

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144854/FH/2026
Date registered valid: 2 January 2026
Proposal: Erection of single-storey rear and side extension.
Address: 125 Atwood Road, Manchester, M20 6JW
Ward(s): Didsbury East Ward

Applicant: Mr Jonathan Moister
Agent (if any): Mr Paul Cox, Paul Cox Design Limited
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 25th February 2026



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20 January 2026

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 8 January 2026 Expired: 29 January 2026

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 application site comprises a two-storey semi-detached dwelling located within the Didsbury East ward of Manchester. The property features a gable-fronted red-brick façade with a projecting brick bay, and decorative paving is present within the front garden. Access is taken from the side, where the main entrance is positioned, with a private garden located to the rear.

Boundary treatments consist of a low brick wall with coping stones and brick pillars to the front, and timber fencing along the side and rear boundaries. A detached garage is situated along the shared boundary with the ginnel to the side of the property, which provides a pedestrian route between Atwood Road and Willow Way.



Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

The area is residential in nature

Description of development

The applicant proposes to erect a single storey side and rear extension



Consultations & Notification Responses

Local residents, as per Appendix 1 - No objections have been received as a result of this application.

Policy and Issues

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance.

- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN19 - Waste Management
- o The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development

JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

Draft National Planning Policy Framework (December 2025) - The National Planning Policy Framework (NPPF) sets out the Governments' 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 planning 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 Nation 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.

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people

who may require particular adaptations to their homes. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History relating to 125 Atwood Road

There have been no previous planning applications relating to this site.

Residential amenity

The application would see the erection of a single-storey extension to the side and rear to form additional living accommodation.

The proposed extension would be set back from the front wall of the host dwelling significantly and would extend rearwards along the side elevation, with a gap to the shared boundary with ginnel. The extension would project beyond the rear wall of the host dwelling measuring 3.0m and would wrap around the property up to the shared boundary with the adjoining semi-detached property at No. 127 Atwood Road. The garage located along the shared boundary with the ginnel will be demolished.

The proposed extension would incorporate a hipped roof with five roof lights positioned on the rear roof slope and one roof light positioned on the side roof slope. Fenestration includes bi folding doors to the rear with two windows and a window to the front elevation; no windows are proposed along the side elevations.

In assessing the impact on neighbouring properties, consideration has been given to the existing additions to the adjoining properties on either side of the application site and therefore the proportions of the extension are considered acceptable. Taking into account the relationship with neighbouring properties, the overall footprint is not regarded as creating a bulky or disproportionate addition. As such, the extension is considered to be comfortably accommodated within the site.

The extension would be visible from the public highway and form part of the street scene, however, the overall character of the area would be retained. As such, the appearance of the extension is considered acceptable, and its impact on visual amenity is deemed negligible

In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

The size and footprint of the proposed extension not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extension is satisfactory and is considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposed development is considered to be in keeping with the character of the existing and surrounding properties. The use of similar materials which include brick and tile as specified in the application form, ensures visual consistency with the local context.

The level of detail in the design is typical for this type of structure and is not expected to have any adverse impact on residential amenity or the overall character of the area. On balance, the design and appearance of the proposal are deemed acceptable and in accordance with Core Strategy Policies DM1 and EN1.

Bins

Refuse storage would be positioned along the side of the property, set back from the frontage and screened from street views by a gate that provides access to the rear garden. This arrangement ensures that the bins are not visible from the public realm and represents an appropriate and unobtrusive solution. As such, the proposed refuse storage arrangements are considered acceptable and in accordance with Policy EN19 of the Core Strategy, which seeks to ensure that developments incorporate appropriate waste management provision.

Parking

Off street car parking for up to 2 spaces would be retained to the site and therefore it is considered that car parking arrangements are not affected by this proposal.

Conclusion

The proposal would be visible from the public highway and therefore would be a feature within the street scene, however, the character of the area is still retained. The proposal has been sited and designed to ensure that it is in keeping with the existing property and is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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

Positive and proactive working - 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.

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:

Received on 2nd January 2026 numbered 007 Proposed Ground and First Floor Plan

Received on 2nd January 2026 numbered 008 Proposed 2nd Floor and Roof Plan

Received on 2nd January 2026 numbered 009 Proposed Elevations

Received on 2nd January 2026 numbered 010 Proposed Section

Reason - To ensure that 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.

4) 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 [additional] windows, doors or other openings shall be installed in the side 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.

Appendix 1 – List of consultees & neighbours notified

32 Willow Way, Manchester, M20 6JS
90 Atwood Road, Manchester, M20 6JN
123 Atwood Road, Manchester, M20 6JW
30 Willow Way, Manchester, M20 6JS
92 Atwood Road, Manchester, M20 6JN
88 Atwood Road, Manchester, M20 6JN
86 Atwood Road, Manchester, M20 6JN
36 Willow Way, Manchester, M20 6JS
34 Willow Way, Manchester, M20 6JS
127 Atwood Road, Manchester, M20 6JW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA