

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144953/FH/2026

Date registered valid: 15 January 2026

Proposal: Erection of single-storey and first-floor rear extension following demolition of existing garage.

Address: 57 South Drive, Manchester, M21 8DZ

Ward(s): Chorlton Ward

Applicant: Mr Charlie Harle And Ms Gina Longman

Agent (if any): Mrs Paula Butterfield Groves, Paula Architecture Design

Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **9 March 2026**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28 January 2026

Standard consultations:

Printed: 21 January 2026 Expired: 11 February 2026

Neighbour notifications

Printed: 21 January 2026 Expired: 11 February 2026

Site notice

Posted: 28 January 2026 Expired: 18 February 2026

Press advert

Published: 27 January 2026 Expired: 17 February 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

The semi-detached dwelling is on the western side of South Drive which is a curved highway east of Southgate in the Chorltonville Conservation Area (designated 1991). The application dwelling (and no.55 adjoining) is one of 15 house types in the Conservation Area designed in an Arts and Crafts Movement style by Albert Cuneo, opening in 1911. There is an emphasis on the quality of design and materials, interesting and artistic architectural detailing, and the whole estate having a strong visual interest with symmetrical pairs of semi's laid out on Garden Village principles, including two village greens. These elements and the relatively intact nature of the estate lend special interest to the significance of the Conservation Area which still has a semi-rural character as originally intended.



Listed building: Not applicable

Conservation area: Chorltonville Conservation Area 1991

Tree Preservation Order: Conservation Area protection

Description of development

The applicant is seeking permission for the erection of single-storey and first-floor rear extensions following demolition of existing garage.

Consultations & Notification Responses

Local responses

One letter of representation was received from a local resident raising the following matter:

- Swift bricks should be incorporated into the development to provide enhancement for biodiversity.

Consultee responses

Chorltonville Owners Committee – No comments received.

Chorlton Civic Society – No comments received.

Relevant Planning History

None at the application site.

Local Planning Policies

Places for Everyone (2022-2039) – Places for Everyone is 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 and took effect and became part of the statutory development plan on March 21, 2024.

The PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-P1 – Sustainable Places

JP-P2 – Heritage

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management

SP 1 – Spatial Principles (partially superseded by PfE)

EN 1 – Design Principles and Strategic Character Areas

EN3 - Heritage

EN 19 – Waste

The relevant saved **UDP** policies for this application are:

DC1– Residential Extensions

DC18 – Conservation Areas

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester's Emerging Space Standards)

National Planning Policy Framework

The National Planning Policy Framework (December 2024) – The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places
- Section 16 – Conserving and enhancing the historic environment

Paragraph 135 states – Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 212 states - When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 215 states - Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The Draft National Planning Policy Framework (December 2025) - The National Planning Policy Framework (NPPF) sets out the Government's 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 plan-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 National 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.

Policy HE9 (Conservation Areas) – This policy states that development proposals within or affecting the significance of conservation areas should (1) Retain and restore buildings and other features which make a positive contribution to the character or appearance of a conservation area wherever possible, (2) Consider the area's special architectural or historic interest (as identified as part of the designation of the conservation area) in the design of development, (3) Where a development proposal would result in the loss of a building or other element which contributes to the character or appearance of a conservation area that is desirable to preserve or enhance, the assessment of impact should take into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole, (4) Proposals that preserve those elements of a conservation area that make a positive contribution to it (or which better reveal its significance) should be approved.

Issues

Principle of development:

The principle of erecting single storey extensions and first floor rear extension to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, heritage, waste storage, flood risk and parking.

Impact on visual amenity, character of the Conservation Area and the streetscene:

The application property is located within the Chorltonville Conservation Area.

The proposed single storey rear extensions would comprise infill extensions either side of the existing rear outrigger, these extensions are designed flush with the existing side and rear building lines of the host dwellinghouse – as shown in figure 1.

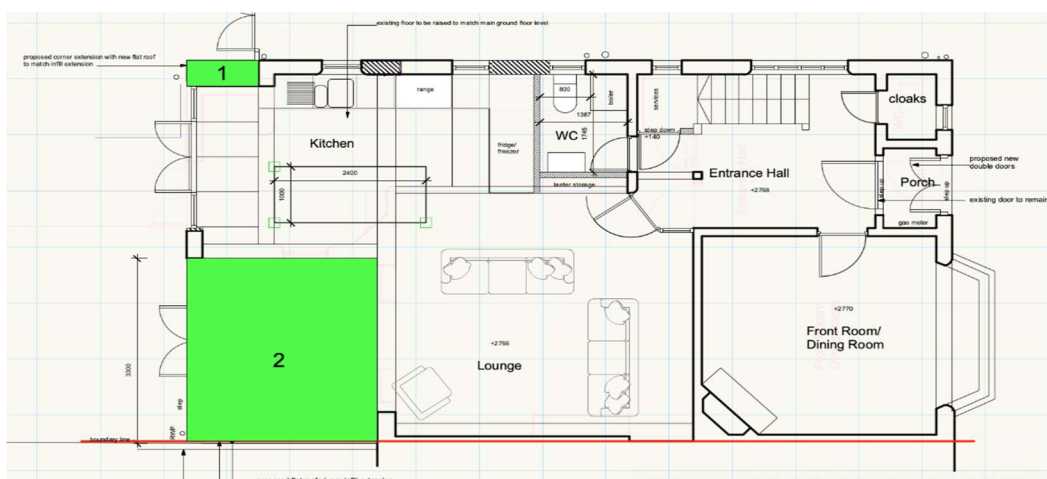


Figure 1: Proposed (indicative) locations of 2no. single storey rear extensions.

The proposed modest extension (1) would measure 1.14m depth by 0.35m width, situated on the outermost southern rear corner of the application property, adjacent to the shared driveway. The proposed extension adjacent to the party wall (2) would measure 3.06m in width by 3.02m in depth. These extensions would read as a coherent single storey rear extension constructed in brickwork to match the host property, with flat roof finished in a terracotta colour single ply

membrane roof with matching zinc fascia. The single storey element would comprise two rooflights and two sets of Crittall style aluminium glazed patio doors in the rear elevation.

The proposed first floor rear extension would be sited atop the existing rear outrigger and comprise the same depth and width as the existing first floor rear element to be replaced. The proposed extension would be designed with a contrasting rear projecting gable end roof that would be set down from the main ridge, tie into the pitch of the main hipped roof line and feature rafter tails to match existing. This design and scale would ensure that the proposed first floor rear extension would not be visible from the front of the property, allowing the original hipped roofscape to remain intact. The extension would be finished in a textured painted render finish and clay roof tile to match the host dwellinghouse. A triple pane window and circular window would be proposed in the rear elevation only.

Elevational alterations are proposed to the side elevation at ground floor level, whereby fenestration is being reduced and replaced with like for like frames (white uPVC). Including an existing 2 pane window being replaced by a singular window and a four pane window being replaced by 2.no smaller windows, with matching infill brickwork.

The overall siting, scale, and massing of the proposal is considered to be acceptable on balance, as the development is understood as being subservient to the host dwellinghouse in terms of their dimensions, would avoid resulting in 'excessively large or bulky' additions to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing overbearing features into the area. The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale.

The proposal is not considered to have an unduly harmful impact upon the character, appearance, and significance of the Chorltonville Conservation Area. Its siting to the rear of the property, away from the public highway and footpath, would ensure that it does not form an overly prominent or visually intrusive feature within this locale. Further to this, its use of matching materials (secured by condition) should provide a blended appearance and cohesive relationship with the host dwellinghouse, further ensuring the proposal's visual integration with its surrounding context.

In accordance with paragraph 215 of the National Planning Policy Framework, where a development proposal leads to less than substantial harm to the significance of a designated heritage asset, this harm must be weighed against the public benefits of the proposal. In this instance, any limited harm arising from the works would be outweighed by the benefits of providing improved and enlarged living accommodation for the occupiers, thereby enhancing the property's functional and long-term use. It should also be noted that the proposal would not affect the defining characteristics of the Conservation Area which include the prevailing appearance of surrounding dwellinghouses, the established street layout, the distinctive tree-lined streets, and the verdant, leafy character, all of which would remain largely unchanged.

The proposal therefore accords with saved policy DC1 and DC18.1 of the Unitary Development Plan for the City of Manchester and policies DM1, EN3 and SP1 of the Manchester Core Strategy.

Impact on residential amenity:

With regard to the proposed single storey rear extensions, these would be of modest height and accommodate a total rearward projection of 3.02m, which would comply with the guidance stipulated in saved UDP policy DC1.3 and align with the extended building line of the application property and adjoining neighbour no.55 South Drive. As such, it is considered that this element

should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area.

It is acknowledged that the proposed first floor rear extension would increase massing at first floor level, by introduction of a new gable roof. Notwithstanding this, the extension would retain existing separation distances between the application property and neighbouring semi-detached properties no.'s 55 and 59, as such it is not considered that any overdominance or overshadowing harm would be significant.

Moreover, fenestration is proposed to the rear elevation only of the rear extensions, which would not give rise to any undue overlooking and loss of privacy of neighbouring occupiers.

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.

Impact on Highway Safety:

The proposed development would remove the detached single garage sited within the rear garden, reducing off-street parking provision within the curtilage of this site. However, provision would remain on the existing shared driveway with no.59 South Drive, as such, the proposal is considered acceptable in this regard.

Waste:

The current waste storage arrangements would be unaffected by the proposal.

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, heritage and parking as it broadly complies with saved policies DC1 and DC18 of the UDP, policies DM1, EN3 and SP1 of the Core Strategy, policy JP-P1 & JP-P2 of the Places for Everyone joint development plan document and chapter 12 and 16 of the NPPF.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 and DC18 of the Manchester Unitary Development Plan and to policies SP1, DM1 and EN3 of the Core Strategy.

Condition(s) to be attached to decision for approval

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 documents labelled:

- 'Proposed Ground Floor Plan', numbered '2316-P-100 REV A', stamped as received by the City Council as Local Planning Authority on the 15/01/2026.
- 'Proposed First Floor Plan', numbered '2316-P-101 REV A', stamped as received by the City Council as Local Planning Authority on the 15/01/2026.
- 'Proposed Roof Plan', numbered '2316-P-102 REV A', stamped as received by the City Council as Local Planning Authority on the 15/01/2026.
- 'Proposed Side Elevation', numbered '2316-P-104 REV B', stamped as received by the City Council as Local Planning Authority on the 09/03/2026.
- 'Proposed Side/Party Elevation', numbered '2316-P-105 REV A', stamped as received by the City Council as Local Planning Authority on the 15/01/2026.
- 'Proposed Rear Elevation', numbered '2316-P-103 REV A', stamped as received by the City Council as Local Planning Authority on the 15/01/2026.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3) The materials used in the external surfaces of the development hereby approved shall be similar in appearance to the existing building in terms of type, size, colour and texture.

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.

Informatives

1. 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

Chorltonville Owners Committee
Chorlton Civic Society

49 Cundiff Road, Manchester, M21 8FS
42 South Drive, Manchester, M21 8EG
47 Cundiff Road, Manchester, M21 8FS
40 South Drive, Manchester, M21 8DY
59 South Drive, Manchester, M21 8DZ
55 South Drive, Manchester, M21 8DZ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Chorltonville Conservation Area 1992
Area Team Boundary - Name: SOUTH AREA