

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144753/FH/2025

Date registered valid: 12 December 2025

Proposal: Erection of single-storey side extension, following the demolition of an existing garage.

Address: 17 Woodford Gardens, Manchester, M20 2TF

Ward(s): Didsbury West Ward

Applicant: Mr Bradley & Mrs Vicki Cliff

Agent (if any): Mr Paul Hughes, Paul Hughes Architects

Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **2 February 2026**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 22 January 2026

Standard consultations:

Printed: 22 December 2025

Expired: 15 January 2026

Neighbour notifications

Printed: 22 December 2025

Expired: 15 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 applicant property relates to a semi-detached C3 dwellinghouse. The property features red brickwork and white render. To the front of the property is a hardstanding driveway with capacity for at least one car parking space. To the side of the property, along the shared boundary is a garage which measures to approximately 5m in length and 2.8m in width. To the rear of the property is a moderate sized garden and patio.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

Woodford Gardens is a residential street situated in the Didsbury ward of Manchester. The property is surrounded by similar built family dwellinghouses of a similar design and age. Many other properties within the street benefit from planning permission. The area benefits from sustainable transport links including bus routes, metro link tram stops. The area also benefits from multiple green spaces within walking distance, including, Fletcher Moss Park and Didsbury Park.

Description of development

The applicant is seeking planning permission for the erection of a single storey side extension, following the demolition of an existing garage.

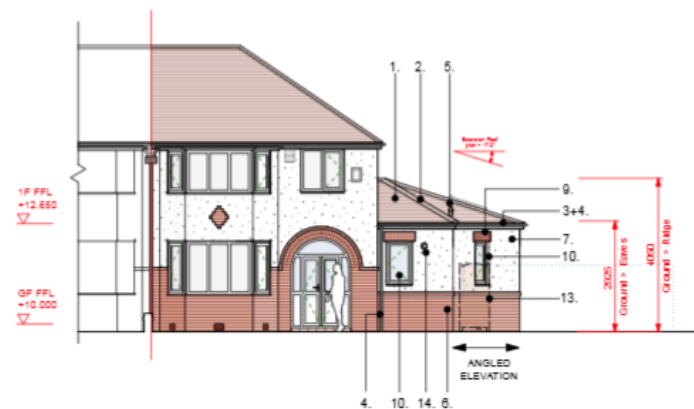
Consultations & Notification Responses

Neighbours, as per appendix 1- no comments or objections.

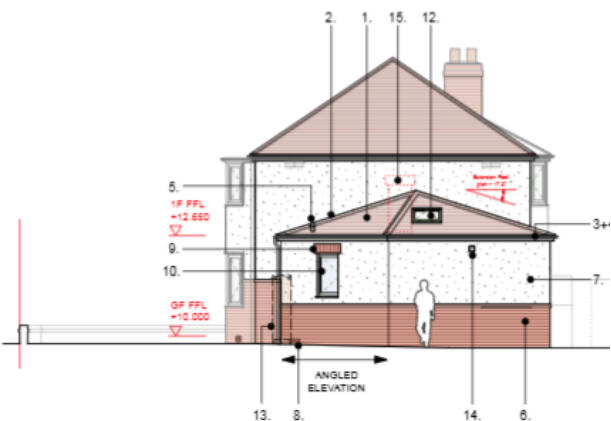
West Didsbury Residents Association- no comments received.

Proposed Plans:

1. PROPOSED FRONT ELEVATION
(FACING STREET / NORTHWEST)



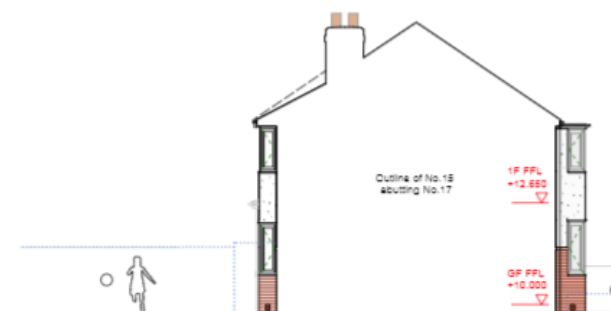
2. PROPOSED SIDE ELEVATION
(FACING NO. 19 / SOUTHWEST)



3. PROPOSED REAR ELEVATION
(FACING GARDEN SOUTHEAST)



4. PROPOSED SIDE ELEVATION
(FACING NO. 15 / NORTHEAST)
NB: NO PROPOSED CHANGES



Site Photos:





Policy

The following policies are considered relevant in the consideration of this application:

Unitary Development Plan (UDP)- The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered relevance:

-Policy DC1- Residential Extensions

The Manchester Core Strategy- Development Plan Document 2012- 2027 (The Core Strategy) was adopted by the City Council on the 11th of July 2012, it is a key document for the local plan which provides a framework that planning applications are assessed against.

Policy DM1- Development Management

Policy SP1- Spatial Principles

Policy EN19- Waste

The National Planning Policy Framework (December 2025)- The Government's own planning policies for England and how they are expected to be applied.

-Chapter 8- Promoting healthy and safe communities

-Chapter 12- Achieving well-designed and beautiful places

The DRAFT National Planning Policy Framework (December 2025)- The Government's new national planning policies and how they are to be implemented through local authorities. Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it.

Policy S4- Achieving sustainable development

Policy DP2, DP3 and DP4- Achieving well-designed places

Places for Everyone- Along 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 (Bolton, Bury, Rochdale, Oldham, Tameside, Stockport, Manchester, Trafford, Salford, Wigan) and took into effect and become part of the statutory development plan on March 21, 2024.

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seeks to ensure that any new built development enhances or creates character, meets local needs and enhances the built environment and its design, scale and appearance of the proposed development that is appropriate to its context. Policies DC.1, DC1.2 and DC1.3 of the UDP for the City of Manchester relate specifically to residential extension and set out several criteria against which proposals for extensions will be assessed. Although the latter policies are of age, they are of long-established practice with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future residents.

Planning History

142341/FH/2025- Erection of two storey side extension following demolition of garage.
Approved, 02/05/2025.

Principle

The principle of erecting a single storey side extension is acceptable given that many individuals prefer to extend their homes and alter their homes to meet changing needs and circumstances. However, consideration must be given to the proposals siting scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Siting Scale and Massing

The proposed development would be situated southwest of the applicant property. The side extension would be set back by 0.6m from the principle building line. The extension would expand by 7.4m along the side of the property to meet the rear building line. The extension would project sideways by 3.7m, chamfering towards the front elevation. The front elevation would project sideways by approximately 1.8m. The development would be set back from the shared southern boundary by approximately 0.9m. The extension's roof would measure to 4.1m sloping down to meet the eaves at 2.7m.

The side extension introduces four new windows onto the property. On the rear elevation Crittall style windows are proposed with bi-fold doors facing into the rear garden. One window would be on the front elevation and another on the side elevation, both would be obscurely glazed. The development also includes the addition of a roof light.

The overall siting scale and massing of the proposal is acceptable as the extension is understood as being subservient to the host dwellinghouse and given the remaining amenity space, is considered to be acceptable in this instance. The proposal is not considered to cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. The proposed site plan demonstrates the private outdoor amenity space that would be retained to the rear.

Appearance and Visual Amenity

The submitted application form indicates that the extension would be built from smooth render and brickwork to match the existing property. The roof would be made of matching roof tiles to the original property. The use of matching materials would ensure that the overall character of this property and its surrounding area should not be significantly harmed by these works. The extension would be set back from the principal building line, therefore reducing the presence of the extension in the street scene and ensuring a subservient appearance. The development would not be out of place for the character of the street as many other residents have benefitted from planning permission. The design and appearance of the extension therefore accord with saved Policy DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework.

The extension is not considered excessively large or bulky in pursuant with Policy DC1.2. The submitted site plan demonstrates that sufficient private outdoor amenity space would be retained to the rear, and the parking provision would be maintained. A materials condition has been attached to ensure that materials are adhered to pursuant with the Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved policies DC1 of the UDP.

Residential Amenity

The adjoining neighbour, no. 15 Woodford Gardens sits northwest of the applicant property. As the proposed development is located down the north side of the property, this neighbouring property is separated from the development. The proposed extension is not considered to cause any additional overshadowing or loss of light for no. 15 Woodford Gardens. The extension would be separated from this neighbour's property and garden and is not considered to cause issues associated with overshadowing, introducing an overbearing feature into the area or causing issues associated with privacy.

The non-adjoining neighbour, no. 19 Woodford Gardens is located west of the applicant property. As existing, the detached garage reduces the openness along the shared boundary, and the removal of the garage would be considered an improvement to existing. The development would be set by circa 0.9m from the shared boundary. This, combined with the one storey element is considered to reduce any overbearing feelings for the neighbouring property. The side extension would not pass no. 19 Woodford Garden's principal building line. The chamfer of the extension would also reduce any impact from the extension. The addition of the side elevation window is not considered to affect the existing levels of privacy between the neighbouring properties as it would be obscurely glazed. Regarding sunlight, the proposed extension is not considered to cause any significant overshadowing or loss of light to the neighbouring property.

The property to the rear. No 28 Ford Lane would be situated approximately 20m away from the development. Although windows would face towards this property, the distance of 20m away is considered adequate enough to protect the existing levels of privacy. The extension would not give rise to any overlooking that is current between the properties.

Given the above reasons and considering there has been no objections received, the proposed extension should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence in the area. The proposal therefore accords with saved Policy DC1 of the Unitary Development Plan for the City of Manchester and Policies DM1 and SP1 of the Manchester Core Strategy.

Waste Storage and Parking

The proposal would retain the existing parking arrangements to the front of the property and would not affect the current bin storage arrangements. The minimum gap of 0.9m between the extension and the shared boundary would allow the applicants to wheel their bins to and from the street scene to the rear of the property.

Conclusion

Given the above issues, it is considered that the scheme for the proposal is acceptable in terms of its principle, siting scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved Policy DC1 of the Unitary Development Plan for the City of Manchester, Policies DM1 and SP1 of the Manchester Core Strategy, Chapter 8 and 12 of the National Planning Policy Framework, the draft NPPF policies S3, S4 and DP4 and policies JP-P1 of the Places for Everyone Joint Development Plan Document.

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. The proposal is considered to be acceptable and therefore determined in a timely manner.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- (1) The development must have begun no later than the expiration of three years beginning with the date of permission. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act of 1990.
- (2) The development hereby approved shall be carried out in accordance with the following documents:

Drawing proposed floor demolition plans, ref- A0_WGD_007 C

Drawing Proposed GF Plan, ref- A0_WGD_011 B

Drawing Proposed 1F Plan, ref- A080_WGD_012 C

Drawing proposed roof plan, ref- A080_WGD_013 C

Drawing proposed elevations sheet, ref- A080_WGD_014 C

Drawing proposed elevations sheet 2 ref- A080_WGD_015 C

Drawing proposed sections, ref- A080_WGD_016 A
Received on 12 December 2025

Reason- to ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

- (3)** The materials used in the external surfaces of the development hereby approved shall be those as specified on approved proposed elevations sheet 1, ref- A080_WGD_014 C.

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)** The windows on the ground floor of the front and side elevation of the development hereby approved shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall be retained as such thereafter.

Reason - In order to protect the amenity of neighbouring residents and in accordance with policies SP1 and DM1 of the Core Strategy.

- (5)** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved drawings.

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

West Didsbury Residents Association

19 Woodford Gardens, Manchester, M20 2TF
28 Ford Lane, Manchester, M20 2TJ
9 Woodford Gardens, Manchester, M20 2TF
21 Woodford Gardens, Manchester, M20 2TF
13 Woodford Gardens, Manchester, M20 2TF
30 Ford Lane, Manchester, M20 2TJ
26 Ford Lane, Manchester, M20 2TJ
24 Ford Lane, Manchester, M20 2TJ
23 Woodford Gardens, Manchester, M20 2TF
15 Woodford Gardens, Manchester, M20 2TF
11 Woodford Gardens, Manchester, M20 2TF

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) -
Area Team Boundary - Name: SOUTH AREA