

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143859/FH/2025

Date registered valid: 22 December 2025

Proposal: Erection of first floor rear extension, single-storey side extension, hip to gable conversion and installation of rear dormer and erection of outbuilding in rear garden, following demolition of existing garage.

Address: 18 Gildridge Road, Manchester, M16 8PS

Ward(s): Whalley Range Ward

Applicant: Mr Khalid Rashid

Agent (if any): Mr Niamat Ali, NA Design

Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 10/02/2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 15/01/2026

Standard consultations:

Printed: 6 January 2026 Expired: 27 January 2026

Neighbour notifications

Printed: 6 January 2026 Expired: 27 January 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 application relates to a two-storey semidetached class C3 dwellinghouse on Gildridge Road. The property is finished in red brick with clay roof tiles and features and existing single storey side and rear extension and two storey rear extension.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Gildridge Road is a short residential street in the Whalley Range Ward, consisting of large semidetached family dwellings.

Description of development

The applicant is seeking permission for a single storey side extension, first floor rear extension, rear dormer and hip to gable and detached single storey outbuilding in the rear garden to provide additional living accommodation.

Consultations & Notification Responses

Neighbours, as per appendix 1 – No comments or objections received.

MCC Flood Risk Management – No objection, advise informative attached below.

Policy

The Manchester Core Strategy Development Plan Document 2012-2027 –

The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 – Waste

Extant Unitary Development Plan (UDP)

The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

Places for Everyone

Places for Everyone (2022-2039) – 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.

The following policies are relevant:

- S1- Sustainable development

The National Planning Policy Framework (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually

supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

The National Planning Policy Framework December 2025 (Draft)

The Government published a draft update to the National Planning Policy Framework (NPPF) in December 2025. While the draft has not yet been formally adopted, it is a material consideration and weight can be afforded to its policies. The following emerging policies from the draft NPPF are considered relevant to this application:

Chapter 3 – Decision-making policies

- DM1: Preparing development proposals

Chapter 4 – Achieving Sustainable Development

- S3: Presumption in favour of sustainable development

Chapter 12 – Making Effective Use of Land

Principle

The submitted application is for the erection of a single storey side extension, first floor rear extension, rear dormer and detached outbuilding to the rear to provide additional living accommodation. This is considered acceptable in principle as many people prefer to alter or extend homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed alteration would give rise to any significant additional waste or car parking pressures.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application. The proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Sitting, Scale and Mass

The proposed side extension would have a flat roof continuing on from the existing flat roof side extension, with an additional 5.4m in length. The first-floor rear extension would use a hipped roof maintaining the eaves and ridge height, it would project back by 2.83m, with a width of 3.65m. The proposed rear dormer would measure about 7.05m, set in from the eaves by around 0.3m and in from the adjoining property by 0.4m.

Overall, the scale and massing of the proposed additions to the main house are considered subservient to the host dwelling. The extensions would not result in an excessively large or bulky form. Furthermore, the scale and design are comparable to the extensions in the area such as at no.3 Waltham Road and no.59 Alexandra Road South.

The proposed outbuilding would be sited at the bottom of the rear garden, set in from the neighbouring boundaries by about 0.2m on each side. The outbuilding would measure 4.2m x 10m, the roof would be pitched with an eaves height of 2.78m and a ridge height of 3.63m. Although large, the eaves height is only 0.18m over what would be allowed under permitted

development. In addition to this the outbuilding is very similar in scale to the outbuilding at the neighbouring property.

Residential Amenity

As stated above, the outbuilding would be located in the rear garden, leaving a 200mm gaps to the shared boundaries on all sides. The nearest neighbouring window, at the ground floor of No. 18 Gildridge Road, would be around 14m away from the outbuilding. It is therefore anticipated that the proposal would not significantly affect daylight into the living accommodation of neighbouring residents.

The side extension would come up to 240mm of the shared boundary, would have a flat roof with a height of 2.99m. It is noted that the neighbouring property to this side benefits from a large single storey rear extension, the proposed side extension would therefore not project beyond the rear of this, having minimal impact in terms of overshadowing.

The proposed rear extension projects back by 2.83m in line with the existing ground floor extension, it would be set in from the neighbouring properties by 3.9m to the adjoining and 2.6m to the neighbouring. With the neighbouring properties located directly east and west of the addition, it is not anticipated the levels of overshadowing from the 2.83m rear projection would be overly detrimental.

The proposed dormer is set in from the eaves and adjoining property and sits below the roof ridge; it alone could be built under permitted development. It is not anticipated to give rise to unacceptable levels of overshadowing.

In terms of fenestrations, the proposal would feature a glazed door on the ground floor rear elevation, a window on the first-floor rear, two windows on the dormer rear elevation and 1 new window on the gable end. It is noted that the gable end window replaces an existing side dormer window in the same position. With the remaining windows being forward or rearward facing, it is not anticipated that the new openings would give rise to overlooking or privacy concerns.

Visual Amenity

The rear and side extensions will be finished in brickwork with uPVC windows to match the main house. The roof at ground floor will be flat, whilst the roof at first floor would be hipped and tiled to match the main house. As it is not visible from the public highway, it is considered to have minimal impact on the visual amenity of the area.

The proposed dormer will be finished in wall-hung tiles to match the roof of the main house, with 2no uPVC windows on the rear elevation. The dormer is relatively standard in design, and with materials to match, it is not anticipated to have a negative impact on the visual amenity of the area.

When viewed from the public highway, the only element of the proposal visible would be the hip to gable conversion, in which are common features within this street scene. Furthermore, the removal of the historical side dormer in replacement with a hip to gable is considered to be a visual improvement and therefore has a mildly positive impact on the street scene.

The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Waste Storage

The current waste storage arrangements would remain unchanged.

Parking

The current parking arrangements would remain unchanged.

Conclusion

Given the above issues, it is considered that the proposed rear and side extensions, hip to gable and rear dormer, and detached outbuilding are acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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 this permission.

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

2. Specified plans:

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

- a. Drawing – Proposed Outbuilding Plans – 01 September 2025 – Ref: NA-B03
- b. Drawing – Floor Plans – 01 September 2025 – Ref: NA-B04
- c. Drawing – Loft Plans – 01 September 2025 – Ref: NA-B05
- d. Drawing – Proposed Elevations – 01 September 2025 – Ref: NA-B06

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Materials:

The materials used in the external surfaces of the development hereby approved shall be those as specified on approved plan/drawing.

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.

4. Additional Glazing:

Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be installed in the development hereby approved, without planning permission being granted by the Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

5. Obscure Glazing:

Before first occupation the windows in the gable end shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Informative:

MCC records highlight that the underground culvert is located within close proximity to the site (approximately 35m to the west of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link:

https://manchester.portal.uk.empro.verintcloudservices.com/site/myaccount/request/pr_watercourse_land.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

20 Gildridge Road, Manchester, M16 8PS
15 Gildridge Road, Manchester, M16 8PS
17 Gildridge Road, Manchester, M16 8PS
16 Gildridge Road, Manchester, M16 8PS
19 Waltham Road, Manchester, M16 8PG
17 Waltham Road, Manchester, M16 8PG
15 Waltham Road, Manchester, M16 8PG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA