Planning

Growth & Development

Delegated officer report for planning application

Application no.	145033/FH/2026
Date registered valid:	26 January 2026
Proposal:	Erection of single-storey rear extension
Address:	7 Edgeworth Drive, Manchester, M14 6RU
Ward(s):	Withington Ward
Applicant:	Sharmeen Choudhury
Agent (if any):	Mr Karim
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**31st March 2026**



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 4 February 2026
Standard consultations:
Printed: 3 February 2026 Expired: 24 February 2026
Neighbour notifications
Printed: 3 February 2026 Expired: 24 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

Description of site/building

The site relates to a two storey semi detached property in the Withington ward area of Manchester. The site features a two storey side extension which appears to be historical, a single storey rear outrigger and conservatory. Hardstanding is located to the front with a rear garden.



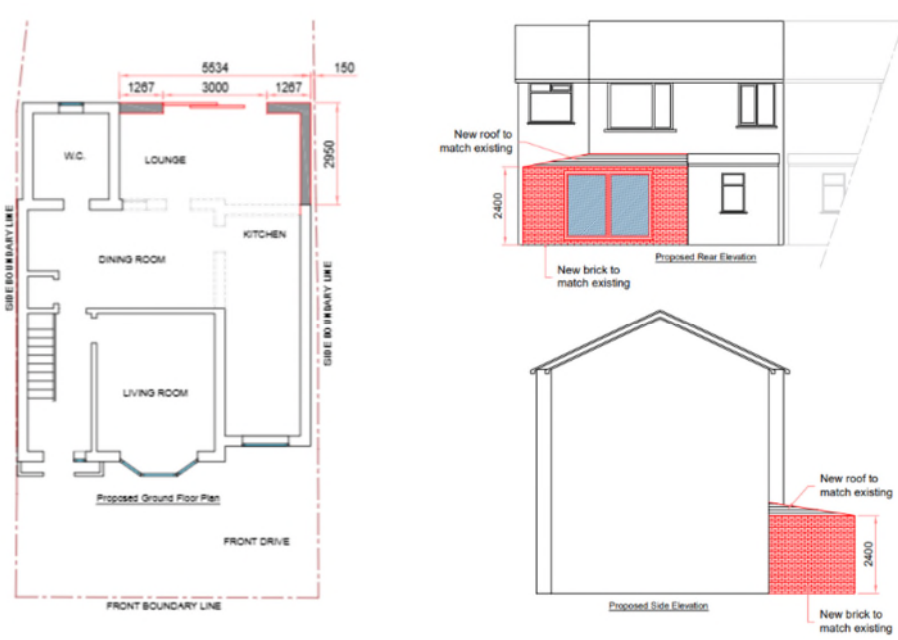
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

This area is predominantly residential in nature

Description of development

The applicant is seeking planning permission for the erection of a single storey rear extension.



Consultations & Notification Responses

Local residents, as per Appendix 1 - No objections have been received as a result of this application.

Environment Agency – add informative

Policy and Issues

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

o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
o Policy DC1 for Residential Extensions is still considered of relevance.
o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
o Policy DM 1 - Development Management
o Policy SP1 - Spatial Principles
o Policy EN1 - Design Principles
o Policy EN19 - Waste Management
o The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.
JP-S1: Sustainable Development
JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

Draft National Planning Policy Framework (December 2025) - The National Planning Policy Framework (NPPF) sets out the Governments' planning policies for England and how these should be applied. A draft revised NPPF was published for consultation on 16 December 2025. The consultation period runs for 12 weeks and will close on 10 March 2026.

The draft NPPF proposes significant changes to the structure and content of national policy. These include a move to Local Plan-style policy sections, a clearer distinction between planning making and decision-making policies, and the reintroduction of strategic planning through Spatial Development Strategies. Other notable changes include an expanded presumption in favour of sustainable development, policies promoting higher densities around transport hubs, and support for small and medium-scale housing schemes through a new "medium development" category. The draft also integrates Nation Development Management Policies, strengthens climate change and biodiversity policies, and introduces measures to encourage clean energy and critical minerals development.

Once adopted, the revised NPPF will replace the current framework and form a key part of national planning policy. At this stage, as the document is subject to consultation and has not yet been finalised, while still a material consideration, it can only be afforded limited weight in the determination of planning applications. In this instance, the relevant sections is outlined below:

Policy L4 (Residential Extensions) - This policy states that development proposals to extend existing dwelling houses should blend effectively with the existing building and its immediate surroundings in terms of its scale and form; and maintain acceptable living standards for current and new occupiers in terms of access to daylight, sunlight, privacy and external amenity space.

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

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.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History relating to 7 Edgeworth Drive

No previous planning applications relating to this site.

Residential amenity

The applicant is seeking planning permission for the erection of a single storey rear extension. This would provide additional living space for the occupants of the property.

Following demolition of the existing conservatory, the proposal would extend off the rear wall of the property extending the length of the existing outrigger measuring 2.950m. This would provide an infill off the side wall of the outrigger up to the shared boundary with No.9 Edgeworth Drive. The height to eaves would measure 2.4m approximately with a total height to ridge measuring approximately 2.8m.

The extension is considered modest and unlikely to result in significant overshadowing or loss of outlook, especially as the neighbouring property has an existing single storey rear projection. The design is sympathetic to the neighbouring amenity and is not considered to result in an overbearing impact. In addition, no objections have been received, and the proposal is considered to comply with the relevant policies.

The proposed extension would be located at the rear of the property and would not be visible from the public highway, therefore would not feature in the street scene. While the surrounding properties have undergone various alterations and extensions over time, the character of the area has been broadly retained. The proposed development is in keeping with this evolving context and is considered to have an acceptable appearance. Its impact upon visual amenity is therefore considered negligible.

In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

The size and footprint of the proposed extension not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extension is satisfactory and is considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposed development is considered to be in keeping with the character of the existing and surrounding properties. The use of similar materials which include brick and tile roof as specified in the application form, ensures visual consistency with the local context.

The level of detail in the design is typical for this type of structure and is not expected to have any adverse impact on residential amenity or the overall character of the area. On balance, the design and appearance of the proposal are deemed acceptable and in accordance with Core Strategy Policies DM1 and EN1.

Waste storage

The site uses the current storage and collection methods on site which is not affected by the proposal. Therefore the proposal complies with policy EN19 of the Manchester Core Strategy

Parking

Existing car parking arrangements are unaffected by this proposal.

Conclusion

The proposal would not be visible from the public highway and therefore would not be a feature within the street scene.. The proposal has been sited and designed to ensure that it in keeping with the existing property and is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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 polices 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

Positive and proactive working 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 application has been determined in a timely manner and in accordance with the policies within the Development Plan

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

1) 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) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Received on 26th January 2026 annotated as Proposed Ground Floor Plan

Received on 25th March 2026 annotated as Proposed Rear Elevation

Received on 25th March 2026 annotated as Proposed Side Elevation

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy

3) The materials to be used on the external surfaces of the hereby permitted development shall match the existing property in form, size, type,colour and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure, pursuant to policy DM1 of the Manchester Core Strategy.

4) 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 additional windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework.

Informatives

1) 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 about the fluvial flood level.

Appendix 1 – List of consultees & neighbours notified

Environment Agency

14 Hove Drive, Manchester, M14 6TF
9 Edgeworth Drive, Manchester, M14 6RU
5 Edgeworth Drive, Manchester, M14 6RU

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Benefitting From Flood Defences -
Area Team Boundary - Name: SOUTH AREA