereby achieving visual cohesion between the two additions. The ridge line of the new extension (to No 22) would also set below the eaves of the adjoining outrigger maintaining variance in the roofscape. The development would thereby represent an appropriate and proportionate addition to the application property.

Siting – The new extension has reduced open space in the yard area. The new extension has been positioned within space with limited functionality. Sufficient space is retained within the yard to support amenity and bin storage. The siting of the extension has not harmed the amenity of neighbouring residents or the streetscene.

Residential amenity – The existing door and window have been retained in their original position thereby maintaining the existing circumstances. The remaining elevation (including the extension) would incorporate solid brickwork. Given the relationship of first floor windows to the adjoining house at No 20, it is not apparent that there would be issues of overlooking. The development has not therefore harmfully impacted upon residential amenity.

Design – The design of the proposed extensions has been suitably informed by the character and appearance of the existing house. The precedent for such development has been set by comparable extensions in the neighbouring terrace. As stated, the component parts of the development have been constructed in matching materials, which are satisfactory.

Land conditions – No historic land conditions have been identified that might potentially affect the development.

Flood risk - The site is in Flood Zone 1, and it is not apparent that the development would not present potential additional flooding risks or drainage requirements.

Waste management – Sufficient space has been retained in the yard area to allow the storage of bins.

Conclusion - The proposed development meets the requirements of Council policy and be appropriately related to the application property and neighbouring housing.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal would thereby be acceptable and has been determined within a timely manner.

Condition(s) to be attached to decision for approval

1) The development hereby approved shall be carried out in accordance with the following drawings and documents stamped as received by the City Council as local planning authority on the specified dates:

Householder planning application forms received on 8 July 2025

Location plan with a red edge received on 8 July 2025

Existing and proposed site plans Dwg 00 Rev A received 21 October 2024

Proposed plan and elevations Dwg 01 Rev A received 21 October 2024.

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 for City of Manchester.

2) The development shall be maintained in accordance with the materials specified on drawings referenced: Proposed plan and elevations Dwg 01 Rev A received 21 October 2024.

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, as specified in policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

26 Lidgate Grove, Manchester, M20 6TS
18 Lidgate Grove, Manchester, M20 6TS
55 Whitechapel Street, Manchester, M20 6TX
24 Lidgate Grove, Manchester, M20 6TS
20 Lidgate Grove, Manchester, M20 6TS
53 Whitechapel Street, Manchester, M20 6TX
51 Whitechapel Street, Manchester, M20 6TX

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA