

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 144657/FH/2025

Date registered valid: 8 December 2025

Proposal: Erection of single storey rear extension to form additional accommodation.

Address: 17 Spath Road, Manchester, M20 2QT

Ward(s): Didsbury West Ward

Applicant: Mr Daniel Gent

Agent (if any):

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approved

Date of recommendation: 12 January 2025

APPLICATION DETAILS

Type of application:	Full Householder Application	
Development type:	Householder	
Date of site visit:	18 December 2025	
Standard consultations:	Printed: 15 December 2025	Expired: 8 January 2026
Neighbour notifications:	Printed: 15 December 2025	Expired: 8 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	
Listed building:	Not applicable	
Conservation area:	Not applicable	
Tree Preservation Order:	Not applicable	

Description of site/building

The proposal relates to a two-storey detached dwellinghouse on Spath Road. The property features and existing single storey outrigger and side lean too and a rear corner bay. The property features a large rear garden and front garden with hardstanding for off street vehicle parking. An existing detached side garage also features.

Description of area

The property is in a mostly residential part of the Didsbury West ward of Manchester.

Description of development

Erection of single storey rear extension to form additional accommodation.

The propose rear extension projects 8000mm from the original rear elevation and spans 5420mm from the existing side elevation to encapsulate this existing outrigger. The proposed extension is finished in matching brick with matching tiled roof with gable end. The extension features large doors to the elevation facing into the property a smaller access door on the other elevation and a window on the gable end.



Figure 1. Proposed plans and elevations

PLANNING HISTORY

144237/PDE/2025

Description: Prior notification of proposed larger home extension projecting 8m to the rear with a maximum height of 4.5m and a height at eaves of 4m

Decision: Turned Away 28/11/2025

The above application was submitted to us on 3 November 2025.

When assessing the criteria of the larger homes extensions under Schedule 2, Part 1, Class A of the above Order, the proposal must comply with all of the requirements to be permitted development; this includes all conditions, limitations or restrictions.

In paragraph A.1(g) of the Order, development is not permitted where "the enlarged part of the dwellinghouse would have a single storey and... (ii) exceed 4 metres in height". In paragraph A.1(j)(i) of the Order, development is not permitted if the "enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse and exceed 4 metres in height.

In this instance, it is clear from the submitted plans that the proposal would not comply with sub-paragraph (g), as the overall roof height of the extension, measured externally, would exceed 4m. A review of Ordnance Survey data held from 1955, shows that the existing rearward projection is an original part of the

dwellinghouse. The proposed extension will extend beyond a side elevation of this rearward projection and have a height greater than 4m and will therefore fail to comply with sub-paragraph (j)(i).

Accordingly, the proposal does not satisfy all of the conditions and limitations and is therefore not permitted under the Order and an application for planning permission is required.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents

1 no comment neutral comment received with comments regarding:

- Indicates that there are protected trees in the vicinity of the extension

Residents Associations and Groups

West Didsbury Residents Association were notified but no response was received.

RELEVANT POLICIES

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions on planning applications must be made in line with the statutory development plan, unless material considerations indicate otherwise.

For Manchester, the development plan comprises:

- The Core Strategy (2012–2027)
- Saved policies of the Unitary Development Plan (UDP)
- The Places for Everyone Joint Development Plan Document (2022–2039)

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](#)
 - o Development Management and Planning Obligations
 - DM 1 - Development Management
 - o Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - o Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 19 – Waste

- [Guide to development in Manchester](#) - supplementary planning document and planning guidance, April 2007
- [Hot Food Takeaway](#) - supplementary planning document, March 2017
- [Extant Unitary Development Plan \(UDP\)](#) –
 - o Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC26 - Development and Noise
- [Places for Everyone Plan](#) Joint Development Plan Document 2022-2039-
 - o Strategy
 - JP-Strat9: Southern Areas
 - o Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - o Places for People
 - JP-P1 Sustainable Places
- [National Planning Policy Framework \(NPPF\)](#) December 2024–
 - o Section 2 - Achieving sustainable development
 - o Section 4 – Decision-making
 - o Section 12 – Achieving well-designed places
- [National Planning Policy Framework Draft for Consultation December 2025](#) - National decision-making policies
 - o 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
 - o Chapter 4 - Achieving sustainable development
 - S3: Presumption in favour of sustainable development
 - S4: Principle of development within settlements
 - o Chapter 12 - Making effective use of land
 - L4: Residential extensions
 - o Chapter 14 - Achieving well-designed places
 - DP3: Key principles for well-designed places
 - DP4: The Design process

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. The Council is not generally in favour of dealing with this issue by laying down firm rules about home extensions with each case looked at on its individual merits, having regard to a range of criteria.

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 extension has been designed to respect the character of the existing dwelling. It incorporates matching brickwork and roof tiles, along with window fenestration that reflects the original property. The extension is single-storey and is subservient to the host building, ensuring that its scale, form, and massing do not dominate the original dwelling.

Impact on No. 15

While the proposed extension measures 8m in depth, this is considered acceptable in context. No. 15 is set further back from the street and benefits from a two-storey rear projection that extends beyond the

proposed addition. Furthermore, the 3.5m separation to the shared boundary helps to mitigate any sense of enclosure or overbearing impact. On this basis, the proposal would not result in an unacceptable impact on No. 15.

Impact on No. 19

The extension would maintain a reasonable distance from the shared boundary with No. 19 and sits at single-storey height. Combined with the presence of established boundary planting, the proposal would not result in undue harm to the amenity of No. 19.

Impact on Properties to the Rear (Bamford Road)

The rear garden length ensures that approximately 8m would remain between the extension and the rear boundary. This separation, along with the single-storey nature of the proposal, means there would be no significant impact on properties along Bamford Road.

Given its size, siting, and relationship to neighbouring properties, the extension would not appear over-dominant or overbearing. The proposal is considered to comply with relevant design and amenity policies.

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 minimal views of the main proposed works are capable of being seen from the street. Given the position of the extension and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby, notably No15 which features a large rearward projection.

Effects on amenity

Privacy

The proposal includes the installation of bifold doors on the new side elevation. These are positioned at ground floor level and maintain an acceptable distance from the shared boundary. In addition, the existing boundary treatment, which consists of mature and dense foliage, provides effective natural screening. As such, the development would not result in any unacceptable loss of privacy for neighbouring occupiers.

Light

Given the proposal is entirely at ground floor level the good distances to the boundaries, the impact to light from the added massing is minimal.

Noise

The proposed extension is not expected to generate any noise beyond what would be reasonably expected

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.

There are no protected trees within the red line boundary and the proposed development would have no impact on local trees whether protected or not given the distances.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment. The proposal has a negligible impact on drainage using the existing drainage on site.

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 single-storey rear extension has been assessed against the relevant policies of the Manchester Core Strategy, saved UDP policies, Places for Everyone, and the NPPF. The design is considered appropriate, using matching materials and remaining subservient to the host dwelling. The extension would not result in unacceptable harm to the character of the area or the amenity of neighbouring occupiers, given its single-storey form, separation from boundaries, and screening provided by existing landscaping. The scheme provides additional living space without compromising external amenity or highway safety. On balance, the proposal represents sustainable development in accordance with local and national policy, and there are no material considerations that indicate otherwise. Approval is therefore recommended, subject to conditions.

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 - Existing & Proposed 08 Dec 2025 PL_100 P02 PLANS AND
ELEVATIONS PLAN 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.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

West Didsbury Residents Association

19 Spath Road, Manchester, M20 2QT

55 Bamford Road, Manchester, M20 2QP

7 Lancaster Road, Manchester, M20 2QU

15 Spath Road, Manchester, M20 2QT

57 Bamford Road, Manchester, M20 2QP

53 Bamford Road, Manchester, M20 2QP

51 Bamford Road, Manchester, M20 2QP

59 Bamford Road, Manchester, M20 2QP

APPENDIX 2 – PLANNING CONSTRAINTS