

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144251/FH/2025
Date registered valid: 13 October 2025
Proposal: Erection of single storey side and rear and side extension following demolition of existing garage.
Address: 5 Redland Crescent, Manchester, M21 8DL
Ward(s): Chorlton Park Ward

Applicant: George Domaille
Agent (if any): Mr Adam Mokhtar, Diogel Architecture
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 8 January 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20 November 2025

Standard consultations:

Printed: 24 October 2025 Expired: 14 November 2025

Neighbour notifications

Printed: 24 October 2025 Expired: 14 November 2025

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 property that is subject to this householder application is a two-storey semi-detached C3 dwellinghouse. The property is built with red brickwork and off-white render, with black uPVC window frames and a red tiled roof. As existing, the property features a rear extension and conservatory. To the north of the site is a detached garage which measures 6.3m (L) by 3m (W.)

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

Redland Crescent is a residential street located in the Chorlton ward of Manchester. The area is south of Chorltonville, located just outside of the 1992 Conservation Area. The area is predominantly residential in character, with other properties consisting of semi-detached family dwellinghouses of a similar age and design. The area benefits from multiple green spaces, with Chorlton Nature Reserve located west of the applicant site and Chorlton waterpark south of the site.

Description of development

The applicant is seeking planning permission for the erection of a rear and side extension following the demolition of a garage.

Consultations & Notification Responses

Neighbours as per appendix 1- no comments or objections.

Environmental Health, satisfied with the provided plans to discharge the original environmental health condition.

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 of 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 2024)- 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 considered 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.

Achieving Sustainable Development

Policy S3- Presumption in favour of sustainable development

Policy S4- Principle of development within settlements

Achieving Well-Designed Places

Policy DP3- Key principles for well-designed places

Policy DP4- The design process

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

-Policy JP-P1: Sustainable Places

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 extensions 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.

Principle

The principle of erecting a single storey side and rear extension for additional living accommodation is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. Resident's homes should enable growth by providing sufficient space to accommodate 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 rear extension element:

The rear extension would be located east of the applicant property and would project 2.3m backwards from the host dwellinghouse. The extension would expand across the rear of the property by 6.4m, combined with the side extension element would result in 8.5m along the rear of the property. The extension would replace a conservatory and expand the existing rear extension and reduce the rear building line from 3.7m to 2.3m. The roof would measure to 3.3m sloping down to meet the eaves at 2.6m. The rear extension would feature seven windows, two are proposed to be roof lights and five to face into the applicant's rear garden.

The side extension element:

The side extension would be located north-west of the property and would extend 1.1m sideways from the dwellinghouse. The extension would expand along the side of the property to meet the rear extension, totalling 9.8m along the side of the property. The roof would measure to 3.3m sloping down to meet the eaves at 2.6m. The extension would reduce the distance between the shared boundary and the property from 3.07m to 1.1m. The development would be set back from the front building line by 1.2m. The side extension proposes two windows, to be used as roof lights. Although the addition of the side extension would remove the parking provision down the side of the property, one standard car parking space would be retained to the front of the property.

The overall siting scale and massing of the proposal is acceptable as the development is understood as being subservient to the host dwellinghouse and given the remaining amenity space to the rear, the proposed layout 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.

Residential Amenity

The adjoining neighbour is no.7 Redland Crescent. As existing the neighbour benefits from a 3.4m rear extension, the proposed development would not pass the neighbour's rear building line. Regarding sunlight, the proposed is not considered to cause any additional overshadowing. No windows are proposed to face towards the neighbouring property, therefore existing levels of privacy between the neighbouring properties will be maintained. The sense of openness along the shared boundary has already been impacted by the existing conservatory and rear extension, the proposed extension would reduce the rear building line and therefore can be considered an improvement to existing. The one storey height, combined with the roof design would lessen any feelings of overbearingness for the neighbouring property. No. 7 Redland Crescent would be separated from the side extension element of the extension and would not be impacted by this element of the proposal.

The non-adjoining neighbour, no 3 Redland Crescent sits north-west of the applicant property. As existing the property benefits from a single-storey side and rear extension application

reference- 108509/FH/2015/S1 approved in May 2015. Regarding sunlight, the proposed development is not considered to cause any additional significant overshadowing to the neighbouring property. The side extension would maintain a distance of 1.1m between the extension and shared north-western boundary. Given the distance between the extensions and boundary and the one storey height, it is not considered to introduce an overbearing feature.

The neighbour to the rear, no. 25 Hurstville Road is located over 27m away and is not considered to be affected by the proposal. Moreover, none of the windows should give rise to issues of overlooking or loss of privacy. The bi-fold windows proposed on the rear elevation would face into the applicant's garden and the addition of roof lights do not pose any privacy risks.

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 into 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.

Appearance and Visual Amenity

The submitted application form indicates that the extension would feature off-white render to match the existing dwellinghouse. The roof would be made of matching roof tiles to the property and materials of uPVC would be used to match the existing windows and doors. This type of development would not be out of character for the surrounding area as many nearby properties benefit from planning permission.

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 wraparound extension would blend with the host dwellinghouse. The design and appearance of the extensions 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 location 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.

Planning History

No relevant planning history.

Waste Storage and Parking

The proposal would retain the parking provision to the front of the property and the distance of 1.1m down the side of the property would allow for bins to be wheeled to and from the rear to the street.

Conclusion

Given the above issues, it is considered that 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 and Chapter 12 of the National Planning Policy Framework 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. 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)** 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 existing and proposed, ref- 1566-02-02-01

Location plan, ref- 1566-02-01-01

Suspended Slab Perimeter Membrane, ref- JUTA.TF.001

Received on 4 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 as follows:

- *[Off white render to match existing]*
- *[Roofing tiles to match existing]*
- *[uPVC to match existing]*

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.

Informative:

1. Demolition/construction Hours

Construction/demolition works shall be confined to the following hours:

1. Monday - Friday: 7.30am - 6pm
2. Saturday: 8.30am - 2pm
3. Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

2. Swift Bricks: If the development can accommodate it, it is requested that consideration is given to the installation of Swift Bricks. Swift bricks must be fitted in accordance to the specifications of BS 42021:2022 - Integral nest boxes.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

7 Redland Crescent, Manchester, M21 8DL
16 Redland Crescent, Manchester, M21 8DL
3 Redland Crescent, Manchester, M21 8DL
20 Redland Crescent, Manchester, M21 8DL
18 Redland Crescent, Manchester, M21 8DL
1 Redland Crescent, Manchester, M21 8DL
25 Hurstville Road, Manchester, M21 8DJ
23 Hurstville Road, Manchester, M21 8DJ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Historic Landfill Site 50m Buffer -
Area Team Boundary - Name: SOUTH AREA