

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145026/FH/2026

Date registered valid: 2 February 2026

Proposal: Installation of external render to property frontage, replacement doors and windows, replacement roof tiles/slates, installation of rear roof dormer and front roof windows, front canopy, single-storey rear and side extensions, and associated alterations.

Address: 26 Norview Drive, Manchester, M20 5QF

Ward(s): Didsbury East Ward

Applicant: Mr Keir & Mrs Nicole Jane Cragg

Agent (if any): Mr Steve Buckley, SMB Designs Cheshire Limited

Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23/03/2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 26/02/2026

Standard consultations:

Printed: 6 February 2026 Expired: 27 February 2026

Neighbour notifications

Printed: 6 February 2026 Expired: 27 February 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 relates to a two-storey detached class C3 residential dwelling on the corner of Norview Drive and Bankside Road. The property is finished in brick with wall hung tile at first floor, and benefits from a wrap around garden on three sides and a driveway for off street parking.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Norview Drive is a residential street in the Didsbury East Ward, consisting of semidetached and detached family dwellings. The site is in close proximity to green and blue amenity spaces with the river Mersey and Millgate fields in close proximity.

Description of development

The applicant is seeking permission for single storey side and rear extensions, rear roof dormer, canopy to the front and render to the front of the property.

Consultations & Notification Responses

Neighbours, as per appendix 1 – No comments or objections received.

MCC Flood Risk Management – No objection, advise PFR informative attached below.

Policy

The Manchester Core Strategy Development Plan Document 2012-2027 –

The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

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

Extant Unitary Development Plan (UDP)

The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

Places for Everyone

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 following policies are relevant:

- S1- Sustainable development

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):

- an economic objective
- a social objective and
- 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 and beautiful places.

The National Planning Policy Framework December 2025 (Draft)

The Government published a draft update to the National Planning Policy Framework (NPPF) in December 2025. While the draft has not yet been formally adopted, it is a material consideration and weight can be afforded to its policies. The following emerging policies from the draft NPPF are considered relevant to this application:

Chapter 3 – Decision-making policies

- DM1: Preparing development proposals

Chapter 4 – Achieving Sustainable Development

- S3: Presumption in favour of sustainable development

Chapter 12 – Making Effective Use of Land

Principle

The submitted application is for the erection of a single storey side and rear extensions, rear dormer to provide additional living accommodation as well as various elevation alterations. 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. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. 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.

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

Sitting, Scale and Mass

The proposed rear extension would project back by 5m and span the width of the property and proposed side extension at 8.78m. It would have a flat roof with a maximum height of 2.96m, leaving a gap of 0.87m to the boundary with the neighbouring property. The rear extension would have a similar projection and height as the existing rear outrigger, although it would extend across the width of the entire property.

The proposed side extension would project out to the side of the property by 2.8m to hold a garage, the roof would be hipped with an eaves height of 2.5m, where the side addition meets the rear addition there would be a parapet wall to bridge the hipped and flat roof sections. The side addition would extend closer to the boundary, at 0.22m, however it is noted the neighbour to this side has an existing flat roof garage extending up to the boundary.

The proposed dormer would be sited on the rear roof slope, spanning a width of 6.46m, set below the roof ridge by 0.23m and set in from the eaves by 0.43m. In terms of scale the dormer is within the scope of permitted development and itself alone does not require the benefit of planning consent.

The proposed canopy would be sited at the front of the property to create a front porch, it would be single pitched with a maximum height of 3.37m, sloping down to 2.26m at the eaves. It would project forward of the existing porch 0.95m, with a width of 2.5m. The overall scale of the canopy is acceptable and would not result in a bulky or overbearing addition to the front of the property.

Overall, although the rear addition is large, the use of a flat roof and relatively low eaves heights coupled with the large amount of space surrounding the detached property ensures the additions are subservient to the host property. The proposed addition is therefore deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Visual Amenity

The proposed extensions to the side and the rear would be finished in brickwork to match, with the side extension having a hipped roof with matching roof tile and the rear addition having a flat roof. Both the side and rear additions would be visible from the street scene due to the corner plot of the site, however the impact on the street scene is considered to be minor, given the precedence for extensions in this local and the use of match materials ensuring the extension blend with the host property.

The proposed dormer is to be finished in wall hung tiles to match the existing roof, it is within the scale and materiality to be permitted development alone, in addition to this there is a precedence for dormer in this locale. The dormers impact on visual amenity is therefore considered to be minor.

The proposed elevation changes include replacing the existing hung wall tiles on the first-floor front elevation with painted render, updating the windows and doors, installing skylights on the front roof slope, and adding a new window on the ground-floor side elevation. These alterations, including the formation of new window openings, can be carried out under permitted development and therefore do not require planning consent.

The proposed render will be painted black/anthracite, providing a darker finish than the surrounding brickwork, similar in tone to the existing wall-hung tiles. Several properties of the same housing stock in the area have already painted or rendered their front-elevation wall tiles, resulting in a street scene with a varied mix of colours and materials rather than a uniform appearance. As such, the introduction of painted render on the front elevation would not result in any significant harm to the street scene or the visual amenity of the area.

The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Residential Amenity

The proposed single storey rear extension would project back by 5m and extend up to 0.87m within the shared boundary, whilst the garage section of the side extension would come within 0.22m of the shared boundary with no.24. Given that the applicant property sits to the south of no.24, it is anticipated that there would be a degree of overshadowing at dusk and dawn caused by the rear and side extensions. However, given the properties are detached, and that no.24 is set in from the shared boundary by around 2m, the levels of overshadowing on habitable room windows is considered to be within acceptable levels.

In terms of overlooking, the proposed side extension would include a garage door on the front elevation, the side elevation would feature one window for the W/C, this is set in from the boundary by 0.87m and conditioned to be obscurely glazed. The rear extension would feature a

door and two windows on the rear elevation, while the side elevation facing Bankside Road would incorporate a glazed bifold door and an additional window within the main house wall. The rear dormer would contain two rear-facing windows along with two skylights on the front roof slope.

Given the property's corner position, the ground-floor side-facing openings are not expected to result in overlooking or privacy concerns. Additionally, as the dormer is set in from the eaves, the rear-facing dormer windows are not anticipated to create any greater level of overlooking than the existing first-floor windows.

In addition, no objections from neighbouring residents were received in response to this application.

The proposal therefore accords with policy DC1 of the UDP, and policies SP1 and DM1 of the Core Strategy.

Parking

Hardstanding to the front of the property would be retained, with the proposed side extension featuring a garage for additional storage.

Waste Storage

The current waste storage arrangements would remain unchanged.

Conclusion

Given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1. 3-year time limit:

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. Specified plans:

The development hereby approved shall be carried out in accordance with the following drawings and documents:

- a. Drawing – Proposed GF Plan – 02 February 2026 – Ref: XX2-2025
- b. Drawing – First and Second Floor Plans – 02 February 2026 – Ref: XX3-2025
- c. Drawing – Front and Right Side Elevations – 02 February 2026 – Ref: XX4-2025
- d. Drawing – Rear and Left Side Elevation – 02 February 2026 – Ref: XX5-2025

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Materials:

The materials used in the walls, roof or other element of any exterior work of the development hereby approved shall be similar in appearance to the materials used in the majority of the equivalent element of 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. Additional Glazing:

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 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.

5. Obscure Glazing:

The window(s) in the ground floor of the right side elevation (as shown on drawing ref: XX4/2025) 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.

Informative:

The applicant is advised to incorporate Property Flood Resilience (PFR) measures to a minimum of 150mm above the surface water flood level or a minimum of 600mm above the fluvial flood level.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

24 Norview Drive, Manchester, M20 5QF
54 Bankside Road, Manchester, M20 5GD
35 Bankside Road, Manchester, M20 5QE
33 Bankside Road, Manchester, M20 5QE
31 Bankside Road, Manchester, M20 5QE
29 Bankside Road, Manchester, M20 5QE
60 Bankside Road, Manchester, M20 5GD
58 Bankside Road, Manchester, M20 5GD
56 Bankside Road, Manchester, M20 5GD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA