Planning

Growth & Development

Delegated officer report for planning application

Application no.	144672/FH/2025
Date registered valid:	21 January 2026
Proposal:	Erection of a pergola to rear patio.
Address:	56 Clyde Road, Manchester, M20 2WJ
Ward(s):	Didsbury West Ward
Applicant:	Alex Preston
Agent (if any):	
Case officer:	Ciara Gettinby Tel: 0161 234 3048 Email: ciara.gettinby@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**10 March 2026**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 13 February 2026

Standard consultations:
Printed: 29 January 2026 Expired: 19 February 2026

Neighbour notifications
Printed: 29 January 2026 Expired: 19 February 2026

Site notice
Posted: 13 February 2026 Expired: 6 March 2026

Press advert
Published: 3 February 2026 Expired: 24 February 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building
The property that is subject of this householder application is a semi-detached, two-storey, C3 dwellinghouse. The property features red brickwork and white uPVC window frames; the property is considered to have heritage significance. To the front of the property is a hardstanding driveway and is bordered by a low-rise brick wall. To the rear of the property is small garden with a patio and soft landscaping.

Listed building: Not applicable

Conservation area: Albert Park Conservation Area 1988

Tree Preservation Order: Not applicable

Description of area
Clyde Road is a residential street located in the Didsbury West Ward of Manchester. The property is located in the Albert Park Conservation Area which is principally an area of housing but also includes a district shopping centre on Burton Road, a smaller group of shops on Barlow Moor Road, schools, public houses and a number of churches. The area benefits from sustainable transport links such as cycle lanes, tram stops and multiple bus networks nearby. The area does not benefit from specific nearby green spaces, but the leafy suburb and street lined trees help to create a natural feel.

Description of development
The applicant is seeking planning permission for the erection of a pergola to rear patio. The pergola would sit south-west of the applicant property. It would reach to a height of 3m and sit above the existing patio door. The pergola would extend from the original dwellinghouse to the end of the patio, measuring to approximately 6m long. The pergola would feature an electric motorised roof. The system would include an integrated gutter with downpipes.

Consultations & Notification Responses

- Neighbours, as per appendix 1- no comments or objections.
- West Didsbury Residents Association, no comments or objections.

Site Photos:





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

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 EN3- Heritage

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
-Chapter 16- Conserving and enhancing the historic environment

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.

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- 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.

-Policy JP-P1: Sustainable Places
-Policy JP-P2: Heritage

Issues
Policies SP1 and DM1 of the Manchester Core Strategy seeks to ensure that any new built development enhance 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.

Principle
The principle of erecting a pergola to the rear patio is considered acceptable, especially considering the permitted development fallback. Residents' homes should enable growth by providing sufficient space to accommodate changing needs and circumstances. However, the proposal will still be assessed by its impact on residential amenity, visual amenity and appearance and the impact on the Albert Park Conservation Area.

Planning History
125917/FH/2020, Erection of single storey rear extension to provide additional living accommodation with elevational alterations, Approved 2020.

070062/FH/2003/S2, Erection of single storey extension to form additional living accommodation with terrace to roof, Approved 2003.

Residential Amenity
The adjoining neighbour, no 58 Clyde Road sits southwest of the applicant property. Although the proposed would impact the existing openness of the shared boundary, the pergola would be set back slightly from the plot's boundary. The pergola is not considered to create an overbearing presence or contribute to any loss of sunlight or overshadowing for the neighbouring property. Due to the nature of the proposed, the pergola is not considered to cause any issues associated with privacy or onlooking, therefore the existing levels of privacy between neighbouring residential units would remain unaffected.

The non adjoining neighbour, no. 54 Clyde Road, would be separated from the pergola by approx. 11m and is not considered to create any residential amenity implications such as loss of privacy, loss of light or overshadowing or introducing an overbearing feature to the neighbouring property.

Given the above reasons and considering there has been no objections received, the proposed should not give 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 Policies SM1 and SP1 of the Manchester Core Strategy.

Visual Amenity and Appearance
The pergola would not be seen from the street scene and the neutral colours used would assist the pergola in blending with the original dwellinghouse. The pergola would not be considered an addition to the dwellinghouse in the same way an extension would and therefore does not require matching materials. The pergola would be perceived as an additional structure and therefore the neutral colour would help the structure blend with the property.

The proposal is relatively standard in terms of a pergola's design and would offer a similar appearance to one that would be considered to be permitted development. The overall character of this property and its surrounding area should not be significantly harmed by these works. The design and appearance of the development therefore accord with saved Policy DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework.

Impact on the Albert Park Conservation Area
The Albert Park Conservation Area is principally an area of housing but also includes a district shopping centre on Burton Road, a smaller group of shops on Barlow Moor Road, schools, public houses and a number of churches.

Development control in Albert Park is aimed at encouraging development which enhances the prosperity of the area whilst paying attention to its special architectural and visual qualities.

Property owners in the area are encouraged to retain the original character and detail of their houses. This should include the details, colour and materials of window frames, doors and other elements of the buildings. Substantial development proposals will require planning permission, and some minor works may also require prior approval from the City Council.

It is envisaged that small scale development and refurbishment will take place from time to time. The main aim of designation is to ensure that the character and quality of both the buildings and the spaces between them is retained. As with all conservation areas, attention must be paid to maintaining harmony regarding building heights, the type and colour of materials. The owners of properties will be encouraged to replace like for like when considering repairs to walls, roofs window and mouldings.

The proposal would be sited at the rear of the property and would be made of black anthracite fine textured finish; this would blend with the black windowsills of the original property. The pergola would be incidental to the enjoyment of the dwellinghouse and is considered to cause less than substantial harm to the Albert Park Conservation Area. The proposal is therefore considered to accord with paragraph 215 of the National Planning Policy Framework, which stipulates 'where development proposal will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use' as well as Policy En3 of the Core Strategy and Policy JP-P2 of the Places for Everyone.

Conclusion
Given the above issues, it is considered that the proposal is acceptable in terms of its principle, appearance, impact upon visual and residential amenity as it broadly complies Policies DM1, SP1 and EN3 of the Manchester Core Strategy and Chapter 12 and 16 of the National Planning Policy Framework and Policies JP-P1 and JP-P2 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 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
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 applicant has been determined in a timely manner, in accordance with the policies in 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:

   Location Plan, ref- PP-14492517v2
   Drawing site plan
   Supporting Information, Technical Specs

   Received on 21 January 2026.

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.

Appendix 1 – List of consultees & neighbours notified

West Didsbury Residents Association

Flat 4, 27 Northen Grove, Manchester, M20 2NL
Flat 3, 27 Northen Grove, Manchester, M20 2NL
Flat 1, 27 Northen Grove, Manchester, M20 2NL
27 Northen Grove, Manchester, M20 2NL
54 Clyde Road, Manchester, M20 2WJ
Flat 2, 27 Northen Grove, Manchester, M20 2NL
32 Queenston Road, Manchester, M20 2NX
29 Northen Grove, Manchester, M20 2NL
25 Northen Grove, Manchester, M20 2NL
58 Clyde Road, Manchester, M20 2WJ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Albert Park Conservation Area 1988
Area Team Boundary - Name: SOUTH AREA