Planning

Growth & Development

Delegated officer report for planning application

Application no.	143814/FH/2025
Date registered valid:	26 August 2025
Proposal:	Erection of part single, part two storey side extension and part single, part two storey rear extension
Address:	2 Didsbury Park, Manchester, M20 5LJ
Ward(s):	Didsbury East Ward
Applicant:	Ms Catherine Watkin
Agent (if any):	Mr Ralph Taylor Paul Butler Associates
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**7 November 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 1 October 2025

Standard consultations:
Printed: 4 September 2025 Expired: 25 September 2025

Neighbour notifications
Printed: 4 September 2025 Expired: 25 September 2025

Site notice
Posted: 5 September 2025 Expired: 26 September 2025

Press advert
Published: 9 September 2025 Expired: 30 September 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Having reviewed the mapping system, the site of no.2 Didsbury Park does not sit within the Didsbury St James Conservation Area 1970, although it is suggested within parts of the system. Properties to the south and west of the applicant site do sit within the Conservation Area.

Tree Preservation Order: No

The application site relates to 2 Didsbury Park within the south Manchester ward of Didsbury East. The application site relates to a semi-detached, two storey family dwellinghouse characterised by a gabled roof form, cat slide roof with porthole window, entrance porch with a parapet roof and elements of white render and red brick. The property benefits from an existing two storey outrigger to the rear. The applicant site is the first house on the street when approaching from Wilmslow Road to the south. Amenity space surrounding the property consists of areas of soft and hard landscaping .

Description of area

The surrounding area is residential in nature. The site of no.2 Didsbury Park does not sit within the Didsbury St James Conservation Area. Properties to the south and west sit within the Conservation Area. The applicant site sits opposite a Grade II listed building (the Didsbury House Hotel). The application was advertised, and a site notice was displayed accordingly.

Description of development

The current application seeks planning consent for erection of part single, part two storey side extension and part single, part two storey rear extension.

The part single storey side extension would sit flush with the built form of the front porch and would extend close to the southern boundary of the site. The extension would extend alongside the existing outrigger of the site. The part two storey side extension would have a set back of approximately 0.9 metres behind the existing front porch. The proposal would have a gable roof feature which would be smaller in proportions and the roof of the side extension would be set down by 0.4 metres from the roof of the host property. At the largest point, the side extension would have approximate dimensions of Height: 7.5 x Length: 8.2 x Width: 2.7 metres.

The part single storey rear extension would infill the area against the existing rear outrigger at the site and would rebuild the existing outrigger element. The extension against the adjoining property would have an approximate projection of 3.5 metres and would extend up to a projection of approximately 4.5 metres for the central projecting element of the rear extension. The part two storey rear extension would key in with the proposed two storey side extension with a projection beyond the existing rear building line of the main dwelling of 3.5 metres. The existing part two storey rear outrigger would be rebuilt but would have the same projection as existing.

The roof form of the part two storey extension would be hipped and solar panels would be inserted on the southern elevation of the roof. Such works are to be done through permitted development and is not assessed within this application.

The proposed site plan shows the front amenity space is to be paved with elements of soft landscaping remaining. Such element can be achieved through permitted development and is not assessed within this application. The outline of a ASHP is shown within the proposed ground floor plan. Such element can be achieved through permitted development and is not assessed within this application.

Materials to be used have been listed within the proposed elevational drawings and application form as:
-Windows and doors: alumimum, colour anthracite
-Quoins: red brick to match existing
-Render: white render to match existing
-Brickwork: red brick to match existing
-Roof tiles: slate roof to match existing
-Skylight: Velux rooflight

Negotiations during the Course of the Application

The initial scheme gave rise to concerns. Amendments were made with continuous dialogue with the agent. The revised scheme has been put forwards as the applicant’s response to addressing those concerns raised.

Planning History

No planning history exists for this site.

Consultations & Notification Responses

Local Residents

Local residents were consulted and one response was received. The local representative requested that if the application be approved, a swift nest brick planning condition to enhance for biodiversity should be attached to any approval granted.

Didsbury Civic Society

Didsbury Civic Society were consulted but no response was received.

Issues

POLICY

The National Planning Policy Framework (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
a) an economic objective
b) a social objective and
c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:
Chapter 8. Promoting healthy and safe communities.
Chapter 12. Achieving well-designed places.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following adoption of Places for Everyone Joint Development Plan.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:
Policy DM1 (Development Management),
Policy SP1 (Spatial Principles) (Deletions replaced by PfE Policy JP-S1)
Policy EN1 (Design Principles and Strategic Character Areas)
Policy EN3 (Heritage)

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved

policies are of relevance in the consideration of this application:

Policy DC1 Residential extensions
DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:
a. The general character of the property;
b. The effect upon the amenity of the neighbouring occupiers;
c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
d. The overall appearance of the proposal in the a street scene;
e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:
a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
b. They do not create undue loss of sunlight, daylight or privacy;
c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:
a. rearward extensions greater than 3.65m (12 ft) in length;
b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
c. 2-storey extensions to terraced properties which occupy the full width of the house;
d. flat roofed extensions to bungalows;
e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:
a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.
As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

Policy DC18.1- Conservation Areas
This states that the Council will give particularly careful consideration to development proposals within Conservation Areas. Furthermore, that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

i) the relationship of new structures to neighbouring buildings and spaces.
ii) the effect of major changes to the appearance of existing buildings.
iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees).
iv) the effect of signs and advertisements.
v) any further guidance on specific areas which has been approved by the Council.

Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

Policy DC19 Listed Buildings

DC19.1 In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;

b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;

c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;

d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;

e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;

f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

Reasons: The above policies are to be pursued by the Council to help ensure the protection of the City's built character and its heritage. Retention and protection of this character is important in encouraging local pride, tourism and future investment in the city. The Council recognises that listed buildings can present particular problems in respect of their continuing use. A flexible approach will be taken in determining applications for uses in listed buildings. The policy gives effect to the obligation placed on the Council by statute to give particular attention to retain, restore, maintain and continue uses in listed buildings in Manchester.

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

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Listed Building Act

Section 72 provides an exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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

The following policies are relevant:
JP- S1- Sustainable development
JP-P2: Heritage

ISSUES

Principle of Development

The submitted development application is for the erection of part single, part two storey side extension and part single, part two storey rear extension. This is considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet the changing residential needs of families. Concern was raised during the course of the application to the agent as the scheme gave rise to issues in respect of design and amenity implications. A revised scheme was supplied which is considered on balance, to address the issues raised. It is considered that it would be unreasonable to refuse the application on the basis of the revised design and appearance. This issue will be discussed in further detail later in the report. Further, consideration must be given to the impact on the visual amenity of the area and the adjacent Conservation area, impact on the neighbouring properties' residential amenity and the impact to the listed building sited opposite the applicant site. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

No.4 Didsbury Park:
No.4 Didsbury Park is the adjoining property and would be primarily affected by the extension to the rear. A 3.5 metre rear extension would be sited close to the shared boundary; the extension would then extend to 4.5 metres when the extension would be sited 3.5 metres from the common boundary. Although it is noted that the extension would lead to a tunnelling effect to the neighbour’s rear patio doors, given the neighbour’s existing outrigger, the single storey nature of the rear extension and that the rear extension would have a projection no larger than the existing outrigger, any tunnelling impact experienced is not considered to give rise to significant harm. Any harm would not be significantly greater than the existing circumstances , given the levels of light that would be available for such patios given the arrangement of the outriggers along this section of Didsbury Park.

The first floor works would involve the infilling of the space between the existing outrigger and the southern boundary of the site. As such, any impacts to the adjoining neighbour at no.4 would limited, given the built form at first floor level would come no closer than the existing

circumstances and the rearward projection at first floor level would not increase. The change in the roof form to a hipped roof during the course of the application would ensure the bulk and massing is reduced to ensure the first floor element does not create an overbearing feature to the detriment of the adjoining semi detached house.

No adverse privacy implications are considered to be caused to the adjoining property.

Neighbours to the south along Wilmslow Road:
The applicant site is the first house on the street when approaching from Wilmslow Road to the south. As such, the neighbours closest to the proposed extension to the side would be those properties along Wilmslow Road. During the course of the application, two windows within the gable elevation facing the direction of the neighbouring properties were removed, given concern such windows against the boundary would lead to adverse amenity implications. A velux rooflight is to be inserted within the roof form proposed to ensure some ventilation and natural light to the proposed bathroom. As such, the scheme is not considered to give rise to any adverse privacy implications to the neighbours to the south.

An approximate 14 metre gap would be retained between the rear of the property closest to the development and the side gable of the proposed side extension. Although the neighbours would look out of their windows and see the proposed extension and would see the extension when utilising their rear amenity space, adequate space would be retained to ensure the proposal would not give rise to an overbearing feature. Further, the proposed roof form was amended during the course of the application to a hipped roof to reduce the bulk and massing. Given the separation and amendments to the proposed roof form, no loss of light would be caused to those properties.

Neighbour to the rear no.1 Wingate Drive:
The first floor rear extension would come no closer to the rear boundary of the site than is currently the case from the existing rear outrigger. As such, the windows at first floor level are not considered to give rise to adverse privacy implications to the neighbouring property to the rear. An additional window would be inserted at first floor as opposed to the existing number of windows within the same elevation. Such additional window is not considered to create an unwelcome sense of overlooking. Within any approval granted, the en-suite window proposed would be conditioned within any approval granted to be obscure glazed.

Impact to the streetscene:
Additional built form to the side would be seen within the streetscene. Given the extension would have a set back of 0.9 metres at first floor level and the roof would be lower than that of the host property, it is not considered on balance the proposal would create a visually intrusive feature to the detriment of visual amenity. The two windows proposed within the front elevation would not give rise to adverse privacy implications given the set back from the highway and given the property opposite the applicant site is heavily screened by soft landscaping and again is set back from the west of Didsbury Park.

Overall, it is considered the proposal would not give rise to any significant visual residential amenity implications, namely overbearing, privacy nor loss of light implications. As such, the proposal is considered pursuant to Policy DC1 of the UDP, policies SP1 and DM1 of the Core Strategy and JP-S1 of Places for Everyone.

Design, Scale and Appearance

Part single, part two storey side extension:
DC1.4 of the UDP requires the creation of domestic extensions which are subservient to the

main house, do not cause a terracing effect and must provide a 1.53 metre gap to the shared boundary. In order to avoid the terracing effect and to ensure that subservience to the original dwellinghouse is achieved. In this instance it would be difficult to leave a 1.53 metre gap to the boundary and create a viable side extension. A 0.9 metre set back is proposed at first floor from the primary elevation of the host property and the roof form of the side extension is lower than that of the host property. In the case where the neighbouring property sits parallel to the applicant site and the two storey built form extends up to the common boundary, in most cases an increased set back would be required at first floor level. However, as the property is the first property in the street when approaching from Wilmslow Road and given a terracing impact could not be formed due to this arrangement, on balance it is considered the proposal would accord with Policy DC1.4 of the UDP.

The side extension proposes a second gable feature which sits at a lower height and is smaller in proportions that the gable that can be seen within the host property. It is also noted that the cat slide roof would be lost as a result of the proposal, however the porthole window would be retained. Discussions took place with the agent for the form of the side extension to be more sympathetic to previous similar developments in the area, including 1 Wingate Drive. The applicant argued the proposed design achieves visual coherence and a balanced front elevation. Whilst the proposed design with the second gable is not the preferred solution , on balance given the proposal does offer a sense of subserviency; that a further reduction in height has been sought, and given the property's position with no immediate neighbour to the gable elevation, it is considered that the proposed design would not be so harmful to warrant a refusal of the proposed development on design grounds.

Part single, part two storey rear extension:
The rear extension at the point closest to the adjoining property would have a projection of 3.5 metres and so be in accordance with policy DC1.3 of the UDP. As the extended ground floor rear extension to 4.5 metres would be set significantly off the shared boundary, it is considered that the space can successfully accommodate the larger projection without giving rise to undue impact to surrounding neighbours. Given this, given the spacious rear amenity space to be retained as a result of the proposal and given permitted development rights including the Larger Homes Extension route, in this instance, the scale of the proposal can be considered acceptable.

The rear extension adjoining the side extension would have a projection of 3.5 metres and would be sympathetic to the existing two storey rear outrigger at the site. As such, the form and scale of the development is considered appropriate, pursuant to Policy DC1 of the UDP.

Materials:
Materials to be used have been listed within the proposed elevational drawings and application form as:
-Windows and doors: alumimum, colour anthracite
-Quoins: red brick to match existing
-Render: white render to match existing
-Brickwork: red brick to match existing
-Roof tiles: slate roof to match existing
-Skylight: Velux rooflight

The materials proposed would largely match the host property and is considered to create a sympathetic appearance. It is noted that windows and doors would be in anthracite alumimum colouration as it is noted on the plans all the fenestration would be amended to anthracite alumimum. Such works can be undertaken through the route of permitted development. Given this and given the property does not sit within a Conservation Area, the materials can be

accepted. Furthermore , it is not considered that the proposed arrangements would give rise to adverse impacts in visual terms to the adjoining conservation area.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Impact to the Listed Building- Didsbury Hotel (to the west side of Didsbury Park and opposite the applicant site)

The proposal affects the setting of a listed building. The building relates to the Grade II - Didsbury House Hotel sited to the west side of Didsbury Park, which sits opposite the applicant site. The listed building is heavily screened by soft landscaping and is sited on the other side of Didsbury Park (highway). The two properties are viewed as being sited in two different contexts. As existing, it is not easy to read the applicant site in conjunction with the listed building. The extension would read as a subservient feature and read as a residential extension. As such, the additional built form is not considered to adversely affect the setting of the listed building. The proposal is considered to be in accordance with Policy DC19.1 part D of the UDP.

Neighbour Comment

Local residents were consulted and one response was received. The local representative requested that if the application be approved, a swift nest brick planning condition to enhance for biodiversity should be attached to any approval granted.

Whilst a condition would be considered onerous, an informative to this effect would be attached to any approval granted.

Other Works on the Site

It is noted the plans show solar panels to be inserted on the roof light, works to the front amenity space and an outline for a proposed ASHP. Such works are not included within the description of development and are not considered within this application. An informative reminding the applicant that any permission only grants consent for the extension works would be added to any approval granted, for the avoidance of doubt.

Car Parking

Off street parking would still be available to the front of the applicant site and so no issues in relation to car parking are caused in this respect.

Bin Storage

The proposed site plan shows the provision of a 4no. bin store to be sited within the front amenity space. The agent supplied details of the proposed quadruple bin store from Rowlinson Garden Products. The supplied details would be conditioned within the decision notice of any approval granted.

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
The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner, a revised scheme has been supplied and appropriate conditions have been attached to the approval granted.

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:
-Householder Application for Planning Permission for works or extension to a dwelling, received by the City Council as Local Planning Authority on 26 August 2025.
-Drawing- Location Plan, received by the City Council as Local Planning Authority on 26 August 2025.

-Correspondence- Bin Store Details, received by the City Council as Local Planning Authority on 17 October 2025.
-Drawing- Proposed- Elevations, numbered 25.194.402 REV P7, received by the City Council as Local Planning Authority on 24 October 2025.
-Drawing- Proposed- Floor Plans, numbered 25.194.302 REV P7, received by the City Council as Local Planning Authority on 24 October 2025.
-Drawing- Proposed- Site Plan, numbered 25.194.203 REV P4, received by the City Council as Local Planning Authority on 24 October 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to 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:
-Windows and doors: alumimum, colour anthracite
-Quoins: red brick to match existing
-Render: white render to match existing
-Brickwork: red brick to match existing
-Roof tiles: slate roof to match existing
-Skylight: Velux rooflight

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.

4) The bin storage area shown on the approved plan ‘Proposed- Site Plan, numbered 25.194.203 REV P4’ received by the City Council as Local Planning Authority on 24 October 2025, and ‘Correspondence- Bin Store Details’, received by the City Council as Local Planning Authority on 17 October 2025, and shall be made available as part of the development and used for the storage of refuse. The bin storage area shall be retained for that purpose.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

5) The window in the first floor of the rear elevation of the development hereby approved 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 policies SP1 and DM1 of the Core Strategy.

6) 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 re-enacting that Order with or without modification), no windows, doors or other openings shall be installed in the ground or first floor of the southern elevation of the development hereby approved, without planning permission being granted by the Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

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.

2) The consent confers permission for the extension works to the side and rear of the property. This approval does not grant consent for any other works.

Appendix 1 – List of consultees & neighbours notified

Didsbury Civic Society

Didsbury House, Didsbury Park, Manchester, M20 5LJ
4 Didsbury Park, Manchester, M20 5LJ
3 Wingate Drive, Manchester, M20 2RT
1 Wingate Drive, Manchester, M20 2RT
819 Wilmslow Road, Manchester, M20 2SN
815 Wilmslow Road, Manchester, M20 2SN
821 Wilmslow Road, Manchester, M20 2SN
817 Wilmslow Road, Manchester, M20 2SN

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Didsbury St James Conservation Area 1970
Area Team Boundary - Name: SOUTH AREA