MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144964/FH/2026
Date registered valid:	21 January 2026
Proposal:	Erection of a two-storey side extension.
Address:	14 Grange Drive, Manchester, M9 7AL
Ward(s):	Charlestown Ward
Applicant:	Mike Bradley
Agent (if any):	Mr Sam Golding, Gold Sketch Studios Ltd
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Refuse
Date of recommendation:	**12 March 2026**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 4 February 2026

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 28 January 2026 Expired: 18 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 an end-terraced residential dwellinghouse of redbrick with a red tile hipped roof. The property features brown uPVC windows, a modest front garden bordered by hedging, a single storey rear extension, a detached outbuilding to the side, and a modest rear yard / garden bordered by hedging and timber fencing.

Grange Drive is a residential street situated within the Charlestown ward of Manchester, close to Charlestown Park, Boggart Hole Clough, and Manchester Outer Ring Road (M60). 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.

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

Lea Dr
1
2
Outrageous Fortunes
10
Grange Dr
Grange Dr
Lea Dr

LEA
DRIVE

Description of development

The applicant is seeking planning permission for the “Erection of a two-storey side extension”.

Planning history

142264/FH/2025 – Erection of a two storey side and rear extension together with the installation of a rear dormer following the demolition of the detached garage – Refused (2025).

144965/LP/2026 - Loft Conversion with rear dormer – Pending consideration.

Consultations & Notification Responses

One local resident made **one representation** in response to the application; the comments are summarised as follows:

- To provide enhancement for biodiversity, a minimum of one Swift nest brick should be included in the proposal.

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

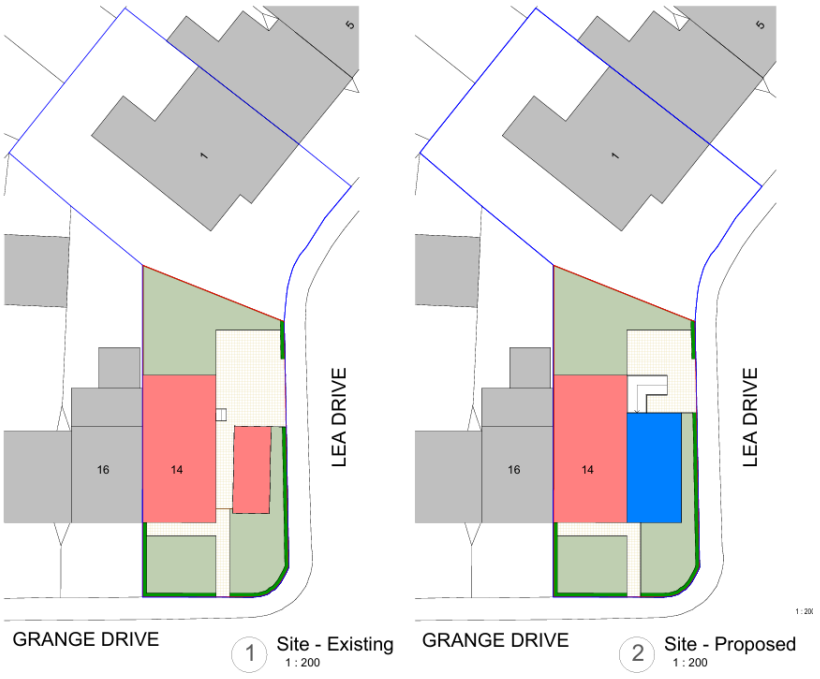
Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- 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 12 – Making Effective Use of Land
    - Policy L4: Residential extensions
- Chapter 14 – Achieving Well-Designed Places
    - Policy DP3: Key principles for well-designed places



Submitted existing and proposed site plan

Submitted existing floor plans and elevations

Submitted proposed floor 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 – Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions must be made in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework reinforces this requirement in paragraphs 2 and 48, whilst paragraph 12 indicates that the presumption in favour of sustainable development does not alter the statutory status of the development plan as a starting point for decision-making and that, where a planning application conflicts with an up-to-date development plan, permission should not normally be granted.

In the case of this application, the principle of the proposal is considered unacceptable and cannot be supported as it conflicts with the development plan policies and associated guidance listed in the preceding section.

It is considered that the proposal is unacceptable due to its siting, scale, and massing and inappropriate design choices which together would have an unduly harmful impact upon the visual amenity of the area as well as the overall character and appearance of the host dwellinghouse and surrounding street scene.

On this basis, the proposal is considered to conflict with the principles set out under saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy, policy JP-P1 of Places for Everyone, chapter 12 of the National Planning Policy Framework (2024), and policies L4 and DP3 of the Draft National Planning Policy Framework (2025).

Design and visual amenity – the proposed extension would be sited at the side of the property, projecting eastwards/southeast-wards, replacing the existing detached outbuilding present in this location. At ground-floor level, the extension would measure to 4m in width and 8m in length, with a pitched roof height of 3.6m to the front and an eaves height of 3m. A gap of approximately 1.2m would be retained to the plot's eastern/southeastern shared boundary, bordering Lea Drive. At first-floor level, the extension would measure to 4m in width to the front and 4.3m in width to the rear, with a length of 7m (setback 1m from the front elevation of the property) and a rear projection of 1m. It would feature a part-hipped roof to the side with a ridge height of 7.7m (set 0.58m below the existing ridge) and matching eaves, whilst to the rear, it would feature a dual-pitch roof form with a ridge height of 7.1m (set 1.6m below the existing ridge) and matching eaves.

The submitted application form indicates that the extension would be constructed of materials to match those of the existing dwellinghouse. At ground-floor level, it would feature one window to the front, a blank side elevation, and one window and an inward-opening door with an access ramp to the rear. At first-floor level, one window is proposed to the front and one to the rear, with a blank side elevation. All roof slopes would be blank.

The overall design, scale, and appearance of the proposed extension is considered to be unacceptable on account of the unduly harmful impact it would have upon the street scene, the visual amenity of the surrounding area, and the character and appearance of the host dwellinghouse.

It is considered that the first-floor element of the side extension would project significantly beyond the clearly defined building lines of Lea Drive, eroding the spacious character that typifies this entrance into the street, forming a visually incongruous feature, and causing substantial visual harm to the area's appearance. This view is further maintained as there is no relevant precedent for comparable two-storey side extensions on corner plots within the surrounding local context. It should be noted that the examples at No.41 Grange Park Road (approved under 041723 in 1992) and No.12 Grange Drive are both historic and predate current Council policy, including the Unitary Development Plan for the City of Manchester (1995), the Manchester Core Strategy (2012), Places for Everyone (2024), and recent iterations of the National Planning Policy Framework. As such, they do not provide an appropriate basis for establishing a precedent for works of this type in this locale. Further to this, the proposed extension is also considered to represent an 'excessively large and bulky' addition to the property, which would fail to read subserviently to the host dwellinghouse on account of its significant sideward projection, giving rise to an over-dominant and disproportionate form of development at the application site.

Existing building line present along Lea Drive in yellow with indicative location of proposed extension in red

Historic side extension present at No.12 Grange Drive

Historic side extension present at No.41 Grange Park Road

Moreover, whilst there are elements of the proposal's design which are considered acceptable, such as its use of matching materials, arguably the unacceptable features of its design override this, thus warranting the refusal of this application. The dual-pitch roof form proposed at first-floor level to the rear of the extension is considered to be an inappropriate design choice as it would not be subservient to the appearance of the existing dwellinghouse, nor would it be in-keeping with the character and appearance of properties in the surrounding area, which predominantly feature hipped roof forms. Whilst it is acknowledged that No.1 Lea Drive features a two-storey side and rear extension with a dual-pitch roof form, it should be noted that this example was approved in 2003 under 069642/FH/2003/N1 and, as such, predates current Council policy and cannot be used to justify a precedent for roof forms of this type in this area. Further to this, as the property occupies a corner plot, the proposed extension would be highly visible within the street scene and wider public realm, meaning the degree of visual harm caused as a result of the works would be immediately perceptible.

On this basis, the proposal is considered unacceptable and cannot be supported by the City Council. It would conflict with saved policy DC1 of the Unitary Development Plan for the City of Manchester, , which seeks to resist development that appears excessively large, bulky, or

unsympathetic to the character of the host property and surrounding area. The proposal would also be contrary to policies SP1 and DM1 of the Manchester Core Strategy, which require new development to make a positive contribution to neighbourhoods through appropriate siting, layout, scale, form, massing, materials, and detailing. In addition, the scheme would conflict with policy JP-P1 of Places for Everyone, which requires development to respect and respond to local character in terms of design, size, scale, siting, and materials. The scheme also conflicts with paragraph 135 of the National Planning Policy Framework (2024), which emphasises that development should be visually attractive and sympathetic to local character, as well as draft National Planning Policy Framework (2025) policies DP3 and L4, which require proposals to be informed by their context and ensure extensions blend effectively with the existing dwelling and its surroundings in scale and form.

Residential amenity – given that the extension would be sited to the side of the property, away from neighbouring dwellinghouses with a gap of approximately 7m maintained to the plot's rear boundary. As such, significant issues associated with overshadowing, loss of light and loss of outlook to adjacent properties are not anticipated. The proposal would also not feature any windows in proximity to neighbouring dwellinghouses, thus ensuring that existing levels of privacy would be preserved.

Waste storage – the current waste storage and management arrangements would be unaffected by the proposal as external access to the rear of the site would be retained. Bins could therefore continue to be stored away from the principal elevation and street scene.

Parking – the property currently benefits from a paved driveway located to the rear of the site. It is noted that this off-street parking space would be lost as a result of the proposed L-shaped access ramp. However, if the ramp were redesigned to project rearwards only, or if alterations were made to the boundary treatment, vehicular access point, and driveway arrangement, there would be potential to retain an off-street parking space within the site.

Ramped access – the proposed L-shaped access ramp would be sited to the rear of the proposed extension, projecting 2.8m rearwards with a width of 2.9m. It would incorporate a platform measuring to approximately 0.25m in height, together with a handrail measuring to 1m in height. The installation of the ramp would provide clear benefits by improving accessibility to the dwelling for a disabled resident.

Elevational alterations – the proposal includes the replacement of a ground floor window in the rear elevation of the existing single storey rear extension with two windows. This alteration would not substantially alter the existing conditions of the site with a minimal impact upon the visual and residential amenity of the area.

Other matters – during discussions with the applicant's agent, several alternative schemes were put forward in an effort to meet the needs of the disabled resident and their family whilst avoiding undue harm to the visual amenity of the area and character/appearance of the application property. These alternatives included an appropriately scaled and designed hip-to-gable roof conversion with a rear dormer, a single-storey side and rear extension, and a first-floor rear extension. The agent, however, stated that these alternatives would not meet the needs of the disabled resident and their family. No convincing explanation has been provided, either within the submitted documents or through subsequent correspondence, clarifying why these options would be unsuitable or unable to deliver the required accommodation. In the absence of such justification, it has not been possible to identify an appropriate or acceptable solution.

It is also noted that the same agent and applicant have submitted an application for a Lawful Development Certificate (ref. 144965/LP/2026) for a hip-to-gable roof conversion with a rear

dormer at the same property. The existing plans for that application show a living room/bedspace, WC, kitchen, and access ramp at ground-floor level, with three bedrooms and a bathroom at first-floor level, while the proposed plans indicate a kitchen, living room, and dining space at ground-floor level, two bedrooms, a utility room, and a bathroom at first-floor level, and a bedroom within the loft space. The accompanying planning statement explains that the works are intended to accommodate additional family members/caregivers for the disabled resident.

It is unclear why these two applications have been submitted in parallel, as each relates to a distinct set of alterations to the dwelling and the proposals would not be compatible in combination. They could only realistically be pursued on an either-or basis. If the proposed two-storey side extension is genuinely essential and the only means of providing the required space for the disabled resident and their family, it is uncertain why a separate application for a different form of accommodation, namely the hip-to-gable roof conversion with a rear dormer, has been submitted at the same time. When this inconsistency was raised with the applicant's agent, no explanation was provided.

Previous scheme 142264/FH/2025 – it is noted that the current proposal addresses several of the concerns raised in relation to the previously refused application 142264/FH/2025, which sought permission for the "Erection of a two storey side and rear extension together with the installation of a rear dormer following the demolition of the detached garage". In particular, the current scheme omits both the former rear dormer and the two-storey rear extension, elements which were previously considered to result in overdevelopment of the roofscape and to cause unacceptable harm to both visual and residential amenity.

However, despite these amendments, the continued inclusion of a two-storey side extension within the current application 144964/FH/2026 remains unacceptable for the reasons outlined earlier in this report. The fundamental concerns relating to scale, massing, and visual dominance have not been resolved.

The appeal decision for application 142264/FH/2025 (ref. APP/B4215/D/25/3368918) was dismissed on visual amenity grounds. The Inspector concluded that "Both side and rear extensions, by virtue of their height and width, would appear as overly large, visually dominant additions. While the shallow roof pitch proposed at the rear would be unreflective of the original form of the host building". The Inspector further noted that although other side extensions were referenced in support of the proposal, "they vary significantly in age, design, and scale. As such, they do not justify an extension of the size and design proposed in this appeal scheme. For the reasons outlined, the proposals would be inappropriate in their context."

Whilst the side extension now proposed differs from that considered under application 142264/FH/2025, most notably through a reduced ridge height and revised roof form, it nevertheless fails to address the core concerns identified by the Council and by the Inspector at appeal, in terms of visual amenity. For these reasons, the two-storey side extension cannot be supported.

Proposed plans and elevations of 142264/FH/2025

Conclusion – for the reasons detailed above, it is considered that the proposal is unacceptable due to its siting, scale, and massing and inappropriate design choices which together would have an unduly harmful impact upon the visual amenity of the area as well as the overall character and appearance of the host dwellinghouse and surrounding street scene.

On this basis, the proposal is considered to conflict with the principles set out under saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy, policy JP-P1 of Places for Everyone, chapter 12 of the National Planning Policy Framework (2024), and policies L4 and DP3 of the Draft National Planning Policy Framework (2025).

The agent of the application was notified of the above concerns and indicated that the proposal is intended to provide improved and enlarged living accommodation for a disabled resident. Whilst it is acknowledged that saved policy DC1 of the Unitary Development Plan for the City of Manchester allows the City Council to consider exemptions to normal policy requirements in cases where disabled people require specific adaptations to their homes, in this instance it is considered that the level of harm arising from the proposed extension would not be outweighed by the benefits of the scheme.

Alternative schemes were suggested to the applicant's agent, including an appropriately scaled and designed hip-to-gable roof conversion with a rear dormer, a single-storey side and rear extension, and a first-floor rear extension, however the agent indicated that these would not meet the needs of the disabled resident and their family. No convincing explanation has been provided, either within the submitted documents or through subsequent correspondence, clarifying why these options would be unsuitable or unable to deliver the required accommodation. In the absence of such justification, it has not been possible to establish an appropriate or acceptable solution. The City Council is therefore unable to support the proposal.

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: Refuse

Article 35 Declaration
The proposal would not improve the social and environmental conditions of the area, nor does it comply with the development plan and therefore does not comprise sustainable development. There are no conditions which could reasonably have been imposed, which would have made the development acceptable, and it is therefore not possible to approve the application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The proposal, by reason of its siting, scale, and massing, and inappropriate design choices, would not be visually subservient to the host dwellinghouse, would introduce detrimental visual elements to the street scene, and would form a visually incongruous and obtrusive structure which would not be sympathetic to the appearance of the host dwellinghouse or its surrounding area, to the detriment of visual amenity and, as such, is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy, policy JP P1 of Places for Everyone, chapter 12 and paragraph 135 of the National Planning Policy Framework (2024), and policies DP3 and L4 of the Draft National Planning Policy Framework (2025).

2) The proposal, by reason of its excessive scale, sideward projection, and siting in a prominent location, would form an overly dominant and visually obtrusive feature which would be out-of-keeping with the character of the surrounding area and would project beyond the established building lines of Lea Drive, affecting the spacious character and views along the street to the

detriment of visual amenity. As such, the proposal is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy, policy JP P1 of Places for Everyone, chapter 12 and paragraph 135 of the National Planning Policy Framework (2024), and policies DP3 and L4 of the Draft National Planning Policy Framework (2025).

Appendix 1 – List of consultees & neighbours notified

9 Grange Drive, Manchester, M9 7AJ
20 Grange Drive, Manchester, M9 7AL
1 Lea Drive, Manchester, M9 7AR
18 Grange Drive, Manchester, M9 7AL
16 Grange Drive, Manchester, M9 7AL
12 Grange Drive, Manchester, M9 7AL
21 Grange Drive, Manchester, M9 7AJ
19 Grange Drive, Manchester, M9 7AJ
17 Grange Drive, Manchester, M9 7AJ
15 Grange Drive, Manchester, M9 7AJ
13 Grange Drive, Manchester, M9 7AJ
11 Grange Drive, Manchester, M9 7AJ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH AREA