

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143202/FH/2025
Date registered valid: 24 June 2025
Proposal: Erection of two storey side & part single, part two storey rear extension and front porch extension
Address: 23 Selsey Drive, Manchester, M20 5WW
Ward(s): Didsbury East Ward

Applicant: Mr Paul Larkin
Agent (if any): Mr Peter Hoole PJH Architectural Services
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 29th August 2025



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 9 July 2025

Standard consultations:

Printed: 3 July 2025 Expired: 24 July 2025

Neighbour notifications

Printed: 3 July 2025 Expired: 24 July 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

The property is a two-storey semi-detached house located in the Didsbury East ward of Manchester located at the head of a Cul de Sac. It features bay windows at the front, a front porch, and a detached garage positioned to the side. To the rear, there is a conservatory that opens out onto a spacious garden, with access to the side of the property. The front of the house includes a hardstanding area that provides off-road parking.



Listed building: Not applicable

Conservation area: Not applicable

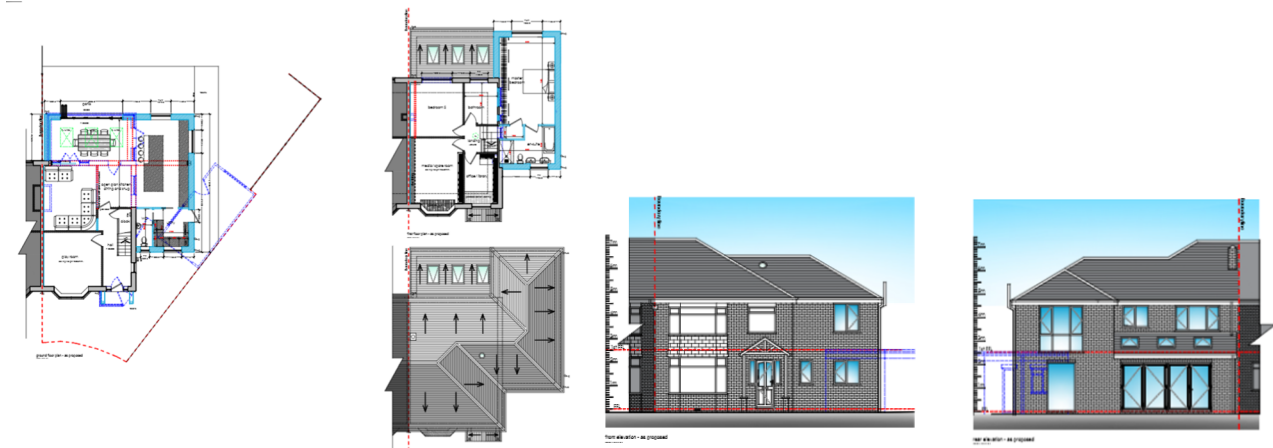
Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature

Description of development

The applicant is seeking planning permission for the erection of a two storey side & part single, part two storey rear extension and front porch extension following the demolition of the existing detached outbuilding/garage.



Consultations & Notification Responses

Local residents – No comments have been received as a result of this proposal

Flood Risk Management - No objections raised to this proposal.

Policy and Issues

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)

The following policies of the Places for Everyone Plan are considered of particular relevance in this instance.

JP-S1: Sustainable Development
JP-P1 Sustainable Places

This policy outlines how the aim is for the conurbation to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

It is considered that this proposal to accord with the principles of this policy.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (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 1995 (UDP) 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 (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

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.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History relating to 23 Selsey Drive

No previous planning applications relating to this site.

Residential amenity

The applicant is seeking planning permission for the erection of two storey side & part single, part two storey rear extension and front porch extension. This would provide additional living space for the occupants of the property. The proposals would require the demolition of the existing outbuilding/garage located at the side of the property. The City Council raised concerns in relation to the window on the side elevation facing the adjoining neighbours. Following negotiations the applicant amended the proposal and addressed all the issues raised.

Ground Floor

The proposal would be set back from the principal elevation of the host dwelling to a width off the side wall measuring 3.65m extending rewards and wrapping around the property extending towards the shared boundary with the adjoining semi detached property no. 21 Selsey Drive. Projection off the rear wall measures 2.925m. The proposals would retain a gap to the boundary with no. 10 Selsey Drive measuring 850mm, this gap increases towards the rear due to the angle of the shared boundary line. Two windows are proposed at the front with a window and door along the side and a window with BI folding doors across the rear. The roof is sloping on the rear with the inclusion of three roof lights.

First Floor

The first floor is set back from the principal elevation measuring 2.5m approximately extending rear wards beyond the rear wall of the property measuring 2.925m. The extension wraps around the property by approximately one widths brick thereby maintaining a generous gap to the shared boundary with the adjoining semi detached property no. 21 Selsey Drive and due to the angle of the shared boundary with no, 10, also has adequate space retained. The roof would be hipped to reflect the current roof design of the property therefore blending in with the host dwelling. A window is proposed on the front elevation with a floor to ceiling window proposed on the rear elevation. Given the positioning of the proposed windows, it is not expected that they will offer any additional views beyond those currently available from the existing front and rear windows of the property.

Porch

The proposal includes the demolition of the existing front porch and the construction of a new open porch. The new porch will feature a brick base with support columns and a dual-pitched roof. Given its modest scale and design, it is considered an appropriate and acceptable addition to the front of the property.

Overall, the footprint is not considered to create a bulky or disproportionate scale addition to the property. This element of the proposal whilst visible from the public highway and would feature within the street scene, however, the character of the area would be retained although some of the houses in the immediate vicinity are themselves altered and extended. Therefore, the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property. Therefore, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Siting, scale and massing

The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The proposed development has been designed to be in keeping with the character and appearance of the existing property and the surrounding area. The materials proposed, matching brick and roof tiles as specified in the application form, have been carefully selected to ensure visual continuity with the existing structure and neighbouring properties.

The extension has been designed to follow the shape and constraints of the existing plot, while maintaining a respectful relationship with adjacent properties to the side and rear. The scale, form, and detailing of the proposal are consistent with what is typically expected for this type of development and are considered appropriate in context.

On balance, the design and appearance of the proposed development are considered to comply with the relevant provisions of Core Strategy Policies DM1 and EN1. Overall, the proposal is regarded as acceptable in design terms.

Refuse Bins

The proposed development does not impact the existing arrangements for refuse bin storage. Adequate space is retained to the side of the property, allowing for the continued movement of bins from the rear to the front for collection without obstruction. As such, the proposal complies with Core Strategy Policy EN19 regarding waste management and refuse storage.

Parking

It is noted that parking is restricted to a number of properties on this part of Selsey Drive due to the arrangement of houses around the head of the cul de sac. As such cars are parked across the front of the property part on and off street. This is an existing situation as a result of the age of the properties and the way they were laid out at the time of construction. Whilst the proposals would see the demolition of a garage/ outbuilding access to this is restricted by the existing position of the house and the width of the driveway. The proposed extension would not result in the current situation being noticeable worse than it is currently which is acknowledged as not being ideal.

Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The proposal has been sited and designed to ensure that it is subservient to the original dwelling house and the proposal is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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.

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:

Received on 5th August 2025 numbered 2025-1916-P-103 Revision B Proposed Floor and Roof Plan

Received on 5th August 2025 numbered 2025-1916-P-104 Revision B Proposed Elevations

Received on 13th June 2025 numbered 2025-1916-P-107-B Proposed Block Plan

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

3) The materials to be used on the external surfaces of the hereby permitted extension shall match those of the existing dwellinghouse 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 policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

22 Laneside Road, Manchester, M20 5PD

10 Selsey Drive, Manchester, M20 5WW

21 Selsey Drive, Manchester, M20 5WW

26 Laneside Road, Manchester, M20 5PD

24 Laneside Road, Manchester, M20 5PD

30 Morningside Drive, Manchester, M20 5PL

28 Morningside Drive, Manchester, M20 5PL
26 Morningside Drive, Manchester, M20 5PL
24 Morningside Drive, Manchester, M20 5PL
22 Morningside Drive, Manchester, M20 5PL
20 Morningside Drive, Manchester, M20 5PL

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) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: SOUTH AREA