

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143510/FH/2025
Date registered valid: 29 July 2025
Proposal: Erection of a single storey outbuilding including flue to roof in rear garden
Address: 5 Didsbury Park, Manchester, M20 5LH
Ward(s): Didsbury East Ward

Applicant: Mr Jing Dai
Agent (if any): Mr Paul Cox, Paulcoxdesign Ltd
Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 10/10/2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 04/09/2025

Standard consultations:

Printed: 28 August 2025 Expired: 18 September 2025

Neighbour notifications

Printed: 4 September 2025 Expired: 25 September 2025

Site notice

Posted: 4 September 2025 Expired: 25 September 2025

Press advert

Published: 4 September 2025 Expired: 25 September 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to a two-storey semidetached class C3 dwellinghouse on Didsbury Park. The property is large red brick Edwardian house, with vegetation and a large driveway to the front and a good size garden to the rear. The property is within the St James Park Conservation Area.





Listed building: Not applicable

Conservation area: Didsbury St James Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

Didsbury Park is a residential area, consisting of large semidetached family dwellings and some large houses converted into flats. The site is within the Didsbury St. James Conservation Area.

Description of development

The applicant is seeking permission for the erection of an outbuilding within the rear garden.

Consultations & Notification Responses

MCC Arboriculture Officer – No objection to the proposal so long as the works to trees strictly adhere to BS:5837.

The tree specimens are young and will adapt to the new structure with carefully planning pruning specs.

The loss of the 2 trees listed for removal is regrettable, however, given the limited space, the retained trees will take advantage of this newly available growing space, once they reach maturity.

Neighbours, as per Appendix 1 – 2no. Objections received, points for objections can be summarised as follows:

- Unnecessary loss of trees and biodiversity
- Visual amenity as the outbuilding will be visible from the windows of other properties
- Concern of noise as there is no acoustic integrity details provided of outbuilding materials

- Potential smoke ingress into neighbours' properties from the proposed wood burner.
- 'High damage' to protected trees, contravening national guidance
- Building will intrude into the root protection areas of surrounding trees
- Disagreement with the applicant's heritage and design statement with regards to what constitutes a public viewpoint
- Contemporary design of the proposal fails to preserve or enhance the setting of the Conservation Area
- Removal of the trees will impact the setting of the Conservation Area
- Approval will set a harmful precedent, resulting in the erosion of the character of the area
- Use of the building as an office will generate unacceptable noise and disturbance
- The siting of the building will result in the loss of neighbour amenity through loss of privacy and overlooking
- The proposed mitigation and protection matters are insufficient and lack any enforceable oversight, making them unreliable
- There is no proposed mitigation planting to offset the loss of vegetation
- Unresolved ecological concerns regarding wildlife protection and the management of removed vegetation.

Amendments to the proposal

Following comments from the case officer, the applicant has reduced the maximum roof height down to from 3.5m to 3m.

Policy

The following policies are considered relevant in the considerations of this application.

The Manchester Core Strategy Development Plan Document 2012-2027 - The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN9 – Green infrastructure.
- Policy EN19 – Waste
- Policy EN3 - Heritage

Extant Unitary Development Plan (UDP) - The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions
- DC18 – Conservation Areas

Places for Everyone

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 following policies are relevant:

- S1- Sustainable development
- JP-P2 - Heritage

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):

- an economic objective
- a social objective and
- an environmental objective.

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

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.
- Chapter 16. Conserving and enhancing the historic environment

Principle

The submitted application is for the erection of a single storey outbuilding to the rear to provide a garden room/office. This is considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet the changing residential needs of families. However, 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 addition would give rise to any significant additional waste or car parking pressures.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application. The proposed addition is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Sitting, Scale and Mass

The proposed outbuilding would follow the boundary of the garden, measuring 3m x 2.1m at its largest point, it would have a mono pitched roof with the tallest part measuring 3m from the ground and the lower part measuring 2.4m from the ground. There are gaps of a minimum of 160mm to the boundary line at its narrowest point.

Although slightly larger than what can be built under permitted development, the outbuilding is not overly large or tall when taking into account the large garden size, furthermore much of the outbuilding would be screened by the vegetation surrounding it. The building would not be visible from the public highway and is in the corner of the garden away from any neighbouring windows.

Overall, the scale of the proposal is deemed acceptable as it would not result in an 'excessively large or bulky' addition to the property. The proposed addition therefore accords with policy DC1 of the UDP and policies SP1 and DM1 of the Manchester Core Strategy.

Visual Amenity and Impact on Conservation Area

The proposed outbuilding is located within the St James Park Conservation Area. Although the host property is not listed, it is a large, high quality Edwardian style house that contributes positively to the character of the Conservation Area. The proposed outbuilding would be sited entirely in the rear garden.

The building would be modern in its design, finished in vertical timber slats with a metal roof and with timber framed doors and glazing. The building's design would not blend in with the historic host dwellinghouse, however, as the proposal is situated in the corner of the garden surrounded by trees and vegetation it will be largely obscured from view. Furthermore, the use of timber and dark roof materials ensures the building will blend into its surroundings, having a minimal impact on the character of the area.

Because the outbuilding is tucked away in the rear garden, mostly hidden by existing trees and not visible from public areas, and also because it uses natural materials that help it blend into its surroundings, the proposed outbuilding is considered to result in less than substantial harm to the significance of the St James Park Conservation Area. In accordance with paragraph 206 of the NPPF, this level of harm is outweighed by the proposal's overall neutral impact on the site's character and its contribution to the continued residential use of the property.

Residential Amenity

The proposed outbuilding is modest in scale and located entirely within the rear garden, positioned in the far corner and well screened by existing trees and vegetation. It is set away from neighbouring windows and would not result in any loss of privacy or have an overbearing impact to adjacent occupiers. The outbuilding would be only 540mm taller than the existing boundary fence and remains lower than all surrounding trees and shrubs. As such, it is not considered to result in any additional overshadowing or visual intrusion.

It is noted that there is a larger outbuilding already present on the neighbouring side of the shared boundary, which is larger than that of the proposed structure. Additionally, the only window on the proposed outbuilding would face into the applicant's own garden, ensuring no overlooking or loss of privacy to neighbouring properties.

The outbuilding is intended to be used as a garden room/office for the residents of the property only. As such, any noise associated with its use would be comparable to typical domestic garden or patio activity and is not considered to give rise to any disturbance.

The inclusion of a wood burning stove is acknowledged, but given the flue's modest height, its distance from neighbouring habitable windows, and the screening provided by retained trees, it is not considered to cause any significant harm to residential amenity.

Overall, the proposal is considered to have an acceptable relationship with neighbouring properties and would not result in any undue impact on residential amenity. It therefore accords with policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Impact to Trees

The proposal involves the removal of two small trees and a bamboo hedge to accommodate the proposed outbuilding. The majority of existing trees, including the larger and more established trees, are to be retained, as confirmed in the arboriculture report. The trees proposed for removal are young, of limited size, and not visually prominent, contributing only minimally to the wider tree canopy. According to comments from the arboriculture officer, the surrounding trees are expected to naturally fill the space left by the removed small trees over time. As such, the overall impact on the site's character and canopy coverage is considered neutral and may be beneficial in terms of allowing for more growth with the better spacing for the retained trees.

As the site is within a Conservation Area, it has been agreed to condition the replanting of 2 infant trees to replace those that are lost, details of these will be specified after the build is complete.

Fumes

Within the proposed outbuilding a wood burning stove is shown on the plans. As the flue has a height of 580mm above the tallest part of the roof, it would be permitted development if it was not within a conservation area. Given the proposed flue would not project overly high, is set far away from any habitable room windows, and would benefit from screening from the retained trees as they grow larger over time, it is considered that the proposal would not have a significant impact on the setting of the Conservation Area

Conclusion

Given the above issues, it is considered that the proposed single-storey outbuilding is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 and DC18 of the UDP, policies DM1, SP1, EN1, and EN3 of the Core Strategy, JP-P2 of Places for Everyone and chapter 12 and 16 of the NPPF.

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 this permission.

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

2. Specified plans:

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

- a. Drawing - Location Plan – 21 July 2025 – Drawing number: 001
- b. Supporting information – Arboriculture report – 21 July 2025 – Ref: DW/DATS/JD/BSTS/25/01
- c. Supporting information – Heritage Statement – 04 September 2025
- d. Drawing – Proposed Elevation – 10 October 2025 – Drawing number: 005
- e. Drawing – Proposed Elevation (rear) – 10 October 2025 – Drawing number: 006
- f. Drawing – Proposed roof layout – 21 July 2025 - Drawing number: 004
- g. Drawing – Proposed floor plan – 21 July 2025 – Drawing number: 003.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Specified materials:

The materials to be used on the external surfaces hereby approved shall match those as specified on the application form and drawing no. 005 in type, size, colour, and texture.

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 structure. Pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

4. Tree Retention

The development hereby approved shall be carried out in full accordance with the submitted Arboriculture Impact Assessment (Ref: DW/DATS/JD/BSTS/25/01 received 21 July 2025) and associated tree survey.

No trees other than those specifically identified for removal in the approved documents shall be felled, uprooted, lopped, topped, or otherwise damaged without the prior written approval of the Local Planning Authority.

Reason - To ensure the protection of existing trees that contribute to the character and biodiversity of the site, and to safeguard visual amenity in accordance with Policy DM1 and Policy G9 of the Local Plan, and the National Planning Policy Framework.

5. Works to trees

All works shall be carried out in full accordance with the recommendations of BS 5837:2012 and the submitted arboriculture report by Urban Forestry Group (ref: DW/DATS/JD/BSTS/25/01, completed on 08 July 2025), including the Tree Protection Plan, Method Statement, and Impact Assessment.

Tree protection measures, including fencing and ground protection, must be installed prior to commencement of development and retained for the duration of works unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure the protection of retained trees during development in the interests of visual amenity and biodiversity, in accordance with policies EN1, EN9, DM1, and SP1 of the Manchester Core Strategy.

6. Replacement Planting:

(a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not become operational until full details of a tree replacement scheme have been submitted to and approved in writing by the Local Planning Authority. The details shall include the location of trees to be planted, size, species and numbers/densities of trees together with a scheme for the timing of the implementation scheme.

(b) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policies SP1, EN9 and DM1 of the Core Strategy and the National Planning Policy Framework.

7. Additional glazing restriction:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

Neighbourhood Team Leader (Arboriculture)
Didsbury Civic Society

3 Firecrest Drive, Manchester, M20 2FD
7 Firecrest Drive, Manchester, M20 2FD
5 Firecrest Drive, Manchester, M20 2FD
Flat 12, Park Terrace, 1 - 3 Didsbury Park, Manchester, M20 5LH
Flat 11, Park Terrace, 1 - 3 Didsbury Park, Manchester, M20 5LH
Flat 10, Park Terrace, 1 - 3 Didsbury Park, Manchester, M20 5LH
Flat 6, Park Terrace, 1 - 3 Didsbury Park, Manchester, M20 5LH
Flat 5, Park Terrace, 1 - 3 Didsbury Park, Manchester, M20 5LH
Flat 4, Park Terrace, 1 - 3 Didsbury Park, Manchester, M20 5LH
18 Didsbury Park, Manchester, M20 5LJ
16 Didsbury Park, Manchester, M20 5LJ
14 Didsbury Park, Manchester, M20 5LJ
7 Didsbury Park, Manchester, M20 5LH

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

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA