

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 144730/FH/2025

Date registered valid: 15 December 2025

Proposal: Erection of single-storey extensions to the side and rear, to form additional living accommodation along with external decked area and ramp.

Address: 27 Darley Avenue, Manchester, M20 2ZD

Ward(s): Didsbury West Ward

Applicant: Mr Terry Sheldon

Agent (if any): Mr Justin Keleghan, Plans To Build It Ltd

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

Recommendation: Approve

Date of recommendation: 12 Feb 2026

APPLICATION DETAILS

Type of application:	Full Householder Application	
Development type:	Householder	
Date of site visit:	29 January 2025	
Standard consultations:	Printed: 20 January 2026	Expired: 10 February 2026
Neighbour notifications:	Printed: 20 January 2026	Expired: 10 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 related to a two store semi detached dwellinghouse on Darley Avenue. The property features an existing detached outbuilding and a limited projection two storey outrigger along with a small rear dormer. The property features a garden to the rear and hardstanding to the front for off street vehicle parking.

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 extensions to the side and rear, to form additional living accommodation along with external decked area and ramp.

Erection of single storey extensions to the side and rear

The proposed single storey rear extension projects 3000mm from the existing rear dormer elevation and a further 724mm from the main rear elevation. It spans 6974mm across the entirety of the rear elevation to meet the proposed side extension. The side extension projects 1500mm from the existing side elevation leaving a 95mm gap to the shared boundary. The side extension runs 9165mm from 8450mm set back to the principal elevation to 5870mm beyond the main rear elevation, 280mm before the existing outbuilding. The proposed side and rear extension form a wraparound extension finished in matching brick to front and side and concrete painted render to the rear elevation. The proposed side and rear extension is flat roofed with 2 no. roof lights. New bifold doors are proposed to the rear with a side facing patio door to the projecting side extension.

As part of the side extension is a new access ramp, projecting the same 1500mm and running 5100mm forward of the side extension. The access ramp is 900mm wide with a 1:13 gradient finished in concrete blockwork with railings.

External decked area

The proposed rear decking projects a further 3000mm than the proposed rear extension and sits 290mm above ground level to meet the internal floor level. A 600mm projecting canopy is featured on the rear elevation.

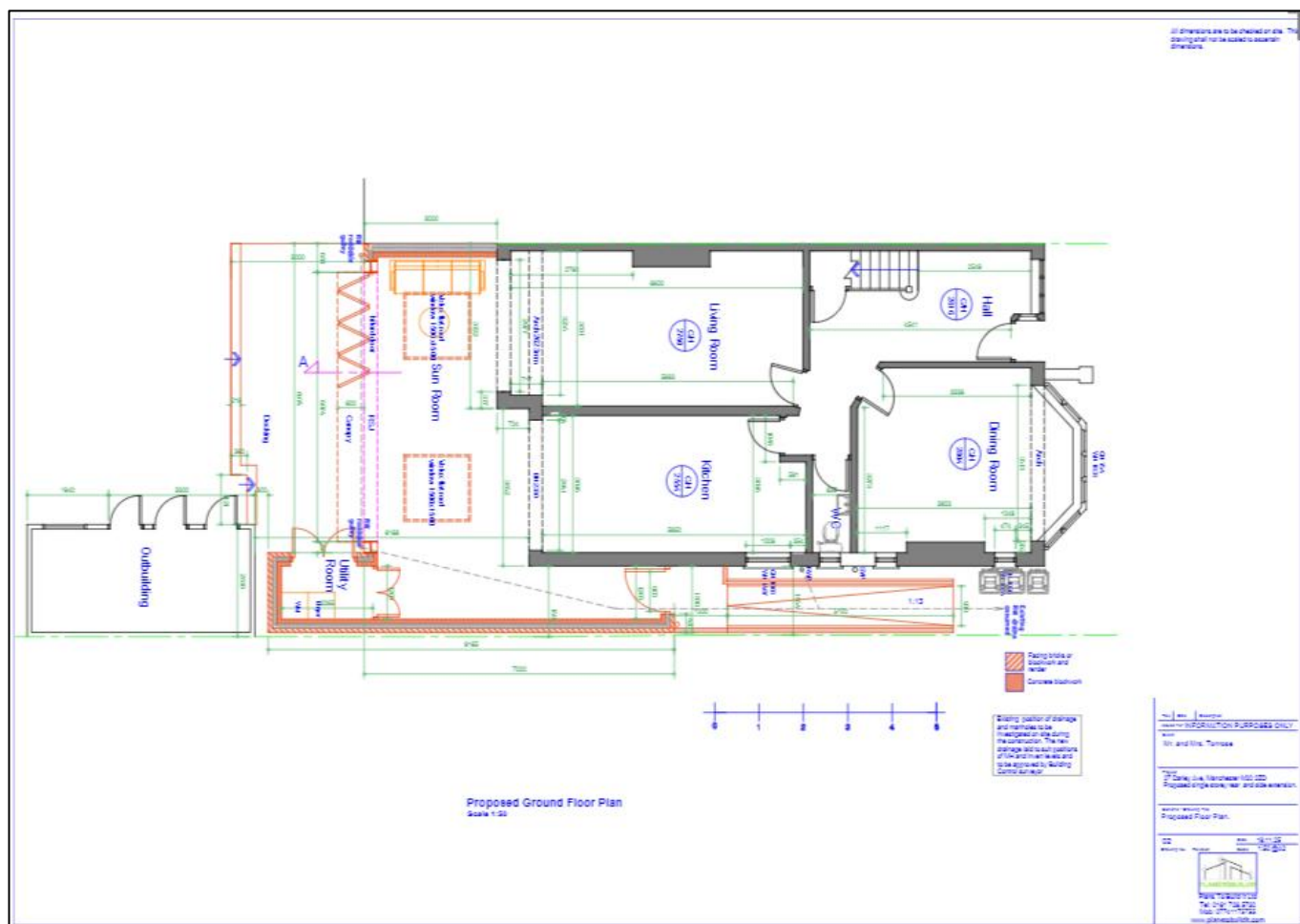


Figure 1. Proposed floor plan

PLANNING HISTORY

There is no planning history at the address.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents

No representations received.

Residents Associations and Groups

West Didsbury Residents Association were notified but no representations were received.

NEGOTIATIONS

Issues arose during the consultation period which required negotiations to be undertaken in a positive and proactive manner. The following matters were identified and addressed through discussions with the applicant/agent:

1. Clarification was requested regarding the provision of refuse storage. While bins are shown on the submitted plans, it was confirmed that these will be accommodated within a suitably designed and screened bin store to ensure minimal visual impact on the host property and surrounding area.
2. Given the introduction of side-facing doors, the applicant was requested to provide a 2-metre-high privacy screen along the side boundary, to be shown on amended plans, in order to avoid any sense of overlooking to neighbouring properties.

3. Confirmation was sought on the proposed render colour to the rear elevation, to ensure an appropriate appearance in the context of the host dwelling.
4. Details were requested to confirm the materiality of the ramp balustrade, to ensure it would be visually subordinate and suitable in appearance.
5. Confirmation was sought regarding the proposed materials for the external decking, to ensure the finish would be appropriate and not detract from the character of the site.

Updated proposed development

1. Refuse storage: Timber triple bin store added to Proposed Floor Plan 02 (Rowlinson Triple Bin Store), compliant with H6 1.12.
2. Side-facing doors / privacy: 2-metre-high privacy fencing added to Proposed Elevations 03.
3. Rear elevation render: Off-white K-Render confirmed.
4. Ramp balustrade: Timber balustrade confirmed.
5. External decking: Composite non-slip decking confirmed

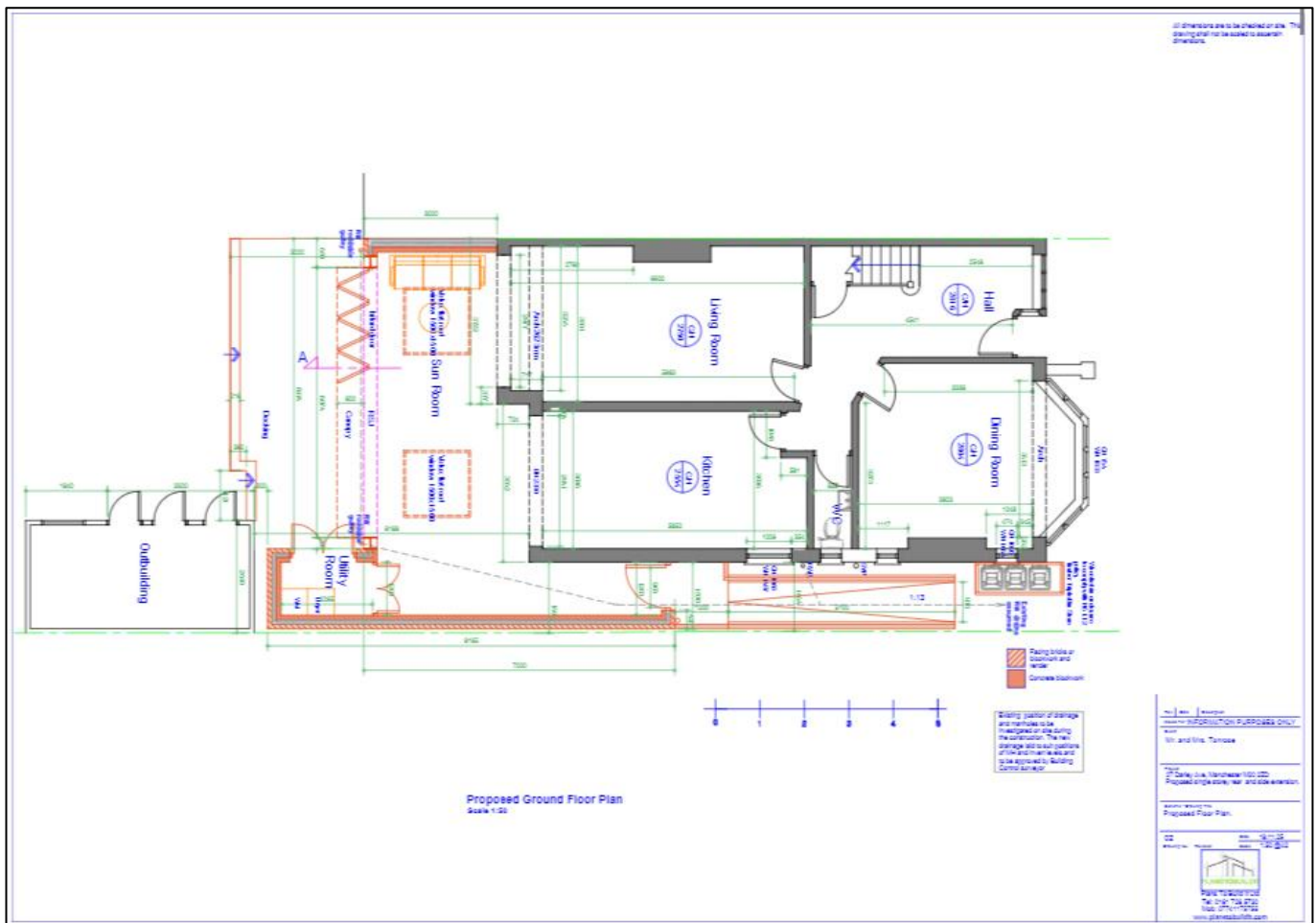


Figure 2. Updated proposed floor plan

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Further consultation was not required as the amendments were minimal and did not materially alter the nature or impact of the proposed development.

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](#)
 - 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 3 - Housing
 - H 10 - Housing for people with additional support needs
 - 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
- [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
 - Places for People
 - JP-P1 Sustainable Places
- [National Planning Policy Framework \(NPPF\)](#) December 2024–
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 12 – Achieving well-designed places
- [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 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

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 reflect the style and appearance of the host dwelling through the use of matching brickwork and render, ensuring a cohesive and sympathetic addition. The development remains clearly subservient to the original property, being confined to the side and rear elevations and limited to a single storey in height, so it does not compete with or dominate the existing building.

The impact on No. 29 Darley Avenue is considered acceptable. The rear projection of approximately 3 metres is comparable to what could be achieved under permitted development, and the flat roof design and matching materials further reduce any visual or amenity impacts.

The impact on No. 25 Darley Avenue is also acceptable due to the presence of an existing side extension at that property and a shared outbuilding along the boundary, which together effectively screen views of the proposed development.

The proposed decking, being less than 300 mm in height and finished in composite non-slip material, would likely fall within permitted development tolerances and is modest in form. The ramp is proposed with a timber balustrade, which is considered visually appropriate.

Overall, due to its size, siting and relationship with neighbouring properties, the development would not appear over-dominant or overbearing and would not result in an unacceptable impact on the residential amenities of adjoining occupiers.

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 main proposed works would be available from the public realm. Given the position of the extension to the side and rear of the dwelling, its modest scale and massing, and the use of materials that match the host property, the proposal would not have an adverse impact on the character or appearance of the street.

The development is also comparable in size and scale to other extensions within the immediate vicinity, including those approved at Nos. 17 and 33 Darley Avenue. As such, the proposal would not appear incongruous or disrupt the established pattern of development in the area.

Effects on amenity

Privacy

The proposal includes the introduction of bifold doors to the new rear elevation. However, as these are at ground-floor level and replace existing openings on this elevation, the proposal would not result in any material change to overlooking, and the impact on neighbouring privacy is considered acceptable.

The proposed decking would be less than 300mm above ground level and, as such, would not create any significant overlooking or loss of privacy, particularly when having regard to the fallback position.

The proposal also includes a side-facing patio door within the projecting part of the side extension. To avoid any sense of overlooking to neighbouring properties, a 2-metre-high privacy screen along the side boundary is proposed and noted. Subject to this measure, the development would not result in an unacceptable impact on the privacy of adjoining occupiers.

Light

Given the proposal is entirely at ground floor level and with the limited projection 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 of a residential dwelling.

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

The proposal introduces a new access ramp for a less able person and supports the council's objective to allow people with additional support needs to maintain an independent lifestyle.

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 removes external access to the rear of the property, and the applicant has confirmed that waste bins are to be stored in the garage/bin store as denoted on the submitted plans.

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 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 side and rear extensions, external decking and access ramp are modest, well-designed additions that remain subordinate to the host dwelling and use materials that complement the existing property. Due to their siting, scale and relationship with neighbouring houses, the works would not cause unacceptable impacts on privacy, light or outlook, and would sit comfortably within the established character of Darley Avenue. The development also enhances accessibility for the occupier. Overall, the proposal accords with relevant local and national planning policies, provides improved living accommodation, and would not result in harm to neighbours or the wider street scene. The application is therefore considered acceptable and is recommended for approval subject to the listed 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. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

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 - Location Plan | 09 Dec 2025 | 04 | THE LOCATION PLAN |
| b. | Drawing - Proposed | 26 Jan 2025 | 02 A | FLOOR PLAN |
| c. | Drawing - Proposed | 26 Jan 2025 | 03 A | ELEVATIONS |

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 as approved on plan

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

a. Drawing - Proposed 26 Jan 2025 03 A ELEVATIONS

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. Flat roof restriction

The flat roof of the extension(s) shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

5. BIN STORAGE – AS PER APPROVED PLAN

The bin storage area shown on the approved plan/drawing ref. 26 Jan 2025 02 A FLOOR PLAN shall be made available as part of the development and used for the storage of refuse. The bin storage area shall be retained for that purpose.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

6. Privacy fence

The privacy fence shown on the approved plan 26 Jan 2025 03 A ELEVATIONS shall be installed prior to the first use of the extension and shall thereafter be retained and maintained in perpetuity.

Reason - To safeguard the privacy and amenity of neighbouring occupiers, in accordance with policies SP1 and DM1 of the Manchester Core Strategy and Policy JP-P1 of Places for Everyone.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

West Didsbury Residents Association

26 Darley Avenue, Manchester, M20 2YD

11 Highcroft Avenue, Manchester, M20 2YN

24 Darley Avenue, Manchester, M20 2YD

29 Darley Avenue, Manchester, M20 2ZD

25 Darley Avenue, Manchester, M20 2ZD

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Area Team Boundary - Name: SOUTH AREA