

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144207/FH/2025
Date registered valid: 20 October 2025
Proposal: Erection of single storey side extension and new roof to existing rear extension and conversion of garage to living accommodation.
Address: 26 Southerly Crescent, Manchester, M40 0JN
Ward(s): Charlestown Ward

Applicant: Mr Stephen & Mrs Jane Redgrave
Agent (if any): Mr Izaak Barlow, Redberry Architectural Design
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 02 February 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 November 2025

Standard consultations:

Printed: 28 October 2025 Expired: 18 November 2025

Neighbour notifications

Printed: 28 October 2025 Expired: 18 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of site / building / area

The application relates to a hip roof, two storey, bay-fronted, semi-detached dwellinghouse in the Charlestown ward of north Manchester. The site benefits from amenity space along the front and rear.



Figure 1. (Site visit 11.11.2025)

There is an existing outbuilding along the rear garden, flat roof attached garage along the side elevation and common shared boundary with no. 24 Southerly Crescent; a part single, part two storey side and rear extension of flat roof configuration, which retains a separation distance of approximately 1257mm from the common shared boundary with no. 24 Southerly Crescent.

Additional off-street car parking is along a front driveway, and bins are stored within curtilage along the frontage. Along the rear boundary are warehousing units.

Site History

- F08292 - Part single/part two-storey extension rear of dwellinghouse to form extended kitchen lounge and bedroom accommodation. Approved 08.05.1978.
- 112515/FH/2016/N1 - Erection of a single storey front extension and a part single, part two storey side and rear extension to form additional living accommodation (Class C3). Approved 16.09.2016.
- 129673/FH/2021 - Erection of single storey side and rear extensions to form additional living accommodation following the demolition of existing garage. Approved 21.04.2021.

Description of development

The submitted plan proposes a single storey side extension, new roof to existing rear extension and conversion of garage to living accommodation.

In the case of this application, clarification was requested from the planning agent in relation to the initially completed certificate, and on the basis of anomalies on the initially submitted plans. Clarification and revised plans were subsequently submitted, (dated, 5th and 6th January 2026).

The proposed single storey side extension element would effectively involve a small in-fill development to serve as an extended kitchen. The extension would be sited behind the existing garage and along the common shared boundary with no. 24 Southerly Crescent and the existing part single, part two storey side and rear extension. It would measure approximately (3467mm deep x 1325mm wide x 3127mm high) and would comprise of a combined shallow hip to pitch roof.

The garage conversion and associated elevational alterations would involve removal of existing flat roof with replacement hip to pitch roof design - approximately 3389mm high, together with 1no. window along the roof elevation and windows along the front elevation. The proposed garage conversion would serve as a shower room, utility and pantry.

The proposed elevational alterations to the existing single storey rear extension would involve removal of the existing flat roof with replacement lean-to pitch roof and installation of 1no. window along the roof elevation, together with removal of French doors with replacement bi-fold doors along the rear elevation.

It is intended to use matching materials.

Consultations & Notification Responses

1. Local residents / public opinion

Occupiers of properties surrounding the application site were notified of the proposal. No comments were received in response to this application.

2. Environmental Health

Recommendation of a prior to commencement gas membrane condition to be attached to any recommendation for planning approval.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)

2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications and therefore be given significant weight in the planning balance. The following policy is considered to be relevant:

- Sustainable and Resilient Places, JP-S1: Sustainable Development
- Places for People, JP-P1 Sustainable Places

3. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007

- Chapter 2: Design

5. Draft National Planning Policy Framework - 16th December 2025 is under consultation and as such is a material consideration. However, until its adoption, the current NPPF (December 2024) is still in place. Of relevance are:

- Section 2 - Achieving sustainable development
- Section 4 - Decision-making
- Section 12 - Achieving well-designed places

ISSUES

In the case of this application, clarification was requested from the planning agent in relation to the initially completed certificate, and on the basis of anomalies on the initially submitted plans. Clarification and revised plans were subsequently submitted, (dated, 5th and 6th January 2026).

Principle of development

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise. The proposed development is an extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend and undertaken improvements to their homes rather than move in order to meet the changing residential needs of families; provided that there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. Consideration must therefore be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Residential and visual amenity

Impact of works (single storey side extension, new roof to existing rear extension and conversion of garage to living accommodation) - On the basis of clarification having been provided and revised plans subsequently submitted, (dated, 5th and 6th January 2026), it is considered that as the proposal would involve a relatively small, single storey in-fill development that would not be highly visible from the immediate highway; together a garage conversion and associated elevational alterations. The submitted plan would therefore appear as a subservient addition by being entirely at ground floor and not projecting beyond the rear building line of the existing two storey flat roof extension, and therefore, there would be less than substantial harm in terms of massing.

Due to its, size, position and location of the single storey side extension element in relation to the neighbouring no. 24 Southerly Crescent, combined with the existing extensions along the common shared boundary, the proposal would not create an over-dominant or overbearing feature.

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.

In terms of any adverse impact to privacy or overlooking, the proposal includes adding windows along the front, and roof elevations only, whilst the impact to privacy and overlooking would

therefore be minimal, it is however recommended that the proposed window along the front elevation is conditioned requiring obscure glazing and as annotated on the proposed elevation plan.

Furthermore, the proposed rearward projection at approximately 3467mm is also within the guidance set out in saved UDP policy DC1.3 a) regarding rearward extensions, which is considered to be acceptable. Therefore, on this basis, and on balance, and subject to planning conditions, it is considered that the proposal could be accommodated in this location in this instance; pursuant with The Manchester Core Strategy Development Plan Document Policies EN1, SP1 and DM1 and saved Policy DC1 of the Unitary Development Plan.

Impact of works (Design and appearance) - In the case of this application, the new addition and associated elevational alterations are designed to broadly match the style and features of the current host by using matching materials, and as such, the resultant impact on the surrounding area in terms of the design, scale, and appearance of the proposed development is considered acceptable. Given the position of the extension and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected. The proposal could therefore be accommodated in this location in this instance without significant adverse impacts to the character of the host building or the general area. However, a materials condition has been attached to ensure that materials are adhered to; pursuant with the requirements of Core Strategy policies DM1 and EN1 and saved UDP policy DC1.

Impact of works (Refuse storage and collection) - The existing arrangement would be unaffected. The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

Impact of works (Vehicular access and car parking) - The proposal doesn't change how vehicles access and park at the property. However, although the number of on-site car parking space would be reduced to accommodate the proposed garage conversion, the existing front driveway would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document Policy DM1 and saved Policy DC1 of the Unitary Development Plan.

Conclusions - For the reasons outlined above, and on balance, and subject to planning conditions, it is considered that the revised proposed development (dated, 5th and 6th January 2026) responds positively to policy.

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

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, clarification was requested from the planning agent in relation to the initially completed certificate, and on the basis of anomalies on the initially submitted plans. Clarification and revised plans were subsequently submitted, (dated, 5th and 6th January 2026). The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

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:

- Location Plan with application site edged in red, Drawing No. RP25106 / P01, Revision A, received by the City Council as the Local Planning Authority on 07 October 2025.
- Proposed Site Block Plan, Drawing No. RP25106 / P02, Revision B, received by the City Council as the Local Planning Authority on 05 January 2026.
- Proposed Ground Floor Plan, Drawing No. RP25106 / P04, Revision D, received by the City Council as the Local Planning Authority on 05 January 2026.
- Proposed Elevations, Drawing No. RP25106 / P05, Revision D, received by the City Council as the Local Planning Authority on 05 January 2026.
- Certificate B, received by the City Council as the Local Planning Authority on 06 January 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies SP1 and DM1 of the Core Strategy (2012).

3) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

4) The materials to be used throughout the development hereby approved shall be implemented in accordance with the approved details and as specified in Condition 2 of this approval, received by the City Council as the Local Planning Authority on 05 January 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies SP1 and DM1 of the Core Strategy (2012).

5) Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and reenacting that Order with or without modification), no windows, doors or other openings shall be inserted into the elevations of the development hereby approved other than those shown on: Proposed Site Block Plan, Drawing No. RP25106 / P02, Revision B, Proposed Ground Floor

Plan, Drawing No. RP25106 / P04, Revision D, Proposed Elevations, Drawing No. RP25106 / P05, Revision D, all received by the City Council as the Local Planning Authority on 05 January 2026, without planning permission being granted by the Local Planning Authority.
Reason - In the interests of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies DM1 and SP1 of the Manchester Core Strategy (2012).

6) The window(s) along the front elevation of the development hereby approved to serve the shower room and as shown on: Proposed Ground Floor Plan, Drawing No. RP25106 / P04, Revision D and Proposed Elevations, Drawing No. RP25106 / P05, Revision D, both received by the City Council as the Local Planning Authority on 05 January 2026 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 policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Mining Remediation Authority

Warehouse Adjacent 442, Hollinwood Avenue, Manchester, M40 0JH

9 Southerly Crescent, Manchester, M40 0JN

7 Southerly Crescent, Manchester, M40 0JN

24 Southerly Crescent, Manchester, M40 0JN

28 Southerly Crescent, Manchester, M40 0JN

Appendix 2 – Planning constraints

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: NORTH AREA