

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 145174/FH/2026

Date registered valid: 18 February 2026

Proposal: Erection of a single-storey porch infill extension to create a shower room/WC.

Address: 17 Granville Gardens, Manchester, M20 2SX

Ward(s): Didsbury West Ward

Applicant: Mr & Mrs Richard Taylor

Agent (if any): Mrs Victoria Potts, B2 Architecture Limited

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 18 March 2026

APPLICATION DETAILS

Type of application:	Full Householder Application	
Development type:	Householder	
Date of site visit:	12 March 2026	
Standard consultations:	Printed: 24 February 2026	Expired: 17 March 2026
Neighbour notifications:	Printed: 24 February 2026	Expired: 17 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	
Listed building:	Not applicable	
Conservation area:	Not applicable	
Tree Preservation Order:	Not applicable	

Description of site/building

The proposal relates to a two storey semi detached dwellinghouse on Granville Gardens. The property features an existing two storey side and rear extension, garden to the rear and hardstanding to the front for off street vehicle parking.

Description of area

The property is in a mostly residential part of the Didsbury West ward of Manchester.

Description of development

Erection of a single-storey porch infill extension to create a shower room/WC.

The proposed single storey porch extension projects 1900mm from the principal elevation to sit it line with the forward outrigger and spans 2800mm from the existing side elevation to the side elevation of the outrigger creating an infill. The extension is finished in matching brick with a hipped tiled roof to match. New glazing and a door are featured to the front.

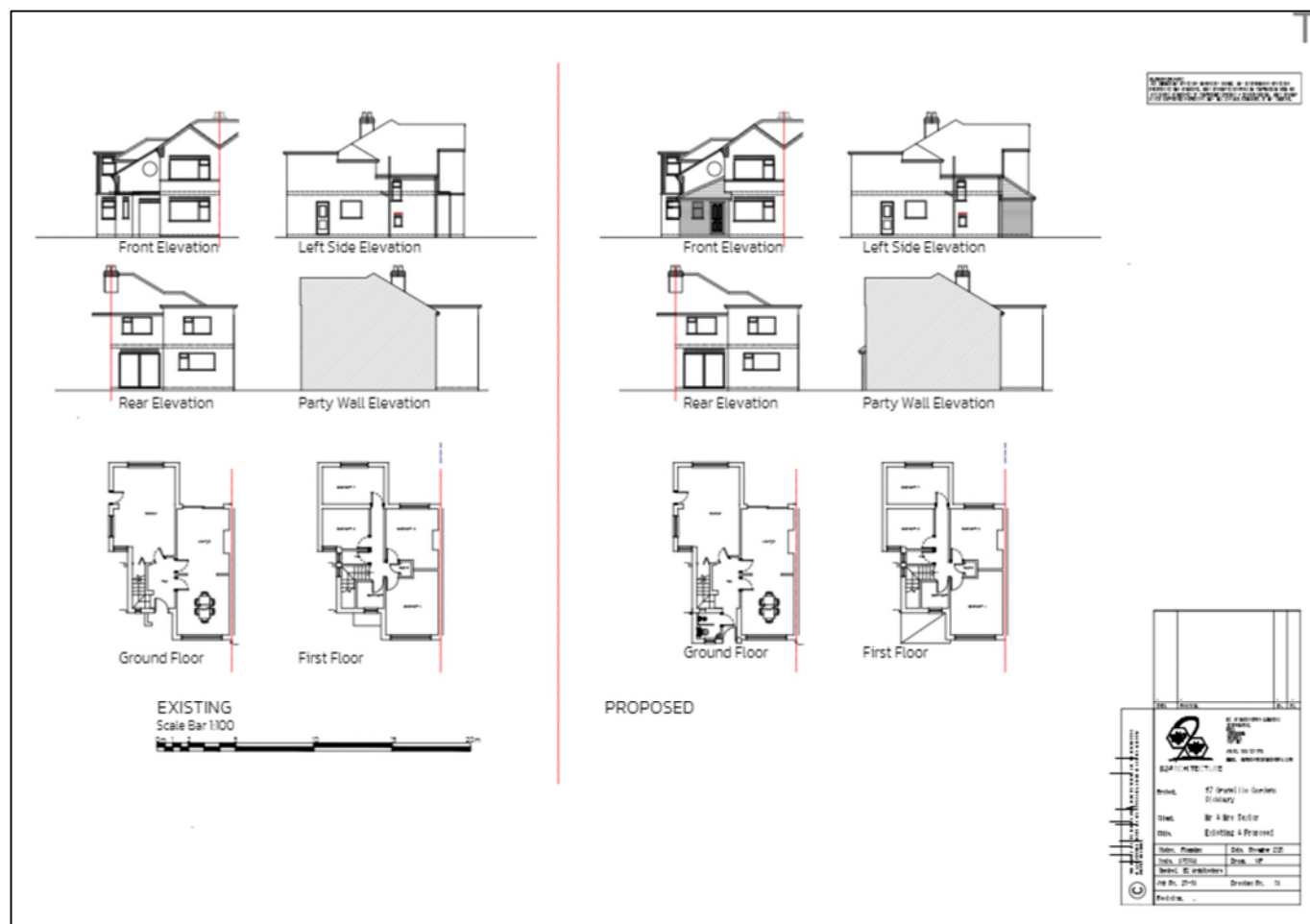


Figure 1. Existing and proposed plans

PLANNING HISTORY

F07757

Description: Erection of a 2-storey extension at side, and rear of dwellinghouse to form extended breakfast room, kitchen, with bedrooms over.

Decision: Approved 06/01/1978

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents

No representations received.

Residents Associations and Groups

West Didsbury Resident Association were notified of the proposed development, but no representation was received.

RELEVANT POLICIES

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions on planning applications must be made in line with the statutory development plan, unless material considerations indicate otherwise.

For Manchester, the development plan comprises:

- The Core Strategy (2012–2027)

- Saved policies of the Unitary Development Plan (UDP)
- The Places for Everyone Joint Development Plan Document (2022–2039)

These documents are considered up to date and carry substantial weight in decision-making. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance.

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.

Where applicable, the Council must give special regard to preserving the character of conservation areas and the setting of listed buildings, in line with statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The policies referenced in this report are those considered most relevant to the nature, scale and location of the proposed development as follows:

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - o Development Management and Planning Obligations
 - DM 1 - Development Management
 - o Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - o Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 19 – Waste
- [Guide to development in Manchester](#) - supplementary planning document and planning guidance, April 2007
- [Hot Food Takeaway](#) - supplementary planning document, March 2017
- [Extant Unitary Development Plan \(UDP\)](#) –
 - o Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC26 - Development and Noise
- [Places for Everyone Plan](#) Joint Development Plan Document 2022-2039-
 - o Strategy
 - JP-Strat9: Southern Areas
 - o Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - o Places for People
 - JP-P1 Sustainable Places
- [National Planning Policy Framework \(NPPF\)](#) December 2024–
 - o Section 2 - Achieving sustainable development
 - o Section 4 – Decision-making
 - o Section 12 – Achieving well-designed places
- [National Planning Policy Framework Draft for Consultation December 2025](#) - National decision-making policies
 - o Chapter 3 – Decision-making policies
 - DM1: Preparing development proposals
 - DM2: Information requirements
 - DM3: Determining development proposals
 - DM6: Use of planning conditions and obligations
 - DM7: Relationship with other regulatory regimes
 - o Chapter 4 - Achieving sustainable development
 - S3: Presumption in favour of sustainable development
 - S4: Principle of development within settlements

- o Chapter 12 - Making effective use of land
 - L4: Residential extensions
- o Chapter 14 - Achieving well-designed places
 - DP3: Key principles for well-designed places
 - DP4: The Design process

ASSESSMENT

Principle of development

Many people prefer to extend their existing homes rather than move, and the planning system needs to accommodate this demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The Council is not generally in favour of dealing with this issue by laying down firm rules about home extensions with each case looked at on its individual merits, having regard to a range of criteria.

In this case the principle of the development is acceptable.

As stated in Policy DM 1 of the Manchester Core Strategy, all development should have regard to the following specific issues:

Appropriate siting, layout, scale, form, massing, materials, and detail

The extension uses matching brick, roof tiles and window design so that it integrates well with the existing house. It remains clearly subservient to the original dwelling as it is single-storey and sits fully within the existing built form.

The position and modest size mean it would not affect the amenities of No.19, and as it remains within the existing envelope of the house, the relationship with No.15 is also acceptable.

Given its limited scale, siting and massing, the development would not appear over-dominant or overbearing in relation to neighbouring properties.

Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

The proposed works are seen from the street however because of the extension's modest size, position within the existing frontage, and use of matching materials, it would not harm the character or appearance of the surrounding area.

The scale and form are consistent with extensions found at the host property and neighbouring dwellings, so the development would sit comfortably within the established pattern of development and would not disrupt the area's existing features.

Effects on amenity

Privacy

The proposal introduces a new door and window to the front elevation. As these are at ground-floor level and replace similar existing openings, they would not result in any additional overlooking, and the impact on privacy is acceptable.

Light

The extension sits entirely at ground-floor level and within the existing building envelope, so it would not cause any material loss of light to neighbouring properties.

Noise

The development is domestic in nature and would not generate noise beyond what is typical for a residential property.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal introduces a new porch however doesn't create an accessibility issue to the property.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site and maintains external access to the rear of the property.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property.

Green Infrastructure including open space, both public and private

The proposal has no impact on green infrastructure.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment. The proposal has a negligible impact on drainage using the existing drainage on site.

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.

PLANNING BALANCE

The proposal would provide additional internal accommodation within the existing residential curtilage and is acceptable in principle. It is modest in scale, uses matching materials and sits within the established built form of the dwelling, such that it would preserve the character and appearance of the host property and the surrounding area. No material harm to residential amenity would arise in terms of privacy, outlook or daylight, and no objections have been received. On balance, the development accords with the Development Plan and relevant national policy and there are no material considerations that indicate permission should be withheld.

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. The proposal is considered to be acceptable.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-year time limit

The development must be begun not later than three years beginning with the date of this permission.

Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Specified plans

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

- | | | |
|----------------------------------|-------------|-------------------------------|
| a. Drawing - Location Plan | 12 Feb 2026 | THE LOCATION PLAN |
| b. Drawing - Existing & Proposed | 12 Feb 2026 | 01 FLOOR PLANS AND ELEVATIONS |

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Materials to match

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

West Didsbury Residents Association

9 Westmorland Road, Manchester, M20 2UB

21 Granville Gardens, Manchester, M20 2SX

19 Granville Gardens, Manchester, M20 2SX

13 Granville Gardens, Manchester, M20 2SX

11 Westmorland Road, Manchester, M20 2UB

7 Westmorland Road, Manchester, M20 2UB

5 Westmorland Road, Manchester, M20 2UB

3 Westmorland Road, Manchester, M20 2UB

15 Granville Gardens, Manchester, M20 2SX

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

