

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143487/FH/2025

Date registered valid: 8 August 2025

Proposal: Erection of a single storey side and rear extension following demolition of existing rear conservatory

Address: 23 Tuscan Road, Manchester, M20 5GS

Ward(s): Didsbury East Ward

Applicant: Mr Paul Smart

Agent (if any): Mr Andrew Wilson, Cameron Wilson Project Services Limited

Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20 October 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 23 September 2025

Standard consultations:

Printed: 19 August 2025 Expired: 10 September 2025

Neighbour notifications

Printed: 19 August 2025 Expired: 10 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



The property that is subject of this householder application is a two-storey brick built semi-detached dwelling house. It features a hipped roof and to the front of the property is a hard standing driveway and garden. To the rear of the property is a moderately sized garden with an existing garage.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

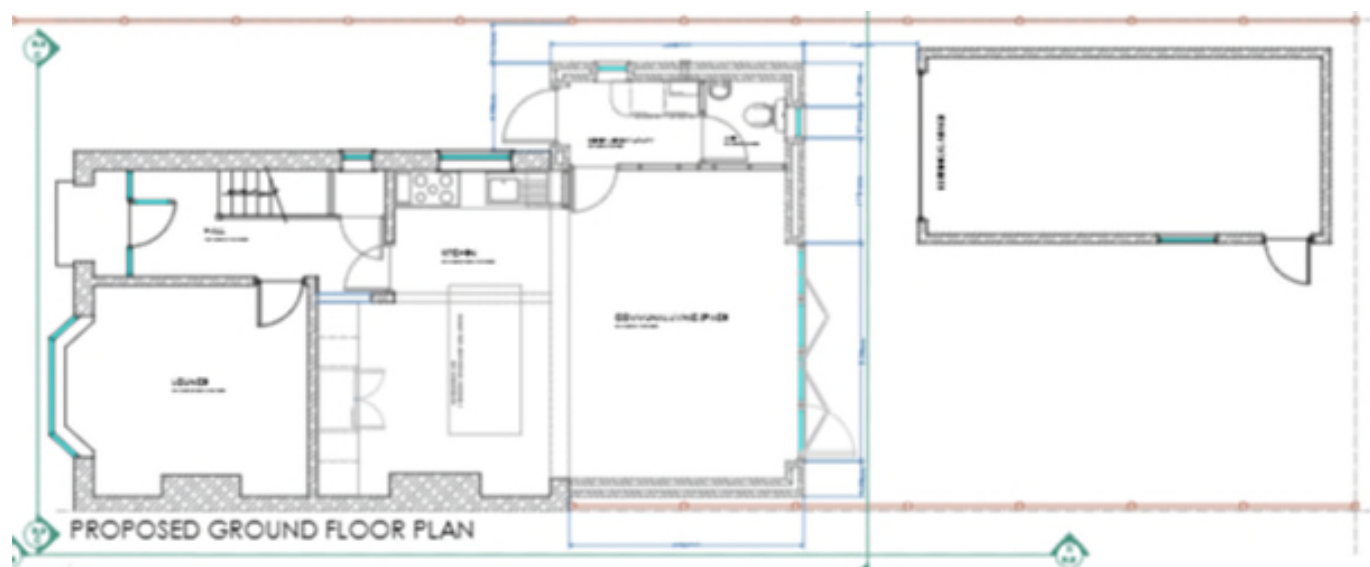
Description of area

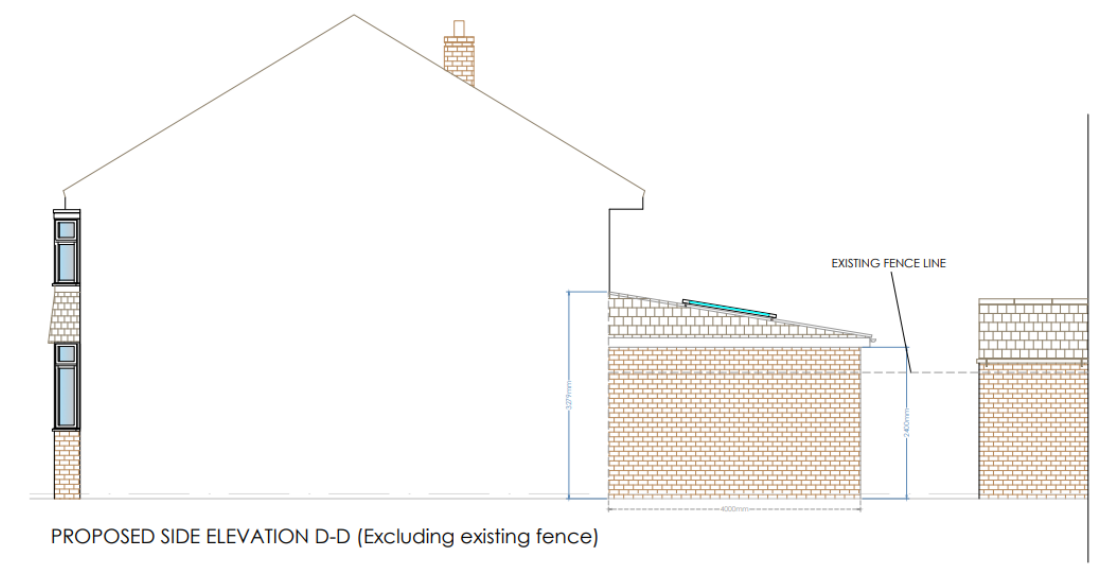
Tuscan Road is a residential street situated in the Didsbury East Ward of Manchester. The property is surrounded by similar built family properties. Other dwellings in the area consist of semi-detached house of a similar brick design and age.

Description of development

The applicant is seeking planning permission for the erection of a single storey side and rear extension following demolition of existing rear conservatory.

Proposed Plans





Consultations & Notification Responses

Neighbours, as per appendix 1- no comments or objections received.

MCC Flood Risk Management- A completed Flood Risk Assessment Proforma has been provided by the applicant, supported by product 4 data. The applicant has confirmed that the proposed extension will be set no lower than existing floor levels and has provided details of flood resistance and resilience measures to be implemented.

On the basis of the above submitted information, the application can be approved with no further comment.

POLICY

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, it is a key document for the local plan which provides a framework that planning applications are assessed against.

Policy DM1- Development Management

Policy SP1- Spatial Principles

Policy EN19- Waste

The National Planning Policy Framework (December 2024)- The Governments own planning policies for England and how they are expected to be applied.

-Chapter 8- Promoting healthy and safe communities

-Chapter 12- Achieving well-designed and beautiful places

Places for Everyone- 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 (Bolton, Bury, Rochdale, Oldham, Tameside, Stockport, Manchester, Trafford, Salford, Wigan) and took into effect and become part of the statutory development plan on March 21, 2024.

-Policy JP-P1: Sustainable Places.

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seeks to ensure that any new build development enhances or creates character, meets local needs and enhances the built environment and its design, scale and appearance of the proposed development that is appropriate to its context. Policies DC.1, DC.2 and DC1.3 of the UDP for the City of Manchester relate specifically to residential extensions and set out several criteria against which proposals for extensions will be assessed. Although the latter policies are of age, they are of long-established practice 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 residents.

Planning History

No relevant planning history.

Principle

The principle of erecting a single storey side and rear extension for a family dwellinghouse is acceptable given that many individuals prefer to extend their homes and alter their homes to meet changing needs and circumstances. 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 single storey side and rear extension would be situated east of the property. The extension is proposed to project backwards from the host dwelling house by 4000mm and expand lengthways along the property by 7120mm. The extension would project sideways from the property by 1460mm. The roof height is 3160mm sloping down to meet the eaves at 2400mm. The proposed mono-pitched roof design would ensure that the mass and bulk is reduced in terms of intruding onto the neighbouring property. The scale and size of the extension is seen to be subservient to the host dwellinghouse, and the side extension element is set back from the front building line by 7960mm.

The extension replaces an existing conservatory that projected approx. 2600mm from the host dwellinghouse and measured a length of 4770mm. The extension proposes the addition of nine windows and a door. Three of the windows would be used as roof lights, four windows are proposed as patio doors on the rear elevation. A smaller window is proposed for the ground floor bathroom facing into the rear garden. An additional side window is proposed facing the northern boundary fence and neighbour no. 21 Tuscan Road, this is not considered to cause any issues associated with overlooking or privacy as the neighbouring extension does not pose any side windows and the window would be obscurely glazed. The proposed reduces the distance from the northern boundary to 654mm, which would allow for sufficient space to wheel bins to and from the street. The extension also proposes a distance of 112mm to the shared southern boundary.

The overall siting scale and massing of the proposal is acceptable as the extension is understood as being subservient to the dwelling house and given the remaining amenity space to the rear of the property the proposed layout is considered to be acceptable in this instance.

This is not considered to cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. Sufficient private outdoor amenity space would also be retained to the rear.

Appearance and Visual Amenity – obscure glazed

The submitted application form indicates that the extension would be built with brick and roof tiles to match the existing dwellinghouse. Materials of uPVC would be used on the proposed windows and doors to match existing. The distance from the front boundary would limit the impact of the extension upon the street scene. This type of development is not out of character with the area as there are other extensions of this nature in the surrounding area.

The use of matching materials would ensure that the overall character of this property and its surrounding area should not be significantly harmed by these works. The design and appearance of the extension therefore accords with saved policy DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework.

The rear and side extension is not considered excessively large or bulky in pursuant with Policy DC1.2. The location plan demonstrates the sufficient private outdoor amenity space retained to the rear. A materials condition has been attached to ensure that materials are adhered to pursuant with the Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved policies DC1 of the UDP.

Waste Storage

The extension proposes a gap of 645mm to the northern boundary which would allow for bins to be wheeled back and forth from the street to the rear of the property.

Parking

The proposal is not considered to change the current car parking arrangements.

Residential Amenity

The non-adjoining neighbour, no. 21 Tuscan Road sits north of the property and shares the northern boundary with the applicant property. Regarding sunlight, the proposed would cause a slight addition to shadowing in the mid-day hours, however, this is not considered to be significant and would not warrant a reason for refusal of the proposal. Although one window proposed on the side elevation would face towards the neighbouring property, this would be obscure glazed. The boundary treatment and lack of windows from the neighbouring extension would limit any impact of privacy upon no. 21 Tuscan Road. The proposed gap of 654mm would set back the extension from the shared boundary. The sense of openness along the shared boundary has already been impacted by the previous conservatory, therefore limiting the impact of the 4000mm extension. The one storey height of the extension and roof design will lessen any feelings of overbearingness for the neighbouring property.

The adjoining neighbour, no. 25 Tuscan Road sits south of the applicant property. Regarding sunlight, the proposed extension is not considered to cause any additional overshadowing on the neighbouring property. The extension is set back from the neighbouring property by 112mm and given the single storey height is not considered to cause any feelings of overbearingness for the neighbouring property. The openness along the shared boundary is already considered to be impacted from the conservatory and therefore the introduction of the extension will create a less imposing feel. None of the windows proposed will face towards or are considered to impact the neighbouring property.

Moreover, none of the windows should give rise to issues of overlooking or loss of privacy. The five windows proposed on the rear elevation would face into the applicant rear garden. Three windows are proposed to be used as roof lights on the extension. The window proposed on the

side is not considered to cause any privacy implications. One door on the side extension element is proposed to face towards the front street scene, given the substantial set back (7m) this should not impact the street scene.

The neighbour opposite, no. 4 Malgam Drive sits east to the applicant property. The property would sit over 35m away from the proposed development. Although the rear windows face in the direction of this property, it is considered to be an adequate distance away in terms of privacy and onlooking. The proposed extension would be in-keeping with providing enough private external amenity space. Therefore, privacy between neighbouring residential units will be unaffected. Overall, the proposal is not considered to give rise to any overlooking, significant loss of light nor privacy implications to the surrounding properties, pursuant to Policy DC1 of the UDP and the Core Strategy policies SP1 and DM1.

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 applicant 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)** The development must have begun no later than the expiration of three years beginning with the date of permission. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act of 1990.
- (2)** The development hereby approved shall be carried out in accordance with the following documents:

Drawing proposed, ref- REV B PS/DID/PRO/PL/EL/0625

Drawing proposed, ref- PS/DID/PRO/PL/EL/0625

Location Plan, ref- PP-14175711v1

Proposed side elevation, ref- D-D

Received on 23 October 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)** The materials to be used on the external surfaces of the extensions hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture including:
 - Matching common house brick
 - Matching grey slate roof tiles
 - Matching white uPVC-doors
 - Matching white uPVC- windows

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)** 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 windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved drawings.

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

- (5)** Before first occupation, the ground floor boot room window as shown on the approved 'Proposed plan and elevations, numbered PS/DID/PRO/PL/EL/0625 stamped as received by the City Council on the 23 October 2025' shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

6 Malgam Drive, Manchester, M20 5GN
25 Tuscan Road, Manchester, M20 5GS
24 Tuscan Road, Manchester, M20 5GS
22 Tuscan Road, Manchester, M20 5GS
21 Tuscan Road, Manchester, M20 5GS
7 Moresby Drive, Manchester, M20 5GL

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Historic Landfill Site 50m Buffer -
Area Team Boundary - Name: SOUTH AREA