

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144612/FH/2025

Date registered valid: 19 December 2025

Proposal: Creation of widened driveway entrance, relocation of brick pillar and steel fence/hedge and extended road surface.

Address: 13 Bloomesbury Avenue, Manchester, M20 2BN

Ward(s): Didsbury East Ward

Applicant: Mr Gary Rafferty

Agent (if any): Mr Simon Miles, S R Miles Ltd

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: 5 January 2026 Expired: 26 January 2026

Neighbour notifications

Printed: 5 January 2026 Expired: 26 January 2026

Site notice

Posted: 15/01/2026 Expired: 05/02/2026

Press advert

Published: 13 January 2026 Expired: 3 February 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The proposal relates to a 2/3 storey semidetached class C3 dwellinghouse located on Bloomsbury Avenue, within the St James Park development in Didsbury. The property is a large modern building, constructed of red brick, sandstone with anthracite windows and doors with slate roof tiles. It features an internal garage, balcony, hardstanding for vehicle parking and a landscaped garden to the rear.



Listed building: Not applicable

Conservation area: Didsbury St James Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

Turnstone Avenue is a private residential street within the St James Park development in East Didsbury. The street consists of semidetached and detached dwellings and a 2/3 storey apartment block within the Grade II Listed building. The property is within close proximity to Fletcher Moss Park, Barlow medical centre, Didsbury Towers business park and East Didsbury Railway Station.

Description of development

The applicant is seeking permission for boundary treatment alterations in conjunction with creating a widened driveway.

Consultations & Notification Responses

Neighbours, as per appendix 1 – 2no. comments received, one in support and one in objection to the proposal:

- Supports – Will make it easier for the owners to keep parked cars within the property
- Objects – The proposal will affect the uniformity and could encourage other owners to amend boundary treatments also.

MCC Arboriculture Officer – No objection to the proposal subject to this work being carried out in accordance with BS:5837.

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 EN3 – Heritage

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.

- DC18 – Conservation Areas

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
- JP-P2 – Heritage

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.
- Chapter 16. Conserving and enhancing the historic environment

Given that the site lies within a Conservation Area, the policies in Chapter 16 of the NPPF are of particular relevance. These include:

- Paragraph 208 – Local planning authorities should take this assessment into account when considering the impact of a proposal on a heritage asset and should avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

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
- Chapter 14 – Achieving well designed places
- Chapter 20 – Conserving and enhancing the historic environment.
 - HE9: Conservation Areas

Principle

The submitted application is for the creation of a wider driveway to front of the property. This is considered acceptable in principle as many people prefer to alter and 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 conservation area.

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 proposal is deemed to accord with policies DM1 and SP1 of the Manchester Core Strategy.

Visual Amenity and Impact on the Conservation Area

The application site is located within the Didsbury St James Park Conservation Area (1970) and as such it is important that all new developments should aim to enhance where possible or protect the character of the area and not cause substantial harm to heritage assets within the conservation area.

The proposal would make use of the existing brick pillar and steel railings and will trim the existing vegetation without removing it, the existing tree in the front garden will be retained. The impact of the widened driveway would be neutral on the surrounding heritage assets. The contemporary design of these houses remains subordinate to the Grade II* listed asset adjacent. In terms of the minor loss of symmetry, this is mitigated by retaining and replacing the materials originally approved in the 2017 development. Additionally, the retention and expansion of the driveway gate will still screen the house from street view, preventing clutter or an overwhelming design contrast.

Overall, the proposal is considered to result in less than substantial harm, in accordance with the NPPF, this very limited level of harm is outweighed by the scheme's design, materials and the preservation of the Conservation Area's character.

Conclusion

Given the above issues, it is considered that the proposed alterations are acceptable in terms of its principle, appearance, and impact upon existing levels of visual amenity as it broadly complies with policies DM1, SP1, EN1 and EN3 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 Site Plan and Elevation – 25 November 2025 – Ref: 25 513 PL201

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 development, 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

Neighbourhood Team Leader (Arboriculture)
Heritage & Urban Design

Flat 8, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
Flat 7, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
Flat 6, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
Flat 5, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
Flat 4, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
Flat 3, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
Flat 2, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
Flat 1, Beeches Court, 48 Bloomesbury Avenue, Manchester, M20 2NF
15 Bloomesbury Avenue, Manchester, M20 2BN
11 Bloomesbury Avenue, Manchester, M20 2BN
11 Didsbury Park, Manchester, M20 5LH
9 Didsbury Park, Manchester, M20 5LH

Appendix 2 – Planning constraints

[illegible]