

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143750/FH/2025
Date registered valid: 15 August 2025
Proposal: Erection of single storey side and rear extension to form additional living accommodation
Address: 12 Gildridge Road, Manchester, M16 8PS
Ward(s): Whalley Range Ward

Applicant: Mrs. Gazala Iftikhar
Agent (if any): Mr. Niamat Ali, NA Design
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 2 October 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 23 September 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 27 August 2025 Expired: 17 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached dwellinghouse of redbrick and white textured render with a red tiled dual pitch roof. The property features white uPVC windows, including a rounded two storey bay to the front, a tarmac driveway and front garden bordered by a mid-level redbrick wall and brick piers, a two-storey rear outrigger, a rear dormer extension, and a detached outbuilding situated within a spacious rear garden.

The property is located within the established suburban area of Whalley Range, Manchester and is situated on a residential street characterised by similar semi-detached and detached dwellings, many of which date from the early to mid-20th century. The surrounding area is predominantly residential in nature, with a mix of architectural styles and mature landscaping contributing to the character of the street scene. The property is not listed and is not located within a conservation area. However, the wider Whalley Range area is recognised for its architectural heritage and leafy character, which is considered in the assessment of visual impact and design.







Description of development

The applicant is seeking planning permission for the erection of a single storey side and rear extension to form additional living accommodation.

Planning history

No previous history.

Consultations & Notification Responses

Local residents – no representations received.

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

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

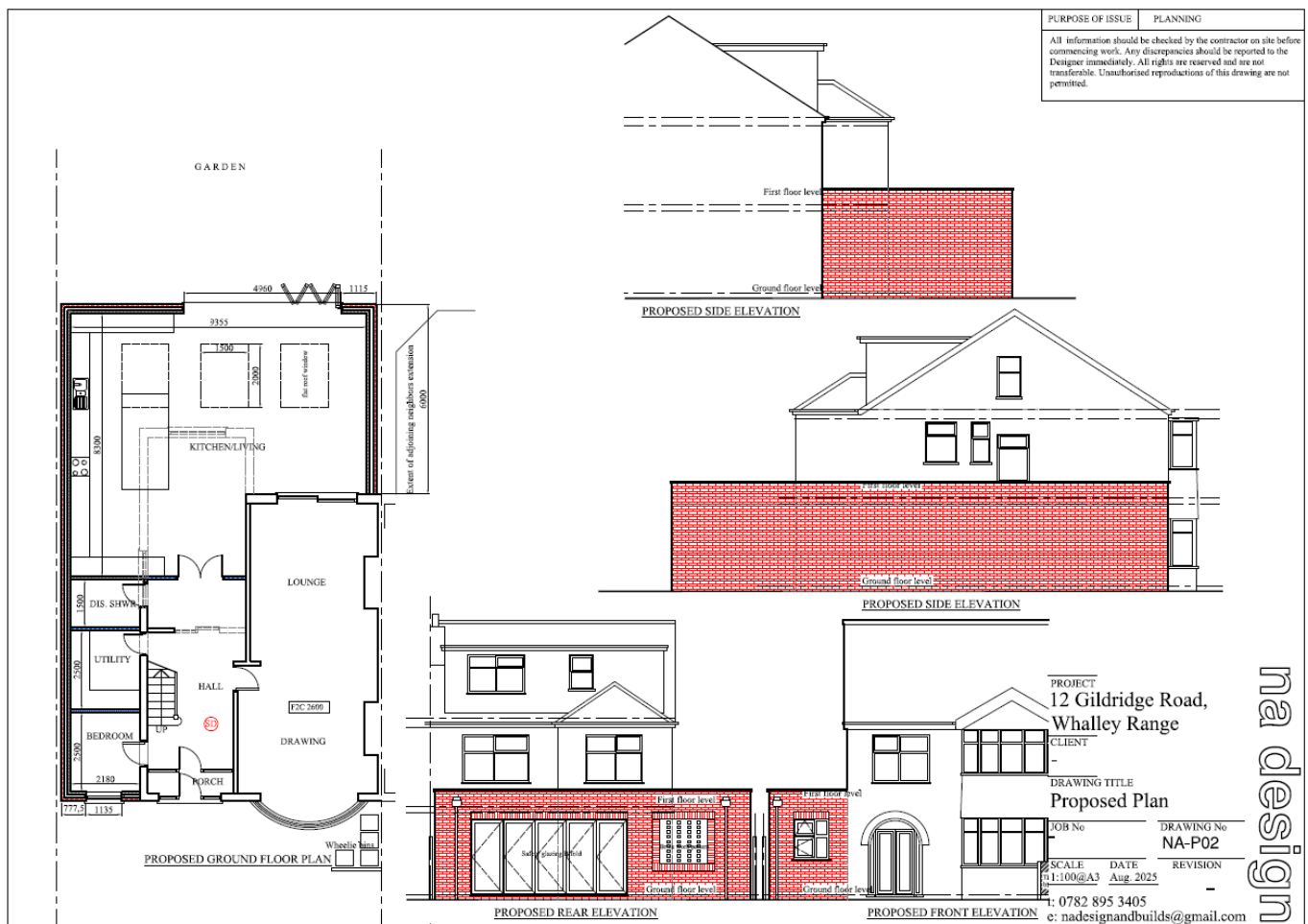
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places

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



Submitted proposed plans and elevations

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle – the principle of erecting a single storey side and rear extension to provide additional living accommodation is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Siting, scale, and massing – the extension would be sited at the side and rear of the dwellinghouse, facing north and west. It would project 6m rearwards from the host dwellinghouse, with a length/depth of 15.7m, a sideward projection of 2.4m, a width of 10m, and a flat roof height of 3.4m. The extension would be sited just off the plot's shared boundaries.

The 6m rearward projection of the extension would exceed the limit stipulated within saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m), however, is considered acceptable in this instance given that a rear extension with a 6m rearward projection could be erected under permitted development rights through a prior approval process and in the absence of objections, as in this case. Further to this, a precedent for works of this scale and massing is clearly evident in the surrounding area with No.3, No.10, No.13, No.16, No.20, and No.21 Gildridge Road all exhibiting considerable rear extensions. The overall siting, scale, and massing of the proposal is therefore considered acceptable on account of the permitted development fallback position together with the existing precedent for works of this scale in this area. It should also be noted that the extension would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area and would allow for sufficient private outdoor amenity space to be retained to the rear.

Appearance and visual amenity – the extension would utilise brickwork to match the existing dwellinghouse, with a flat roof, uPVC-framed windows, and aluminium-framed doors. It would feature 1no. window to the front, a set of bi-folding doors to the rear, and blank side elevations. Its flat roof would be blank.

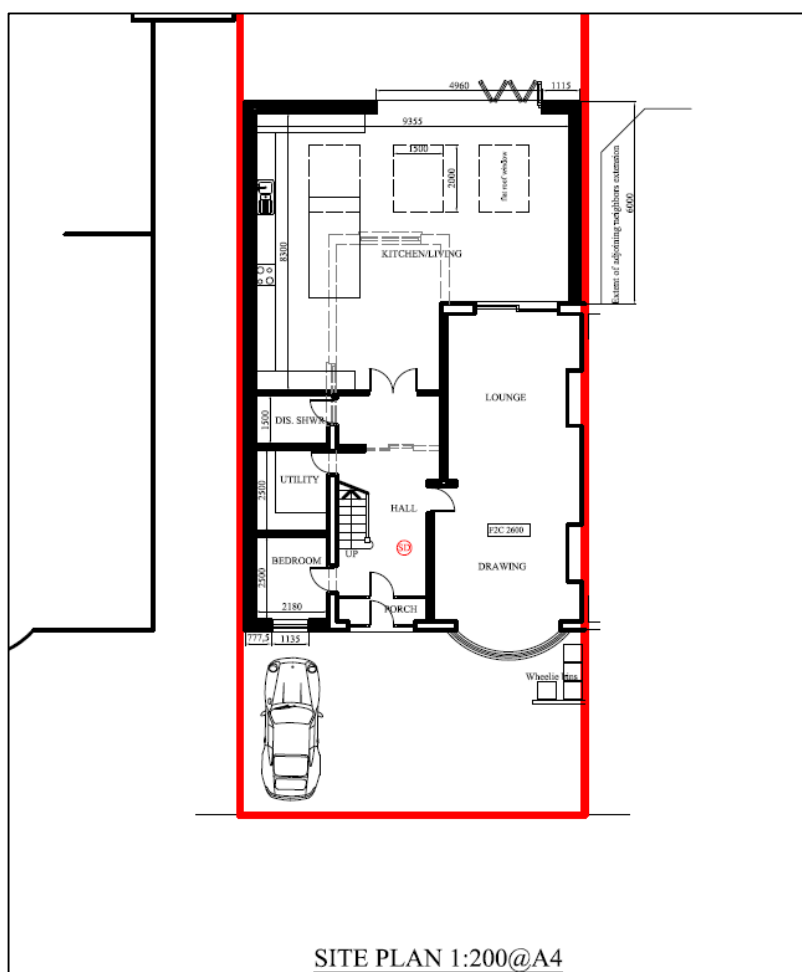
The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Sited at the side and rear of the property, elements of the proposal would be visible within the street scene, however, its use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that the extension does not form a prominent visual feature. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

Residential amenity – it is acknowledged that the proposal would cause a degree of harm to the residential amenity of those occupying No.14 Gildridge Road, particularly its ground floor side-facing windows, given the proposed extension's siting along the plot's shared boundary. However, in this instance, such impacts are considered to be acceptable given that they would not be significantly dissimilar to that which could arise from a single storey side extension erected under permitted development rights. Further to this, the extension's single storey nature and maximum flat roof height of 3.4m would work towards limiting the extent of any adverse effects.

In terms of the proposal's impact upon the residential amenity of No.10 Gildridge Road, it is considered that the extension should not cause significant issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence, given that the proposal would not project substantially beyond the extension present at the neighbouring site. Its blank side elevations should also ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

Waste storage – the proposal would result in external access to the rear of the property being lost, meaning bins would have to be stored to the front. To overcome issues associated with the visual impact of bins being stored to the front, details of screened bin storage area have been provided on the proposed ground floor plan. This has been conditioned accordingly.

Parking – the current parking arrangements would be unaffected by the proposal as sufficient space for at least one vehicle (2.4m by 4.8m) would be retained on the property's existing driveway, as demonstrated on the submitted site plan.



Submitted site plan showing retained parking space

Other matters – no elevational alterations proposed.

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, waste storage and parking as it broadly complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework

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. No significant problems have arisen during the consideration of this application, and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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:

'Proposed Plan', numbered 'NA-P02', received by the City Council as Local Planning Authority on the 8th September 2025.

'SITE PLAN', received by the City Council as Local Planning Authority on the 8th September 2025.

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 to be used on the external surfaces of the extension hereby permitted shall match those specified below:

- Brickwork to match the existing dwellinghouse in type, size, colour, and texture on the elevations of the extension.
- A flat roof on the extension.
- White uPVC-framed windows on the extension.
- Aluminium-framed doors on the extension.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, 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.

4) Bin store details:

The external bin storage area, shown on the drawing labelled 'SITE PLAN', received by the City Council as Local Planning Authority on the 8th September 2025, shall be implemented and be in place prior to the first occupation of the extension and shall be so maintained and retained at all times thereafter.

Reason - In the interests of amenity and public health, pursuant to policies EN19, SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

10 Gildridge Road, Manchester, M16 8PS
11 Gildridge Road, Manchester, M16 8PS
14 Gildridge Road, Manchester, M16 8PS
11 Waltham Road, Manchester, M16 8PG
9 Gildridge Road, Manchester, M16 8PS
7 Gildridge Road, Manchester, M16 8PS
9 Waltham Road, Manchester, M16 8PG
13 Gildridge Road, Manchester, M16 8PS
13 Waltham Road, Manchester, M16 8PG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA