

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144914/FH/2026
Date registered valid: 16 January 2026
Proposal: Erection of a single-storey side and rear extension with associated elevational alterations.
Address: 9 Suffield Walk, Manchester, M22 1NG
Ward(s): Woodhouse Park Ward

Applicant: Linda Reardon Wythenshawe Community Housing Trust
Agent (if any): Mr Andrew Darbyshire AD Design
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 6th March 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 4 February 2026

Standard consultations: Printed: 21 January 2026 Expired: 11 February 2026

Neighbour notifications: Printed: 21 January 2026 Expired: 11 February 2026

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

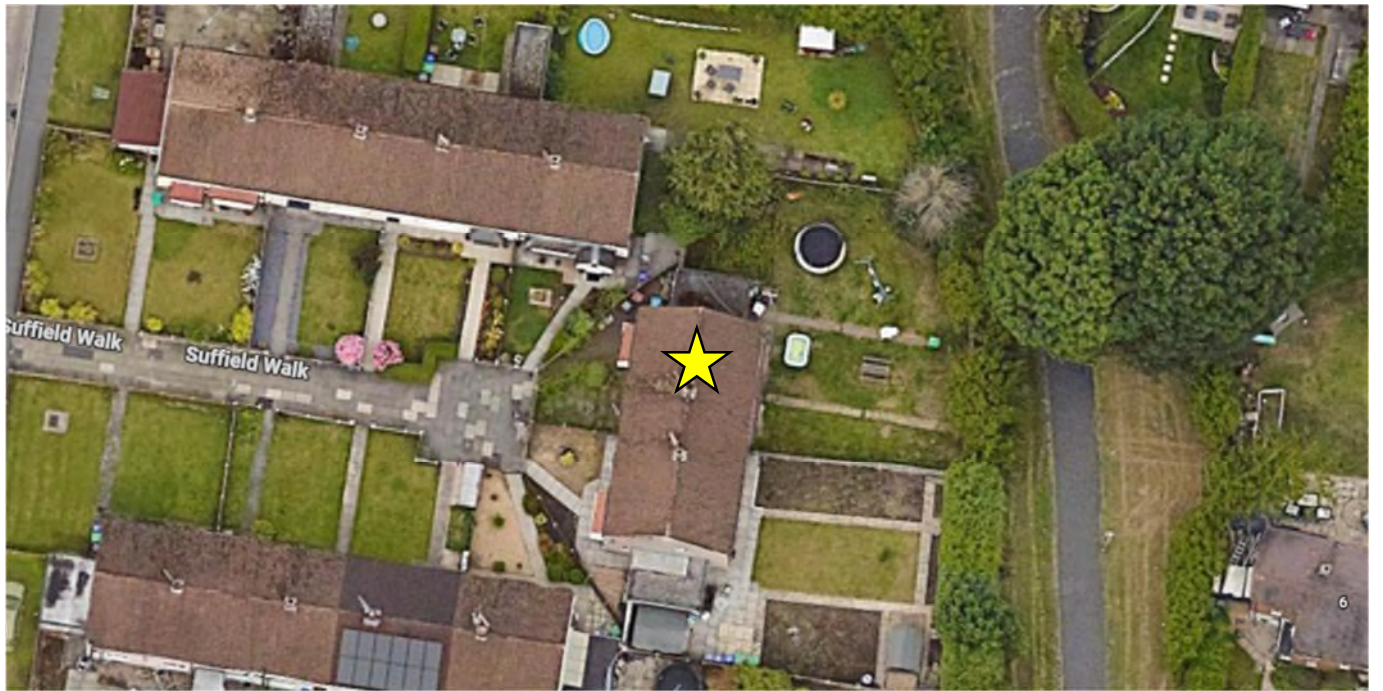
Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached dwellinghouse of pebbledash render with a red tile dual pitch roof. The property features white uPVC-framed windows, a front porch extension, a modest front garden bordered by mid-level fencing, a single storey side extension, and a spacious rear garden.

Suffield Walk is a residential street situated within the Woodhouse Park ward of Manchester, close to Tayfield Park, the Willows Primary School, and Ringway Primary School. The area is predominantly residential in terms of its character, consisting of terraced and semi-detached dwellinghouses.

The property is not listed, nor is it sited within a Conservation Area.





Description of development

The applicant is seeking planning permission for the “Erection of a single-storey side and rear extension with associated elevational alterations.”.

Planning history

No previous history.

Consultations & Notification Responses

Two letters of objection was received from **two local residents**; the comments are as follows:

- I will strongly object if this is to become a HMO or housing for more people who don't want to or learn to speak this country language.
- Furthermore if this is council property I would rather you spend public money on tidying up the local area than pleasing people who put nothing in the pot.
- If the property is to be converted into a HMO, then we strongly object to this as this is very likely going to affect our property value should there be an intention to sell on our part in the future.
- Concerns relating to potential damage to neighbouring properties as a result of tree roots from the application site.
- The trees on the application site are too near neighbouring properties and have the potential to fall over.

MCC's Arborist made the following comments in response to the application:

- I have viewed the available documents and whilst there is no AIA or AMS available on the planning portal. I am happy that the trees are far enough away from the property to not be adversely impacted by the proposed extension.
- I can confirm that whilst the trees are unlikely to be impacted by the proposed development, we would expect the applicant to ensure the trees are adequately protected via the erected of Heras fencing or similar. No materials or machinery should be stored within the RPA's of the trees.
- I can confirm that we would have no objection to the proposals for this site.

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
- Policy EN19 – Waste

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

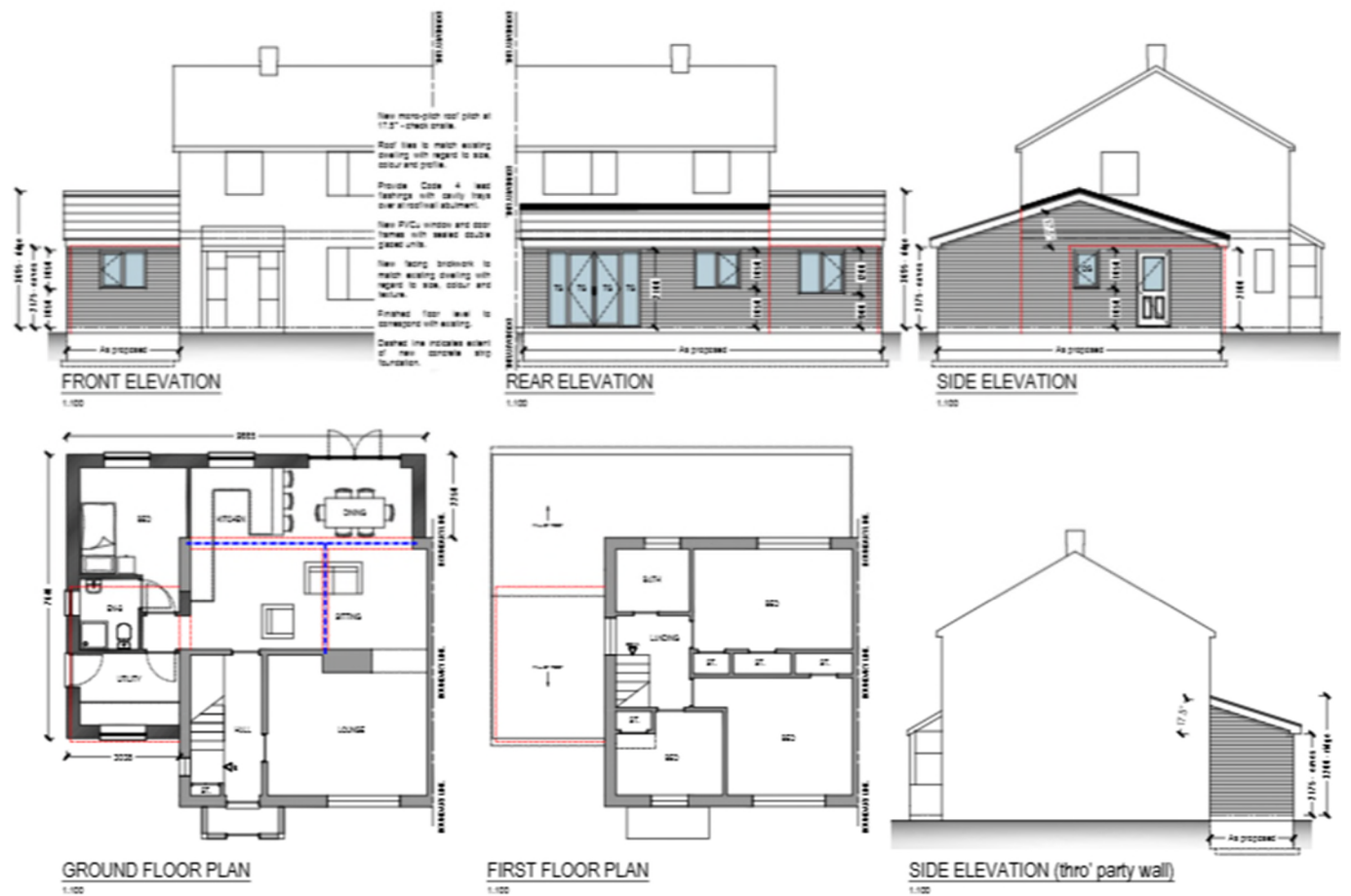
The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places

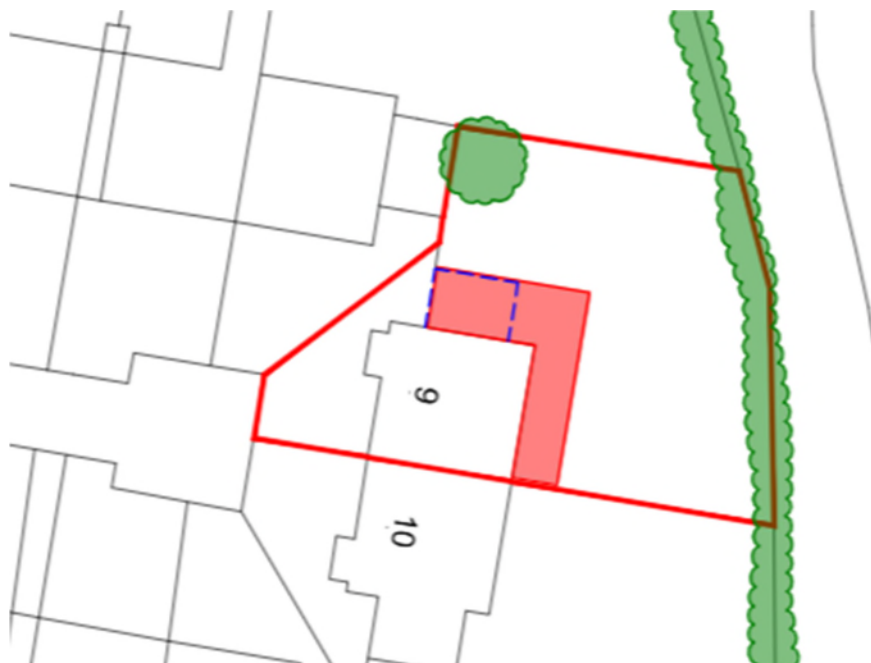
Draft National Planning Policy Framework (NPPF, 2025)

The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

- Chapter 4 – Achieving Sustainable Development
 - Policy S3: Presumption in favour of sustainable development
- Chapter 14 – Achieving Well-Designed Places
 - Policy DP3: Key principles for well-designed places



Submitted proposed plans and elevations



Submitted proposed site plan

Issues

Principle – the principle of the proposal, to erect a single storey side and rear extension with associated elevational alterations, to provide additional and improved living accommodation for an existing dwellinghouse is acceptable, 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, as well as other matters.

Siting, scale, and massing – the extension would be sited at the side and rear of the property, projecting north and east from the dwellinghouse. It would project 2.25m rearwards from the host dwellinghouse, with a length of 7.64m, a sideward projection of 3.038m, a width of 9.665m, a dual pitch roof height of 3.695m and an eaves height of 2.175m. A gap of approximately 0.7m would be maintained to the boundary shared with No.7 Suffield Walk, whilst the extension would be set off the boundary shared with the adjoining semi.

The overall siting, scale, and massing of the proposal is considered to be acceptable. The 2.25m rearward projection of the extension would not exceed the limit specified within saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m). Further to this, the extension is considered to be visually subservient to the host dwellinghouse in terms of its dimensions on account of its single storey form and subordinate width and length, and, as such, would avoid resulting in an excessively large or bulky addition to the property, nor would it introduce an overbearing feature into the area. Sufficient private amenity space would be retained to the rear.

Appearance and visual amenity – the extension would be constructed of red multi-facing brick with natural mortar, roof tiles to match the existing dwellinghouse, and PVCu windows and doors. It would feature 1no. window to the front, 1no. window and 1no. door to its northern side elevation, 2no. windows and a set of doors to the rear, and a blank southern side elevation. Its roof slopes would be blank.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Sited at the side and rear of the property, elements of the proposal would be visible within the street scene, however, its use of appropriate and traditional materials (i.e., red brickwork, red roof tiles, and PVCu windows and doors) should ensure that the extension does not form an overly prominent visual feature, despite not matching the pebbledash render of the existing dwellinghouse. Hence, the proposal is not anticipated to result in any significant adverse impact upon the character of the application property or the wider area.

Residential amenity – given that the extension would be single storey in form, with a maximum height of 3.695m, an eaves height of 2.175m, and adequate gaps maintained to the plot's shared boundaries, the extension is not anticipated to give rise to significant issues of overshadowing, loss of light, or loss of outlook for neighbouring occupiers. Further to this, given that none of its windows would be located in proximity to a shared boundary, the extension should also not give rise to significant issues of overlooking and loss of privacy.

Waste storage – the existing waste storage and management arrangements would remain unaffected. The proposed extension replaces the current side extension, which already restricts external access to the rear. As a result, the property's bins would continue to be stored at the front.

Parking – the existing parking arrangements would be unaffected by the proposal as the property does not feature any off-street parking provisions.

Use - concerns have been raised regarding the potential future use of the property as a House in Multiple Occupation (HMO). However, the current application does not seek a change of use from Use Class C3 (dwellinghouse) to Use Class C4 (small HMO). The proposal is limited solely to the construction of an extension with associated elevational alterations. As such, matters relating to a potential HMO use fall outside the scope of this application and cannot be considered as material to its determination. Therefore, these concerns do not warrant refusal of the proposal.

Trees – a review of the submitted documents has been undertaken, and it is noted that no Arboricultural Impact Assessment (AIA) or Arboricultural Method Statement (AMS) has been provided.

Notwithstanding this, an assessment of the site and the relationship between the existing trees and the proposed extension indicates that the trees are located at a sufficient distance from the works so as not to be adversely affected by the development.

Whilst the trees are unlikely to be impacted by the proposed extension, it is expected that the applicant ensures appropriate protective measures are in place for the duration of construction. This should include the erection of Heras fencing (or similar approved tree-protection barriers) to safeguard tree root protection areas (RPAs). No materials, equipment, spoil, or machinery should be stored or operated within the RPAs of the trees at any time.

Based on the above assessment, there is no objection to the proposed development on arboricultural grounds.

Other matters – objections have been received relating to the potential degradation of surrounding property values, as well as concerns regarding damage caused by trees and tree roots at the application site. However, impacts on property values do not constitute a material planning consideration, and matters relating to tree-related damage fall outside the scope of this application. Any damage to neighbouring properties arising from trees or roots would be regarded as a civil matter between the parties involved and is not governed by planning legislation. As such, these concerns do not warrant refusal of the proposal.

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 (2024).

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 permission.

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

2) Specified plans:

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

'FLOOR PLANS & ELEVATIONS PROPOSED', numbered '25-203-PL-03', received by the City Council as Local Planning Authority on the 16th January 2026.

Proposed site plan shown on the drawing titled 'BLOCK & LOCATION PLAN EXISTING & PROPOSED', numbered '25-203-PL-01', received by the City Council as Local Planning Authority on the 9th January 2026.

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) Materials:

The materials used in the external surfaces of the development hereby approved shall be as follows:

Walls: red multi-facing brick with natural mortar.

Roof: roof tiles similar in appearance to the existing building in terms of type, size, colour and texture.

Windows: PVCu frames with double glazed sealed units, finished in white.

Doors: Windows: PVCu frames with double glazed sealed units, finished in white

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) Tree protection during works:

In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard BS 5837:2012 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Neighbourhood Team Leader (Arboriculture)

6 Scalby Walk, Manchester, M22 0NN
10 Suffield Walk, Manchester, M22 1NG
8 Suffield Walk, Manchester, M22 1NG
7 Suffield Walk, Manchester, M22 1NG
5 Suffield Walk, Manchester, M22 1NG
396 Portway, Manchester, M22 0SR
394 Portway, Manchester, M22 0SR

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) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA