MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142981/FH/2025
Date registered valid:	19 May 2025
Proposal:	Erection of part-single / part-two storey side and rear extension to form additional living accommodation
Address:	34 Adria Road, Manchester, M20 6SG
Ward(s):	Didsbury East Ward
Applicant:	B. Kandemirci & C. Ennis
Agent (if any):	Mr David Dixey, DSquare Architects
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**10 July 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 17 June 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 28 May 2025 Expired: 18 June 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 C3 dwellinghouse of redbrick and white render with a red concrete tile hipped roof. The property features white uPVC windows, including a ground-floor rectangular bay to the front, a paved driveway and modest front garden bordered by a mid-level redbrick wall, a single storey side extension, a single storey rear extension, and a conservatory extension to the rear, and a detached outbuilding situated within the rear garden.





















Description of area

Adria Road is a residential street situated within the Didsbury East ward of Manchester, close to Fog Lane Park, Beaver Road Primary School, and Didsbury Baptist Church. The area is predominantly residential in terms of its character, consisting of terraced and semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

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

Planning history

F05154 - 2-storey extension side of dwellinghouse to form a garage and additional bedroom – Approved (07.12.1976).

F07031 - Lounge extension rear of dwellinghouse – Approved (12.08.1977).

023451 - Single-storey side extension to form a garage – Approved (04.02.1985).

023819 - Single storey extension side of house to form a garage and a new front porch – Approved (02.05.1985).

Other relevant planning history

No.32 Adria Road
095436/FH/2011/S2 - Erection of a two storey side and single storey rear extension to create additional living accommodation, following demolition of existing garage – Approved (08.03.2011).

No.33 Veronica Road
121170/FH/2018 - Erection of a two storey side and rear extension to form additional living accommodation – Approved (16.11.2018).

No.31 Veronica Road
076934/FH/2005/S2 - Erection of 2 storey side extension to form additional living accommodation – Approved (24.11.2005).

Consultations & Notification Responses

No representations received from local residents.

Policies

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

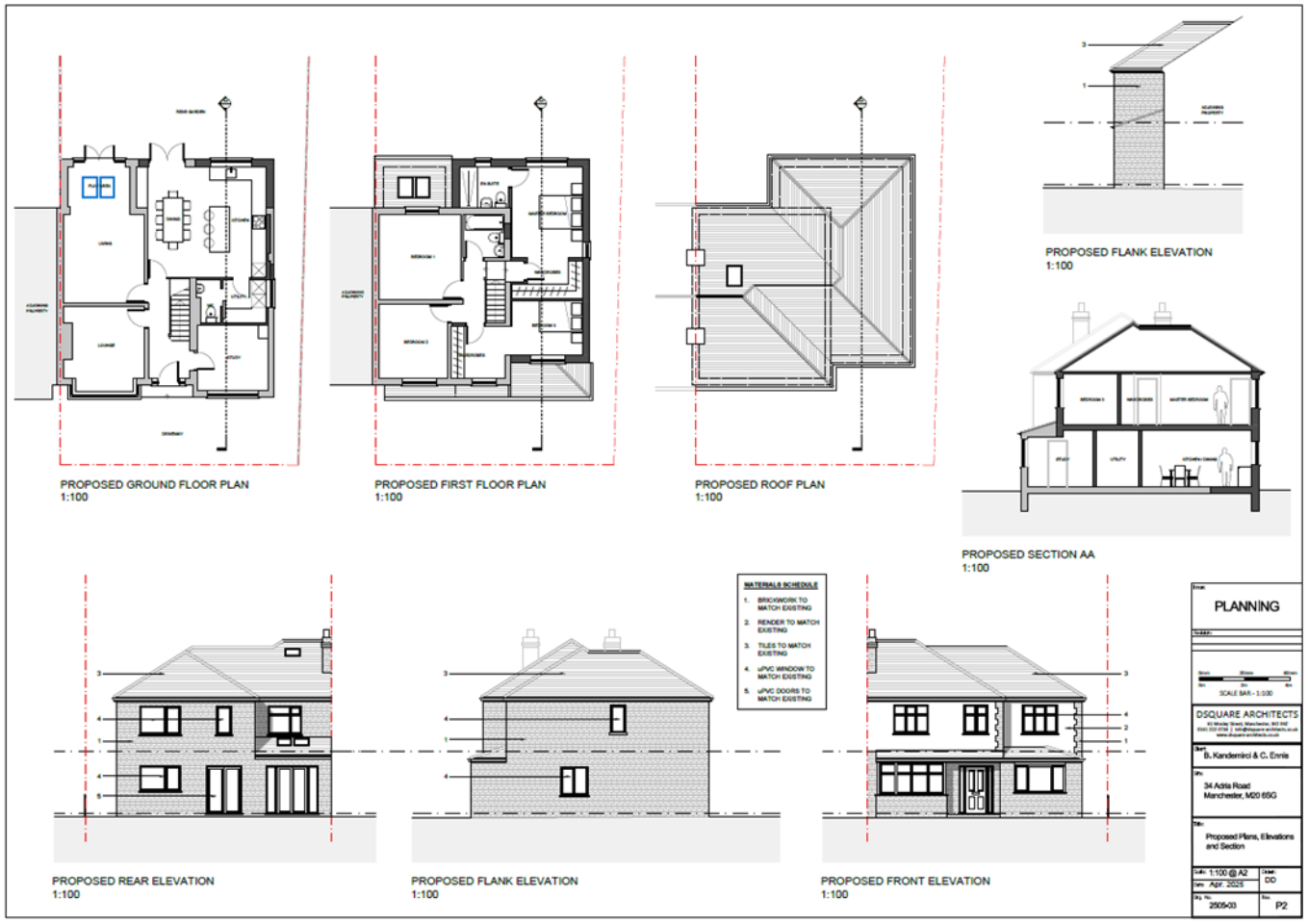
Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

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 [amended] 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 part-single / part-two storey side and rear extension to provide additional living accommodation for a family dwellinghouse 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 property, projecting northwest-wards and southwest-wards from the host dwellinghouse.

At ground floor level, it would adjoin the existing single storey additions present to the side and rear of the property and would replace the existing glazed conservatory extension, acting as a small-scale infill. It would project 2.073m rearwards from the host dwellinghouse, with a width of 3.425m. A gap of 1.292m would be maintained to the boundary shared with No.32 Adria Road (located to the west). At first-floor level, it would project 2.073m (in line with the extension present at the neighbouring property of No.32 Adria Road – approved under 095436/FH/2011/S2), with a length/depth of 8.962m (setback from the front of the property by 1m), a sideward projection of 3.313m and width to the rear of 6.05m. To the side, it would feature a hipped roof height of 7.729m (set 0.212m below the existing ridge) with eaves to match the existing. To the rear, it would feature a hipped roof height of 7.281m (set 0.934m below the existing ridge) with eaves to match the existing. A gap of 1.292m would be maintained to the boundary shared with No.32 Adria Road (located to the west) and a gap of 3.281m would be maintained to the adjoining property.

The 2.073m rearward projection of the extension would not exceed the limit stipulated within saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m). Further to this, the overall siting, scale, and massing of the proposal is considered to be acceptable as the extension is understood as being visually subservient to the host dwellinghouse in terms of its dimensions (on account of its reduced ridge height, matching eaves and setback at first-floor level), would avoid resulting in an 'excessively large or bulky' addition to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area (on account of the gaps maintained to the plot's shared boundaries). The proposal would also allow for sufficient private outdoor amenity space to be retained at the rear.

It should also be noted that, whilst the Council typically requires a 2m setback at first-floor level for extensions of this type in order to overcome potential terracing effects and unsatisfactory visual relationships, in this instance, a 1m first-floor setback is considered acceptable given the existing precedent of side extensions in the surrounding area. For clarity, No.31 Veronica Road features a part-single / part-two storey side and rear extension with a 2m first-floor setback (approved under 076934/FH/2005/S2 in 2005), No.32 Adria Road features a part-single / part-two storey side and rear extension with a 1.1m first-floor setback (approved under

095436/FH/2011/S2 in 2011) and No.33 Veronica Road features a part-single / part-two storey side and rear extension with a 1m first-floor setback (approved under 121170/FH/2018 in 2018). As the extension at No.33 Veronica Road represents the most recent approval of a similar proposal and was subject to the same policy framework as the current application, it is considered that the acceptance of a 1m first-floor setback under this scheme warrants the approval of the current proposal. Further to this, the 1.292m gap maintained to the boundary shared with No.32 Adria Road would work towards ensuring that a terracing effect with the neighbouring property is avoided.



Excerpt from Google Maps highlighting similar extensions in surrounding area

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Appearance and visual amenity – the extension would be built of brickwork, render, roof tiles, windows, and doors to match the existing dwellinghouse. At ground floor level, it would feature brickwork to its side and rear elevations. Its side elevation, facing No.32 Adria Road, would be blank, whilst its rear elevation would feature 1no. window.

At first-floor level, it would feature render to the front (to match the appearance of the existing dwellinghouse, with brickwork to its side and rear elevations. Its front elevation would feature 1no. window, whilst its side elevation, facing No.32 Adria Road, would feature 1no. window (conditioned to be obscurely glazed, in the interests of residential amenity), and its rear elevation would feature 2no. windows. Its other side elevation, facing No.36 Adria Road would be blank, as would its roof slopes.

Residential amenity – given that the extension would feature subservient dimensions to the host dwellinghouse, would project no further than the existing extension present at No.32 Adria Road and would maintain adequate gaps to the plot's shared boundaries at first-floor level (i.e., 1.292m to No.32 Adria Road, 3.281m to No.36 Adria Road), it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Its first-floor side-facing window has been conditioned to be obscurely glazed so as to ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Waste storage – the current waste storage arrangements would be unaffected by the proposal as external access to the rear of the property would be retained.

Parking – the current parking arrangements would be unaffected by the proposal.

Other matters – the proposal includes the following elevational alterations:

- The ground floor window in the rear elevation of the existing single storey rear extension would be replaced with a set of outward-opening patio doors.
- The ground floor window in the side elevation of the existing single storey side extension would be relocated slightly towards the front of the property. This would not substantially alter the existing conditions experienced by neighbouring occupiers and, as such, has not been conditioned to be obscurely glazed as this would be onerous.

These alterations are considered acceptable given their minimal impact upon the visual and residential amenity of the area.

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 polices 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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 permission.

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

2) The development hereby approved shall be carried out in accordance with the following documents:

'Proposed Plans, Elevations, and Section', numbered '2505-03 REV P3', stamped as received by the City Council as Local Planning Authority on the 8th July 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 extension hereby permitted 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 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) Before first occupation, the proposed first floor window in the northwestern side elevation facing No.32 Adria Road 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 the adjacent residential property from overlooking or perceived overlooking, in accordance with policies SP1 and DM1 of the Manchester Core Strategy.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) Order 2015 (or any 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 plans.

Reason- In the interests of residential amenity, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

35 Adria Road, Manchester, M20 6SQ
31 Veronica Road, Manchester, M20 6ST
37 Adria Road, Manchester, M20 6SQ
33 Adria Road, Manchester, M20 6SQ
31 Adria Road, Manchester, M20 6SQ
36 Adria Road, Manchester, M20 6SG
32 Adria Road, Manchester, M20 6SG
35 Veronica Road, Manchester, M20 6ST
33 Veronica Road, Manchester, M20 6ST

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA