

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144808/FH/2025

Date registered valid: 19 December 2025

Proposal: Erection of side and rear two-storey extension, associated elevational alterations, following the demolition of existing garage.

Address: 37 Caistor Close, Manchester, M16 8NW

Ward(s): Whalley Range Ward

Applicant: Mr and Mrs Russell & Claudia Preedy

Agent (if any): Mrs Magdalena Haener, Pride Road Manchester South

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:

No consultations have been printed and sent.

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 detached class C3 dwelling in Caistor Close. The property is finished in brick and features a front porch, garage and single storey rear extension, with hardstanding for off street parking to the front.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Caistor Close is a residential cul-de-sac in the Whalley Range ward, consisting of detached and semidetached family dwellings.

Description of development

The applicant is seeking permission for the erection of a two-storey side and rear extension.

Consultations & Notification Responses

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

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 side and rear extension 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 project out by around 2.5m and span 9.8m, set back from the front elevation by 1.5m. The roof would be pitched, with the ridge set below the main roof by around 0.35m to aid subservience. The first floor rear section would project out of the house by 3m, in line with the existing ground floor rear extension.

Overall, the proposed extension is considered to be subservient to the host dwellinghouse in terms of its dimensions and would not result in 'excessively large or bulky' addition to the property.

Residential Amenity

The proposed two storey side extension would be on the existing boundary line to the neighbouring properties, however the detached properties are staggered from the road, with the applicant property set further forward than the neighbouring, meaning that the proposed 3m first floor rear projection would not project significantly beyond the rear elevation of the neighbouring property. Furthermore, the applicant property is due directly north of the neighbour the extension comes close to, ensuring the possibility of overshadowing is limited to the very earliest and latest hours of daylight.

In terms of overlooking, all windows on the proposed extension will face either the front or rear. The proposed first-floor rear windows would be roughly 22 metres from the nearest habitable windows at the ground floor of No. 33 Caistor Close; therefore, it is not anticipated that these new windows would result in overlooking of properties to the rear. Both the proposed side

extension and the existing neighbours side elevation are blank and featureless, so there is no opportunity for - nor will the extension be overbearing on the boundary.

Visual amenity

The proposed extension would be finished in brickwork and roof tile to match the main dwellinghouse, with uPVC windows and doors. The front of the property would include a garage door at ground level and a window above; the side elevations would remain blank and features whilst the rear elevation would feature a new door and window at ground floor and a new window at first floor.

Set at the side of the property, the addition would be visible from the street scene, however the use of the set back and lowered roof ridge ensure it is not overly dominant when viewed from Caistor Close. The use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that it does not form a prominent visual feature as such the overall character of the property and its surrounding area should not be significantly harmed by these works.

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.

Parking

With the forward projection of the side extension there is still ample room for off street parking, as well as the internal space the garage provides.

Waste Storage

The current waste storage arrangements remain unchanged.

Conclusion

Given the above issues, it is considered that the proposed extension is 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 Floor Plans (x3)– 19 December 2025- refs: 10,11,12
- b. Drawing – Proposed Elevations – 19 December 2025 – ref: 13
- c. Drawing – Proposed Site Plan – 10 February 2026

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 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.

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.

Informative:

If the development can accommodate it, it is requested that consideration is given to the installation of Swift Bricks. Swift bricks must be fitted in accordance to the specifications of BS 42021:2022 - Integral nest boxes.

Appendix 1 – List of consultees & neighbours notified

24 Caistor Close, Manchester, M16 8NW
31 Caistor Close, Manchester, M16 8NW
39 Caistor Close, Manchester, M16 8NW
32 Caistor Close, Manchester, M16 8NW
28 Caistor Close, Manchester, M16 8NW
26 Caistor Close, Manchester, M16 8NW
45 Caistor Close, Manchester, M16 8NW
35 Caistor Close, Manchester, M16 8NW
33 Caistor Close, Manchester, M16 8NW
38 Caistor Close, Manchester, M16 8NW
30 Caistor Close, Manchester, M16 8NW

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