

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 144888/FH/2026
Date registered valid: 13 January 2026
Proposal: Erection of two storey rear extension.
Address: 7 Catterick Avenue, Manchester, M20 6HH
Ward(s): Didsbury East Ward

Applicant: Ms Angela Bambgose
Agent (if any): Mr Alun Jones A.F Architectural Designs
Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 06 February 2026

APPLICATION DETAILS

Type of application:	Full Householder Application	
Development type:	Householder	
Date of site visit:	29 January 2026	
Standard consultations:	No consultations have been printed and sent.	
Neighbour notifications:	Printed: 15 January 2026	Expired: 5 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	
Listed building:	Not applicable	
Conservation area:	Not applicable	
Tree Preservation Order:	Not applicable	

Description of site/building

The proposal relates to a semidetached dwellinghouse on Catterick Avenue, the property features a garden to the rear and hardstanding to the front with access for off-street car parking.

Description of area

The property is in a residential part of the Didsbury East ward of Manchester. Some of the site is susceptible to surface water flooding.

Description of development

Erection of two-storey rear extension.

The proposed extension projects 2025mm from the existing rear elevation and spans 6515mm from 250mm off the shared boundary to sit in line with the existing detached side elevation. The two-storey rear extension is finished in matching brick with a tiled roof hipped into the main roof. New glazing is featured to the rear.

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](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 14 – Flood Risk (partially replaced by PfE Policy JP-S 4)
 - EN 19 – Waste
- [Guide to development in Manchester](#) - supplementary planning document and planning guidance, April 2007
- [Extant Unitary Development Plan \(UDP\)](#) –
 - Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC26 - Development and Noise
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - JP-S4: Flood Risk and the Water Environment
 - Places for People
 - JP-P1 Sustainable Places
- [National Planning Policy Framework \(NPPF\)](#) December 2024–
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 14 - Meeting the challenge of climate change, flooding and coastal change
- [National Planning Policy Framework Draft for Consultation December 2025](#) - National decision-making policies
 - 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
 - Chapter 4 - Achieving sustainable development
 - S3: Presumption in favour of sustainable development
 - S4: Principle of development within settlements
 - Chapter 5 - Meeting the challenge of climate change

- CC2: Mitigation of climate change
- CC3: Adaptation to climate change
- Chapter 12 - Making effective use of land
 - L2: Making effective use of land
 - L4: Residential extensions
- Chapter 14 - Achieving well-designed places
 - DP3: Key principles for well-designed places
 - DP4: The Design process
- Chapter 18 - Managing flood risk and coastal change
 - F4: Assessing flood risk for decision-making
 - F6: Development in areas at risk of flooding from rivers or the sea
 - F7: Ensuring development is safe from flooding
 - F8: Sustainable drainage systems and watercourses

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.

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 proposed two-storey rear extension has been designed to reflect the character and appearance of the host property through the use of matching brickwork, roof tiles and window fenestration. The extension is positioned entirely to the rear and incorporates a lower roofline, ensuring that it remains visually subservient to the original dwelling.

The relationship with No. 5 Catterick Avenue is acceptable. That neighbouring property has an existing two-storey rear extension which projects 3 metres, greater than the projection now proposed. As such, the impact to No. 5 is less than the impact created by their own extension and is considered acceptable.

The impact to No. 9 Catterick Avenue is also acceptable. The proposed extension sits within the existing built envelope on this side of the property and retains a 1.25m separation to the shared boundary. When combined with the more modest projection, this ensures an appropriate degree of separation and mitigates amenity impacts.

A separation distance of 9 metres is retained to the rear boundary, and an elevation-to-elevation distance of 12.6 metres to No. 4 Willow Way. These distances provide an acceptable relationship in terms of outlook and privacy.

Given its size, siting and design, the extension would not result in an over-dominant or overbearing form of development and is considered appropriate in the context of surrounding residential 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.

Only limited views of the proposed extension would be available from the public realm due to its rear siting. As a result, the extension would not noticeably alter the appearance of the property when viewed from the street. The use of matching materials ensures visual coherence with the host dwelling and contributes to maintaining the character of the wider area.

The scale and form of the development are comparable to other extensions in the immediate locality, including the two-storey rear extension approved at No. 5 Catterick Avenue. Given this context, the

proposal would sit comfortably within the established pattern of development and would not disrupt the area's existing character or built form.

Effects on amenity

Privacy

The proposal introduces new glazing to the rear elevation; however, as these openings replace similar existing windows in the same position, whilst the extension would take these windows closer to the rear boundary the effect on privacy is considered to be acceptable.

Light

The extension sits within the existing built envelope and given the presence of the two-storey rear extension at No. 5 Catterick Avenue to the north, the impact on levels of natural light received by neighbouring properties is acceptable.

Noise

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

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

The proposal does not change how people can get in and out of the building.

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 dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

Flood risk and drainage.

The site is identified as being susceptible to surface water flooding. Given the proposed development is a residential extension, a full Flood Risk Assessment was not required as it would be disproportionately onerous given the limited scale and nature of the works. In this instance an informative is proposed that suitable Property Flood Resilience (PFR) measures be incorporated to mitigate residual risk.

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 & CONCLUSION

The proposed two-storey rear extension is acceptable in principle and, having regard to its siting, scale, design and relationship with neighbouring properties, would not result in harm to residential amenity or the character of the surrounding area. The scheme accords with the relevant local and national planning policies, and no material considerations indicate that permission should be withheld. The development therefore represents an appropriate form of residential extension and is recommended for approval.

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 and therefore determined within a timely manner.

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 - Proposed 07 Jan 2026 PLANS AND ELEVATIONS INC. LOCATION PLAN

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.

INFORMATIVE(S)

1. Minor extension applications in Flood Zones 2/3/climate change, or at risk of flooding from surface water

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

5 Catterick Avenue, Manchester, M20 6HH

4 Benham Close, Manchester, M20 6GG

64 Catterick Road, Manchester, M20 6GF

2 Benham Close, Manchester, M20 6GG

62 Catterick Road, Manchester, M20 6GF

9 Catterick Avenue, Manchester, M20 6HH

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