

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143292/FH/2025

Date registered valid: 13 August 2025

Proposal: Erection of two storey side extension and associated elevational alterations to host property, including canopy roof to new front entrance

Address: 44 Southdown Crescent, Manchester, M9 7DG

Ward(s): Charlestown Ward

Applicant: Mr Andrei Gilca

Agent (if any):

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 16 October 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 26 August 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 21 August 2025 Expired: 12 September 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

The application site relates to 44 Southdown Crescent within the north Manchester ward of Charlestown. The application site relates to an end terraced, two storey, red brick dwellinghouse sitting on Southdown Crescent. The property is characterised by the entrance located within the gable elevation of the property and by having a primary building line coming forwards of the neighbour, reflecting the character of the row of terraced properties. Amenity space to the front, side and rear of the property consists of some areas of hardstanding and some areas of grassed garden. The rear garden experiences a change in topography, with the levels increasing up to an elevated point against the rear boundary of the site. A tree is sited in the front amenity space, close to the most southern corner of the site.

Description of area

The immediate area is residential in nature. The applicant site sits on the crescent where properties are sited in a semi-circle formation, with the properties facing outwards.

Description of development

The submitted application seeks planning permission for the erection of two storey side extension and associated elevational alterations to host property, including canopy roof to new front entrance.

The two storey side extension would be set back from the primary elevation of the host property by 1 metre and would be set away from the boundary with the non-adjointing neighbour by 1 metre. The extension would be widest at the front of the extension, to reflect the constraints of the site. The proposal, at the largest point, would have approximate dimensions of Height: 6.8 x Length: 6.3 x Width: 3.2 metres. The width of the side extension at the narrowest point would reduce to 2.2 metres.

The proposal would create a lounge and kitchen on the ground floor, and bedroom 3 and 4 on the first floor. The proposal would involve the insertion of two windows within the front elevation and two windows within the rear elevation.

The proposal would involve the insertion of a canopy roof and new entrance door within the front elevation of the property (existing entrance is within the gable elevation). A set of doors would also be inserted within the rear elevation of the host property. The existing small window within the rear elevation of the host property would be removed as a result of the proposal.

Materials to be used throughout the proposal have been listed as:

- brickwork to match existing- brown brick
- pitched roof with slate tiles to match existing (dark grey slate)
- white uPVC double glazed windows (to match existing)

Negotiations during the Course of the Application

The agent was advised that the initial scheme could not be supported. The agent was asked to provide a site setting out plan to understand the proximity of the proposal to neighbouring properties and the site boundaries. The agent was asked to include the elevational alterations into the description of development. The agent was asked to confirm if a driveway would be created to facilitate the proposed garage within the side extension.

With discussions with the agent, a scheme was presented which was considered to overcome concerns raised. A site setting out plan was provided which was considered to reflect the site, site boundaries and neighbouring properties to an acceptable quality.

Planning History

No planning history exists for this site.

Consultations & Notification Responses

Local Residents

One response was received. A local resident requested that if the application be approved, a swift nest brick planning condition be attached to any approval granted.

Issues

POLICY

The National Planning Policy Framework (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities.
- ii. Chapter 12. Achieving well-designed places.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following adoption of Places for Everyone Joint Development Plan.

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

Policy DM1 (Development Management),
Policy SP1 (Spatial Principles) (Deletions replaced by PfE Policy JP-S1)
Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

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

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 (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create 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 scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be

created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Places for Everyone (2022-2039)

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. The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policies are relevant:
JP- S1- Sustainable development.

ISSUES

Principle of Development

The submitted application seeks planning permission for the erection of two storey side extension and associated elevational alterations to host property, including canopy roof to new front entrance. During the course of the application, the agent was advised that the initial scheme could not be supported. With engagement with the agent, an acceptable revised scheme was provided for review which was considered to overcome the LPA's concerns and provided a site setting out plan to be able to fully understand the resultant impact of the proposed extension. Whilst the scheme is considered acceptable in principle, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

No.46 Southdown Crescent:

Given the proposal would be to the side of the extension and would extend no further than the front or rear building line of the site, no.46 Southdown Crescent- the non-adjoining neighbour- would be primarily impacted by the proposal.

The proposal would benefit from a 1 metre set back at both levels and be set off the common boundary with no.46 by 1 metre. As shown on the site plan, the proposal would sit no further forwards than the built form of the neighbour's existing detached garage. Given this, it is not considered to be easily visible from the neighbour's windows nor front private amenity space and is therefore not considered to give rise to an overbearing feature. No windows are sited within the neighbour's side elevation facing onto the proposed extension and so this proposal would not give rise to any privacy implications to no.46. Given the neighbour's existing garage, the proposal is not considered to give rise to any loss of light/ overshadowing to any of the neighbour's external amenity space.

No.42 Southdown Crescent:

No.42 Southdown Crescent is the adjoining property and would not be impacted by any adverse implications from the side extension, as the extension would extend no further than the front or rear building line of the site. Several elevational alterations would occur as a result of the proposal. As such elevational alterations would be at ground floor level and due to the boundary treatment separating the two properties, they are not considered to give rise to any adverse amenity implications.

Streetscene:

The proposal would benefit from a 1 metre set back at both levels and be set off the common boundary with no.46 by 1 metre. The roof of the proposed side extension would be set down lower than that of the applicant site. As such, the proposal is considered to create a subservient feature and so not give rise to an overly large or visually intrusive feature.

The proposal would involve the insertion of a canopy roof and new entrance door within the front elevation of the property (existing entrance is within the gable elevation). Such alterations are not considered to give rise to any adverse privacy implications to surrounding properties given such alterations would be at ground floor level.

Overall, it is not considered that the proposal would give rise to any significant visual residential amenity implications, namely overbearing, privacy nor loss of light implications, and so is considered pursuant to Policy DC1 of the UDP, policies SP1 and DM1 of the Core Strategy and JP-S1 of Places for Everyone.

Design and Appearance

Two storey side extension:

Policy DC1.4 of the UDP states that in the case of two storey side extensions the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. In this instance, a 1.52 metre gap to the common boundary cannot be retained and create a viable side extension. In this case, the extension would be set off the boundary of the site by 1 metre and have a set back at both levels of 1 metre. The proposed roof form would be lower than of the host property. Given these attempts, the proposed side extension would read as a subservient feature in the streetscene and so be considered pursuant to Policy DC1 of the UDP.

Given the curved nature of the Crescent and given no.46 does not sit parallel to the applicant site, it is not considered the extension would give rise to a terracing impact. The extension would sit behind the line of the detached garage of the neighbouring property and so does not read as a visually intrusive feature in the streetscene.

As such, the proposal is considered contrary to Policy DC1.4 of the UDP.

Associated elevational alterations to host property, including canopy roof to new front entrance: The proposal would involve the insertion of a canopy roof and new entrance door within the front elevation of the property (existing entrance is within the gable elevation). A set of doors would also be inserted within the rear elevation of the host property. The existing small window within the rear elevation of the host property would be removed as a result of the proposal.

Such elevational alterations are not considered to give rise to concern in relation to design and appearance. Such elements could have been achieved through the route of Permitted Development. The re-location of the entrance to the front elevation of the property is considered to be appropriate in design given the range of front porch placements within the immediate area. The property does not sit within a Conservation Area.

The materials have been listed within the submission to match the host property. A materials condition to this effect would be conditioned within the decision notice of any approval granted.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Car Parking

No off street parking is available to the property as existing. No change to this arrangement is proposed and so no concern in respect of car parking is raised.

Bin Storage

A 1 metre gap would be retained alongside the side extension to the site boundary. Further, private amenity space to the front of the property would be retained for the storage of bins. As such, it is not considered the proposed bin store arrangements would give rise to any issues.

Response to Neighbour Objections

One response was received from a local resident who requested that if the application be approved, a swift nest brick planning condition be attached to any approval granted.

Given the scale of development, a condition to this effect would be considered onerous. However, an informative requesting the applicant consider such measure would be attached to any approval granted.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner, a revised scheme was received which was considered to overcome concerns raised and appropriate conditions have been attached to any approval granted.

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:

-Householder Application for Planning Permission, received by the City Council as Local Planning Authority on 24 June 2025.

-Location Plan, numbered A3/03, received by the City Council as Local Planning Authority on 7 October 2025.

-Drawing- Proposed- Plans and Elevations, numbered A1/02 REV A, received by the City Council as Local Planning Authority on 7 October 2025.

-Drawing- Proposed Site Plan, numbered A3/05, received by the City Council as Local Planning Authority on 7 October 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) The materials used to construct the external elevations of the extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

Informatives

1) If the development can accommodate it, it is requested that consideration is given to the installation of Swift Bricks. Swift bricks must be fitted in accordance to the specifications of BS 42021:2022 - Integral nest boxes.

Appendix 1 – List of consultees & neighbours notified

11 White Moss Gardens, Evesham Road, Manchester, M9 7DR
9 White Moss Gardens, Evesham Road, Manchester, M9 7DR
10 White Moss Gardens, Evesham Road, Manchester, M9 7DR
8 White Moss Gardens, Evesham Road, Manchester, M9 7DR
2 Torrington Avenue, Manchester, M9 7EB
39 Southdown Crescent, Manchester, M9 7DQ
4 Torrington Avenue, Manchester, M9 7EB
37 Southdown Crescent, Manchester, M9 7DQ
46 Southdown Crescent, Manchester, M9 7DG
42 Southdown Crescent, Manchester, M9 7DG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH AREA