

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145382/FH/2026
Date registered valid: 10 March 2026
Proposal: Installation of front porch extension
Address: 37 Pytha Fold Road, Manchester, M20 4UH
Ward(s): Withington Ward

Applicant: Miss Charlie Cook
Agent (if any): Mr David Huxley Platinum Architecture
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 13 April 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 1 April 2026

Standard consultations:

Printed: 13 March 2026 Expired: 4 April 2026

Neighbour notifications

Printed: 13 March 2026 Expired: 4 April 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

The property that is subject of this householder application is a two-storey, semi-detached dwelling house. The property features red brickwork, white uPVC window frames and grey roof tiles. To the front of the property is a large, gravelled driveway with soft landscaping and a private walkway onto Pytha Fold Road. To the rear of the property is a garden which is bordered to all other aspects by other residential gardens.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Pytha Fold Road is located in the Withington Ward of Manchester and the property is surrounded by similar built family properties of a similar age and design. The other properties along the street are of semi-detached and terraced with a hardstanding driveway to the front of the property with associated car parking. The area benefits from sustainable transport links such as bus routes and Burnage Train Station nearby. The area also benefits from nearby green space, including Fog Lane Park and Ladybarn Park within walking distance.

Description of development

The applicant is seeking planning permission for the installation of a front porch.

Consultations & Notification Responses

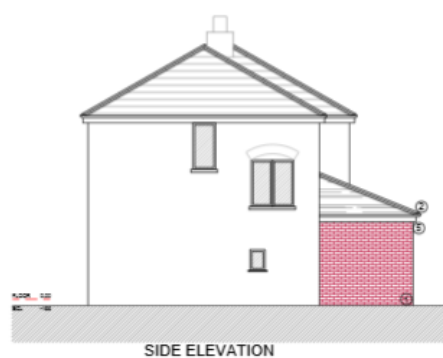
Neighbours, as per appendix 1- no comments or objections.

Withington Civic Society- no comments or objections.

Site Photos:



Proposed Plans:





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 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 2025)- The Government's 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

The DRAFT National Planning Policy Framework (December 2025)- The Government's new national planning policies and how they are to be implemented through local authorities. Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it.

Achieving sustainable development

Policy S3- Presumption in favour of sustainable development

Policy S4- Principle of development within settlements

Achieving well-designed places

Policy DP3- Key principles for well-designed places

Policy DP4- The design process

Places for Everyone- Along 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 built development enhance 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 DC1, DC1.2 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 extension 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.

Principle

The principle of erecting a single storey front porch extension for additional living accommodation is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. Residents' homes should enable growth by providing sufficient space to accommodate changing needs and circumstances. However, consideration must be given to the proposal siting scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Planning History

No relevant planning history.

Siting, Scale and Massing

The front porch extension would be situated west of the property and would project forwards by 2.475m from the dwellinghouse and measure 3.6m across the front of the property. The porch would pass the existing principle building line of the bay window by 1.1m. The design proposes a hipped roof, and the roof height would measure to 3.5m, sloping down to meet the eaves at 2.2m. The porch would introduce one additional window to the property, which would face out onto the street scene. The existing door would be replicated in the same position into the porch.

Overall, the siting scale and massing of the proposal is considered acceptable as the dimensions of the extension ensure it is subservient to the host dwellinghouse and given it would not impact the parking provision to the front of the property, is considered to be acceptable in this instance. The proposal is not considered to cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area.

Appearance and Visual Amenity

The submitted application form submitted confirms that the extension would be built with matching materials to the original property. This would include matching materials for the windows, brickwork, and roof which would ensure that the development blends with the dwelling. The front porch features modest dimensions and would be set back from the street and therefore passers-by, by approximately 16m.

The proposed porch extension is considered be considered a small addition to the street scene, and the use of matching materials would ensure that the overall character of this property and its surrounding area would not be significantly impacted in visual terms by these works. The design and appearance of the extension would accord with saved Policy DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework.

The proposed porch extension is not considered excessively large or bulky and is in accordance with Policy DC1.2. 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 UDP policy DC1.

Residential Amenity

The non-adjoining neighbour, no. 33 Pytha Fold Road is sited to the north of the application site. The porch would be set back by 1.7m from the shared boundary with this property. No windows would face towards the neighbouring property and therefore, the existing levels of privacy would not be adversely impacted. The porch is not considered to give rise to overbearing impacts to the neighbouring property, nor cause any significant over-shadowing or loss of light for the neighbouring property.

The adjoining property, no. 39 Pytha Fold Road is sited south of the application property. The extension would be located approximately 4m away and would not have any windows facing towards the neighbouring property. Therefore, existing levels of privacy will remain between the neighbouring residential units. The porch is not considered to create any significant overshadowing to the neighbouring property or loss of light. In view of the set back of the extension, the single storey height and that there have been no objections, the proposal is considered to be acceptable.

Given the above reasons, in particular that the proposed extension would not give rise to issues associated with overshadowing, loss of light, or loss of outlook, or introduce an overbearing presence into the area, it is considered that the proposal accords with saved Policy DC1 of the Unitary Development Plan for the City of Manchester and Policies SM1 and SP1 of the Manchester Core Strategy.

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 8 and 12 of the National Planning Policy Framework and Policies JP-P1 of the Places for Everyone joint development plan document.

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 in 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 ref: proposed elevations ref- 26029
Drawing ref: proposed floor plans, ref- 26029
Location plan, ref- 26029
Proposed site plan, ref- 26029

Received on 10 March 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) The materials used in the external surfaces of the development hereby approved shall be similar in appearance to the existing building in terms of type, size, colour and texture.

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

Appendix 1 – List of consultees & neighbours notified

Withington Civic Society

35 Pytha Fold Road, Manchester, M20 4UH

2 Fernhurst Road, Manchester, M20 4UN

44 Pytha Fold Road, Manchester, M20 4UH

39 Pytha Fold Road, Manchester, M20 4UR

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