

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144945/FH/2026
Date registered valid: 9 February 2026
Proposal: Erection of single-storey rear extension.
Address: 12 Saddlewood Avenue, Manchester, M19 1QN
Ward(s): Didsbury East Ward

Applicant: Mrs Surya Nayak
Agent (if any): Mr A Gilbert
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 31 March 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 12 February 2026

Standard consultations:

Printed: 12 February 2026 Expired: 5 March 2026

Neighbour notifications

Printed: 12 February 2026 Expired: 5 March 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 C3, semi-detached dwellinghouse. The property features red brickwork, white uPVC window frames and brown roof tiles. To the front of the property is an area of hardstanding, with parking provision. The front of the property is bordered by mid-rise shrubbery. To the rear of the property is a moderately sized rear garden.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Saddlewood Avenue is a residential street located in the Didsbury East ward of Manchester. The property is surrounded by similar built family properties of a similar age and design. To the west, railway tracks run adjacent to the property's gardens. Further west of the area is the Barlow RC High School. The area benefits from nearby green space such as, Didsbury Park. The area also benefits from nearby transport links such as bus routes and Burnage Train Station.

Description of development

The applicant is seeking planning permission for the erection of a single-storey rear extension. This would facilitate a larger kitchen/ dining area.

Consultations & Notification Responses

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

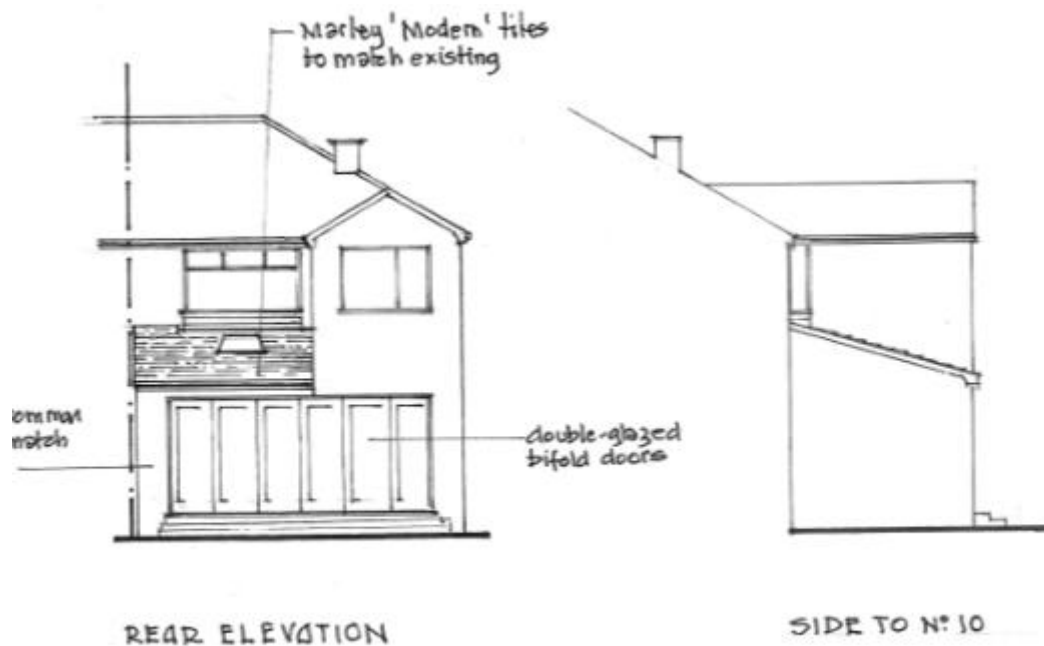
MCC Flood Risk Management- the proposal can be approved with no condition required, however an informative is attached to the decision notice on incorporating property flood resilience.

Network Rail- no response received.

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 rear 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

041039- Two storey rear extension, Approved 1992.

Siting Scale and Massing

The extension would project from the original dwellinghouse by 3.3m to meet the existing rear building line of the two-storey extension. It would measure an approximate length of 3.3m and be set back from the shared boundary by 0.2m. The extension would propose a roof height of 3.8m sloping down to meet the eaves at 2.6m. The extension would include the reconfiguration of fenestration and result in bi-fold doors across the rear of the property. The extension would also introduce a roof light.

The overall siting scale and massing of the proposal is acceptable as the extension is understood as being subservient to the host dwellinghouse and given the remaining amenity space, 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. The proposed site plan demonstrates the private outdoor amenity space that would be retained to the rear.

Visual Amenity & Appearance

The submitted application form states that the extension would be built from matching materials to the original dwellinghouse. This includes matching common brick, white uPVC and brown concrete tile that would match the original dwelling. The extension would look visually congruous to the existing property, and due to the existing extension would not be present or viewed from the street scene.

The use of matching materials would ensure that the overall character of this property and its surrounding area should not be significantly harmed by these works. The development would not be out of place for the character of the street as many other residents have benefitted from planning permission. The design and appearance of the extension therefore accord with saved Policy DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework

The proposed is not considered excessively large or bulky in pursuant with Policy DC1.2. The submitted site plan demonstrates that sufficient private outdoor amenity space would be retained to the rear, and the parking provision would be maintained. 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 policies DC1 of the UDP.

Residential Amenity

The adjoining neighbour, no. 9 Saddlewood Avenue sits north of the applicant property. The shared boundary at present is considered to be open, however, the single storey height and the small set back of 0.2m would lessen any feelings of overbearingness for the neighbouring property. The mono-pitched roof design would ensure that any mass and bulk would be retained on the applicant property. Regarding sunlight, the extension is not considered to cause any significant overshadowing to the neighbouring property past what is already existing from the two-storey rear extension. No windows would face the neighbouring property and therefore, the existing levels of privacy between the neighbouring residential units will remain unaffected. Considering there has been no objections, the permitted development fallback and the modest size of the rear extension, the development would be considered acceptable.

The non-adjoining neighbour, no. 14 Saddlewood Avenue is located south of the applicant property. This neighbour is not considered to have any residential amenity implications from the proposal as the extension would be situated behind the existing two-storey extension and would not pass the rear building line. Therefore, the neighbour is not considered to be affected by any overshadowing, loss of light, privacy implications or loss out outlook from the proposed.

Given the above reasons and considering there has been no objections received, the proposed extension should not give issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. The proposal therefore 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.

Waste Storage and Parking

The proposal is not considered to affect the existing parking provision, as the proposal would not affect the driveway to the front of the property. Additionally, the proposal is not considered to move past the side building line and therefore affect the current waste storage arrangements.

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:

Proposed elevations and floor plans,
Proposed site plan
Location plan

Received 10 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) The materials used in the walls, roof or other element of any exterior work of the development hereby approved shall be similar in appearance to the materials used in the majority of the equivalent element of 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.

Informative from MCC Flood Risk:

The applicant is advised to incorporate Property Flood Resilience (PFR) measures to a minimum of 150mm above the surface water flood level or a minimum of 600mm above the fluvial flood level.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
Network Rail

13 Saddlewood Avenue, Manchester, M19 1QW
14 Saddlewood Avenue, Manchester, M19 1QN
9 Saddlewood Avenue, Manchester, M19 1QW
11 Saddlewood Avenue, Manchester, M19 1QW
10 Saddlewood Avenue, Manchester, M19 1QN

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