Paul Butler Associates
Planning, Development & Heritage Consultants

22 August 2025

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

25.2183

Dear Mrs Roscoe,

Submission of Planning Application for erection of two storey side extension, and part single / part two storey rear extension
2 Didsbury Park, Didsbury, Manchester, M20 5LJ

On behalf of our client, Ms Catherin Walkin, we are pleased to submit this householder planning application to Manchester City Council for the erection of a two storey side extension, and part single / part two storey rear extension to 2 Didsbury Park, Didsbury, Manchester, M20 5LJ. The application will allow for the alteration and extension of the existing dwelling to allow it to meet the needs of the applicant and her family.

In addition to this covering letter and the completed application forms, the application comprises the following drawings:

- Site Location Plan (completed on the Planning Portal website)
- 25.194.202 Rev P1 Existing Site Plan
- 25.194.203 Rev P1 Proposed Site Plan
- 25.194.301 Rev P1 Existing Floor Plans
- 25.194.302 Rev P4 Proposed Floor Plans
- 25.194.401 Rev P1 Existing Elevations
- 25.194.402 Rev P4 Proposed Elevations

To provide a clear understanding of the proposed scheme and an assessment against the relevant planning policy context, this letter includes:

- A description of the application site and surrounding area;
- An overview of the proposals;
- A review of relevant national and local planning policy; and,
- An appraisal of the proposals in relation to the planning policy context.

1. The Application Site and Surrounding Area

The Application Site

1.1 The application site comprises 2 Didsbury Park, Didsbury, Manchester, M20 5LJ and relates to an early 20th Century semi-detached dwelling. The property is bounded by low brick walls

with hedging behind to the front boundary, and timber fencing and hedging to the boundaries of the rear garden.



Figure 1: View of front of 2 Didsbury Park.

1.2 The subject property is constructed of smooth red brick and white render. The property does not appear to have previously been extended. The front elevation is characterised by a double height canted bay window and recessed arched porch. A driveway runs to the south of the dwelling leading to the rear garden. The rear garden is mainly lawned with hedges and trees on the site boundaries.



Figure 2: View of rear of 2 Didsbury Park.

The Surrounding Area

1.3 Didsbury Park comprises a mix of Victoria, Edwardian and later 20th Century housing. Properties on the west side of the road, and properties to the south of the site fronting Wilmslow Road are located within the Didsbury St James Conservation Area, the boundary of which is identified by figure 3 below. This subject property is therefore located outside but adjacent to the conservation area boundary, as are properties of similar age/style/type located along Didsbury Park.

1.4 Many properties within the vicinity of the site, including properties that are of a similar age/style/type have been extended including with two storey extensions to the side and rear. Figures 4-7 show some examples and demonstrate a range of different types of extension which have been supported by the Council.

1.5 As show by figure 3 there are a number of listed buildings in the vicinity of the site. On the opposite side of Didsbury Park is 'Park House', 813A Wilmslow Road, which is a Grade II listed villa, now offices, which dates from 1838.



Figure 3: Extract of the Didsbury St James Conservation Area. The boundary is partly shown by the red line. Listed buildings are outlined blue. The subject property is outlined green.



Figure 4: Two storey side extension to property on Didsbury Park.



Figure 5: Two storey side extension to property on Wilmslow Road.



Figure 6: Two storey side and rear extension to property on Ruabon Road.



Figure 7: Two storey side extension to property on Ruabon Road.

2. The Proposed Scheme

2.1 The application proposal is for erection of a two storey side extension, and part single / part two storey rear extension. The proposal will allow the application property to be extended to meet the requirements of the applicant and her family.

2.2 The ground floor will be extended to the side and rear, with the existing side return being infilled, and the rear extension across the whole of the rear of the dwelling. The maximum projection of the rear extension will be c.4.6m, but this will reduce to c.3.65m adjacent to the site boundary with 4 Didsbury Park.

2.3 The first floor extension will infill the side return and match the existing front building line of the dwelling. The rear extension will project c.3.65m beyond the existing rear building line of the first floor.

2.4 The proposed extension will allow the property to comprise a hall, lounge, home office, utility and open-plan kitchen/dining/living room on the ground floor; and four bedrooms (one with ensuite and walk-in-wardrobe), bathroom, and shower-room on the first floor.

2.5 Externally the extension has been designed to harmonise with the existing appearance of the dwelling. The front elevation will have a traditional appearance and will reflect the existing character of the property with matching red brick and white render, brick quoin detailing, window proportions and gable feature. The scale and siting of the extension will allow it to be a subservient element to the main original dwelling.

2.6 The rear elevation of the extension will comprise more contemporary elements including large windows and glazed doors, and the use of timber cladding / detailing. All windows will be upgraded with aluminium framed windows.

2.7 The proposals do not require the removal of any trees.

3. Planning Policy Context

National Planning Policy Guidance

The Development Plan

3.1 Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise. In the case of Manchester City Council, the adopted development plan consists of the Core Strategy (adopted 2012), saved policies of the Unitary Development Plan, and Places for Everyone (PfE). Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) and the National Design Guide (NDG) which represent significant material considerations. The provisions of these documents are discussed in detail below.

National Planning Policy Framework (NPPF)

3.2 Detailed guidance about the legislation and the Government's planning policies is provided in the National Planning Policy Framework (NPPF), which was published on 27 March 2012, with the most recent update being in December 2024. The NPPF continues to be a key part of reforms to make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. It replaces all previous Planning Policy Guidance and is a material consideration in planning decisions.

3.3 The NPPF advises that development proposals that accord with an up-to-date Development Plan should be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, permission should be granted unless:

- The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the proposed development; or
- Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

3.4 Paragraph 8 confirms that there are three dimensions to sustainable development; economic, social and environmental. To achieve sustainable development, economic, social and environmental gains should be pursued in mutually supportive ways through the planning system.

Delivering Sustainable Development

3.5 The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. These sustainable objectives should be delivered through the preparation and implementation of plans and the application of the policies in the framework. The NPPF is split into 17 chapters, the chapters of relevance to this development are discussed below.

3.6 Building a strong, competitive economy (Chapter 6) - emphasises that the government is committed to ensuring that the planning system should help to support economic growth. It recognises that a poor environment and a lack of housing can act as a potential barrier to investment.

3.7 Promoting healthy communities (Chapter 8) - the planning system should aim to achieve healthy, inclusive and safe communities. Planning decisions should aim to achieve places which promote, amongst other things, safe and accessible developments, where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.

3.8 Making effective use of land (Chapter 11) – the NPPF recognises the need for the planning system to promote an effective use of land in meeting the need for homes and other uses. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

3.9 Achieving well-designed places (Chapter 12) - this chapter sets out at paragraph 135 that planning policies and decisions should aim to ensure that developments:

> a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
>
> b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
>
> c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
>
> d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
>
> e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
>
> f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

3.10 Conserving and Enhancing the Natural Environment (Chapter 15) – advises that, amongst other things, planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the

potential sensitivity of the site or the wider area to impacts that could arise from the development.

3.11 Conserving and Enhancing the Historic Environment (Chapter 16) – advises that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset).

3.12 Decision making – guidance in paragraph 39 states that local planning authorities should approach decisions in a positive and creative way, making use of the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants. Decision - makers at all levels should seek to approve applications for sustainable development where possible.

National Design Guide (NDG)

3.13 The National Design Guide was first published in 2019 and updated in January 2021. It sets out the characteristics of well-designed places and demonstrates what good design means in practice. It forms part of the government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

Local Planning Policy Guidance

Manchester Core Strategy Development Plan

3.14 Manchester's Local Development Framework Core Strategy Development Plan Document was adopted on 11th July 2012. Relevant policies are set out below:

3.15 Policy SP 1 'Spatial Principles' sets out the key strategic principles to guide the strategic development of Manchester to 2027. Amongst other things this confirms that the emphasis is on the creation of neighbourhoods of choice. To achieve this aim will include creating well designed places that enhance or create character, and protecting and enhancing the built and natural environment amongst other things.

3.16 Policy EN 1 'Design Principles and Strategic Character Areas' advises that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised.

3.17 Policy EN3 'Heritage' advises that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including listed buildings and conservation areas.

3.18 Policy DM 1 'Development Management' sets out various issues that development should have regard to. Amongst other things, these include: appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas; and effects on amenity.

Manchester Unitary Development Plan (UDP) Saved Policies

3.19 The Manchester Unitary Development Plan is part of the adopted development plan for the area and is one of the key decision making documents regarding the site. The Plan was produced under a now-superseded system of development planning and adopted in 1995. Its extant policies are 'saved', which means they will continue to be used for development control purposes. Policy DC1 relates to 'Residential Extensions' and relevant provisions are noted below:

3.20 *DC1.1 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 in appropriate ways 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 carparking.*

3.21 *DC1.2 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 the original buildings); 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 street scene by virtue of design, use of materials or constructional 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.*

3.22 *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).*

3.23 *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.

3.24 *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.*

3.25 *DC1.5 The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.*

3.26 *DC1.6 For the avoidance of doubt, policies DC1.1 to DC1.4 apply to domestic houses, flats, houses in multiple occupation, nursing homes, rest homes and hotels.*

3.27 *Reasons: Many people prefer to extend their existing homes rather than move, and the planning system needs to accommodate this demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The Council is not generally in favour of dealing with this issue by laying down firm rules about home extensions; the policy therefore allows each case to be looked at on its individual merits, having regard to a range of criteria.*

3.28 *DC18 'Conservation Areas' advises that the Council will give particularly careful consideration to development proposals within conservation areas. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.*

3.29 *DC19 'Listed Buildings' advises that in determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting.*

Places for Everyone Joint Development Plan (2024)

3.30 *The nine combined authorities of Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan have prepared a Strategic Plan covering the nine areas. The PfE Plan took effect and became part of the statutory development plan for each of the nine PfE authorities on March 21, 2024. The following policies are considered to be of relevance to the proposal:*

3.31 *Policy JP-P1: Sustainable Places. This policy sets out 17 key attributes that all development should be consistent with. In respect of distinctiveness, development should have a clear identity that: A. Responds to conserving and enhancing the natural environment, landscape features, historic environment and local history and culture; B. Enables a clear understanding of how the place has developed; and C. Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used.*

3.32 *Policy JP-P2: Heritage. This policy aims to conserve, sustain and enhance the historic environment and heritage assets and their settings.*

The Guide to Development in Manchester Supplementary Planning Document

3.33 The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (SPD) was officially adopted on 11 April 2007. The Guide seeks to promote the importance of attractive, well designed and well maintained neighbourhoods, in supporting sustainable development and 'neighbourliness'.

Manchester Residential Quality Design Guidance

3.34 Published in 2017 the purpose of this document is to outline the considerations, qualities, and opportunities that will help to deliver high quality residential development as part of successful and sustainable neighbourhoods across Manchester. It is a material consideration in the determination of planning applications.

4. Planning Appraisal

4.1 Having regard to the planning policy context detailed in Section 3, the application proposal is assessed below.

4.2 In general terms the principle of allowing homeowners to extend and adapt their homes is well-established. The application proposal seeks to extend the property to provide additional and more functional living accommodation to meet the requirements of the applicant and her family.

4.3 In assessing an extension proposal, the key issues relate to design, heritage and amenity which are considered in turn below:

Design

4.4 National and local planning policy emphasises that achieving high quality buildings and places is fundamental to the purpose of planning. Core Strategy policy DM1 sets out specific aspects to which regard should be had in considering development proposals including appropriate siting, layout, scale, form, massing, materials and detail. In addition, regard must also be given to impact on the character and appearance of the surrounding area.

4.5 It is noted that other similar properties in the area have been granted planning permission for similar types of extension to the application proposal.

4.6 With regard to the two storey side extension, saved UDP Policy DC1.4 seeks to ensure that a terracing effect is avoided and that a very narrow gap between properties is avoided. 2 Didsbury Park is the first property on Didsbury Park, and to the south are properties which front onto Wilmslow Road. Due to this relationship the application proposal will not result in development taking place which infills a gap leading to a terracing effect. To the south of the site is the rear garden of 815 Wilmslow Road which means a spacious characteristic will be maintained when the development is viewed from Didsbury Park. It is noted that there is a similar characteristic on Wingate Drive whereby No. 1 Wingate Drive has been extended up to the site boundary that is shared with properties on Wilmslow Road. It is noted that the first floor of the proposed two storey side extension is set back from the ground floor which allows it to be subservient to the main original dwelling. The architectural detailing such as the gable feature also achieves this. Based on this the proposal is confirmed to be in accordance with Saved UDP Policy DC1.4.

4.7 In relation to the rear extension, the main element of this will project c3.65m from the existing rear elevation, with a small part of the ground floor projecting beyond this (up to c.4.6m). These distances are consistent with Saved UDP Policy DC1.3 and ensure that the proposed extension is in keeping with the existing dwelling and is not overly large. The roof of the extension is hipped with gable detail to the front elevation harmonises with the existing roof is of an appropriate scale / massing. The gable feature to the rear elevation of the extension is a more contemporary element however its position on the rear means it is not prominent from public vantage points. The two rear extension is set way from the boundary with No. 4 Didsbury Park and it will not be excessively large or bulky. The extension will be only single storey adjacent to this site boundary and will have a flat roof to further minimise its scale. On this basis the proposal is consistent with provisions of Saved UDP policy DC1.2 and DC1.3. In addition to this it is noted that comparable extensions to similar scale properties have been granted planning permission.

4.8 Overall the extension has been designed to respond to the character of the existing property in terms of its siting, layout, scale, form and massing. It will also comprise matching materials including red brick, render and roof tiles, with appropriate detailing such as the brick quoin features, decorative brick detailing to the front gables, and appropriate window proportions. As noted the rear elevation has a more contemporary appearance in terms of the proportions of windows and use of timber cladding / detailing, however this is considered acceptable due to the limited visibility of the rear elevation.

4.9 Based on the above assessment it is confirmed that the proposed extension is of a high quality design and will have an acceptable impact on the character and appearance of the surrounding area.

Heritage

4.10 The application property is not listed nor it is within a conservation area. It is however located adjacent to the boundary of the Didsbury St James Conservation Area, with Park House (Grade II listed) situated nearby on the opposite side of Didsbury Park. In line with planning

policy it is necessary to consider any potential impact on the setting of these designated heritage assets.

4.11 For the reasons discussed previously it is confirmed that the proposed extension has been designed to be in keeping with the appearance of the property particularly the front elevation. As discussed, the scale and massing are appropriate and the extension is subservient to the host dwelling. Matching materials with appropriate detailing are also proposed and overall the extension harmonises with the appearance of the existing dwelling, and it will not harm the streetscene. For these reasons the extension proposal is appropriate in heritage terms and will not have an adverse impact on the character and appearance of the adjacent Didsbury St James Conservation Area, or upon the setting / significance of 'Park House'. On this basis the proposal is in accordance with Core Strategy policies DM1, EN1 and EN3, Saved UDP Policies DC18 and DC19, and PfE Policies JP-P1 and JP-P2; and relevant heritage provisions of the NPPF and NDG.

Amenity

4.12 In relation to amenity Core Strategy policy DM 1 identifies a range of factors to be considered including effects on privacy, light, noise, vibration, air quality, odour etc. The policy also confirms the importance of achieving adequacy of internal accommodation and external amenity space. In terms of assessing amenity there are two main issues to consider: amenity impact on adjacent/neighbouring properties; and, the amenity of occupants of the subject property. These are considered in turn.

4.13 In terms of neighbouring amenity, it is considered that any assessment relates to the adjoining property (No. 4 Didsbury Park), and the adjoining properties on Wilmslow Road (No. 815 and 817).

4.14 The side extension and rear extension is located away from No. 4 Didsbury Park. The rear extension will only be single storey adjacent to the site boundary with this property. It will have a flat roof to minimise its height and will only project c3.65m into the rear garden. This modest scale will ensure that there is no adverse impact in terms of overbearing or loss of light to No. 4 Didsbury Park.

4.15 In relation to No. 815 and 817 Wilmslow Road, whilst the side extension will be situated on the shared boundary, it will be approximately 13.5m from first floor habitable room windows of these dwellings. This relationship means that sufficient outlook and natural light will continue to be provided to these properties, particularly as the subject property is situated to the north of these meaning shadowing / loss of sunlight will largely be avoided. Two windows and a rooflight are proposed to the south elevation of the proposed extension. These will be situated at high level (at least 1.7m above the floor level) meaning there is no scope for overlooking / loss of privacy.

4.16 When considering potential amenity matters it is also noted that a similar relationship will be achieved with properties on Wilmslow Road as currently exists between No. 1 Wingate Drive and other properties on Wilmslow Road. A directly comparable relationship has previously been considered acceptable therefore and duly granted planning permission.

4.17 With regards to the subject property, the proposed extension will improve the amenity of residents by enhancing the living accommodation and making more efficient and effective use of the property. Internal accommodation will continue to receive sufficient levels of natural light / outlook, whilst the impact on the garden space is minimal with this remaining of a decent size and in proportion with the size of the house.

4.18 It is noted that external access to the rear of the property will be removed. There is however sufficient space at the front of the site to store bins within an appropriately screened location.

4.19 Based on the above assessment, it is established that the application proposal will not have an adverse impact on the amenity of neighbouring residents whilst residents of the subject property will be provided with a high level of amenity. Having regard to the above assessment the application proposal is deemed to be in accordance with Core Strategy policies SP1 and DM1; Saved UPD policy DC1, local guidance provided by the Guide to Development in Manchester SPD and the Manchester Residential Quality Guidance; and national policy guidance provided by the NPPF and NDG.

5. Conclusion

5.1 This letter has been prepared to accompany a householder planning application for an extension to 2 Didsbury Park. A planning appraisal of the scheme has been undertaken having regard to the planning policy context. For the reasons given within this letter it is our professional opinion, following assessment of the proposal and its context, that the application proposal is consistent with relevant national and local planning policy and should be supported by Manchester City Council officers. There are no policy grounds or other material considerations which would justify refusal of the application which represents sustainable development and should therefore be approved without delay.

We trust that this letter assists in the determination of the application. If you require any clarification or have any queries please don't hesitate to contact me.

Yours sincerely



Ralph Taylor BSc. MPLAN MRTPI
Director