MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no.	144346/FH/2025
Date registered valid:	10 December 2025
Proposal:	Erection of a part single/part two storey side extension and associated works to roof to form additional living accommodation, following demolition of existing garage and outbuilding.
Address:	22 Sussex Avenue, Manchester, M20 6AQ
Ward(s):	Didsbury East Ward
Applicant:	Mr & Mrs S McGuigan
Agent (if any):	Mr Simon Miles, S R Miles Ltd
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **11 Feb 2026**

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18 December 2025

Standard consultations: Printed: 16 December 2025 Expired: 9 January 2026

Neighbour notifications: Printed: 16 December 2025 Expired: 9 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The proposal relates to a two-storey detached dwelling house on Sussex Avenue. The property features a two-storey front outrigger with a detached garage and outbuilding to the side with garden to the rear and hardstanding to the front for off street vehicle parking.

Description of area

The property is in a mostly residential area of the Didsbury East ward of Manchester. Fog Lane Park is to the North and eastern boundary.

Description of development

Erection of a part single/part two storey side extension and associated works to roof to form additional living accommodation, following demolition of existing garage and outbuilding.

Ground floor extension

The ground floor of the proposed side extension projects 2860mm from the existing side elevation and runs 11000mm from a 250mm set back to the forward outrigger elevation to meet the rear elevation of the property.

First floor extension

The first floor of the proposed side extension projects the same 2860mm but runs 9600mm from a 1700mm set back to the forward outrigger elevation. The extension is finished in matching brick and render (including brick detail)/

Associated works to roof

The main roof works are to add the side extension into the main roof. To do this the roof height is raised by 1050mm to maintain the same hipped roof pitch. The roof would be finished in matching tile.

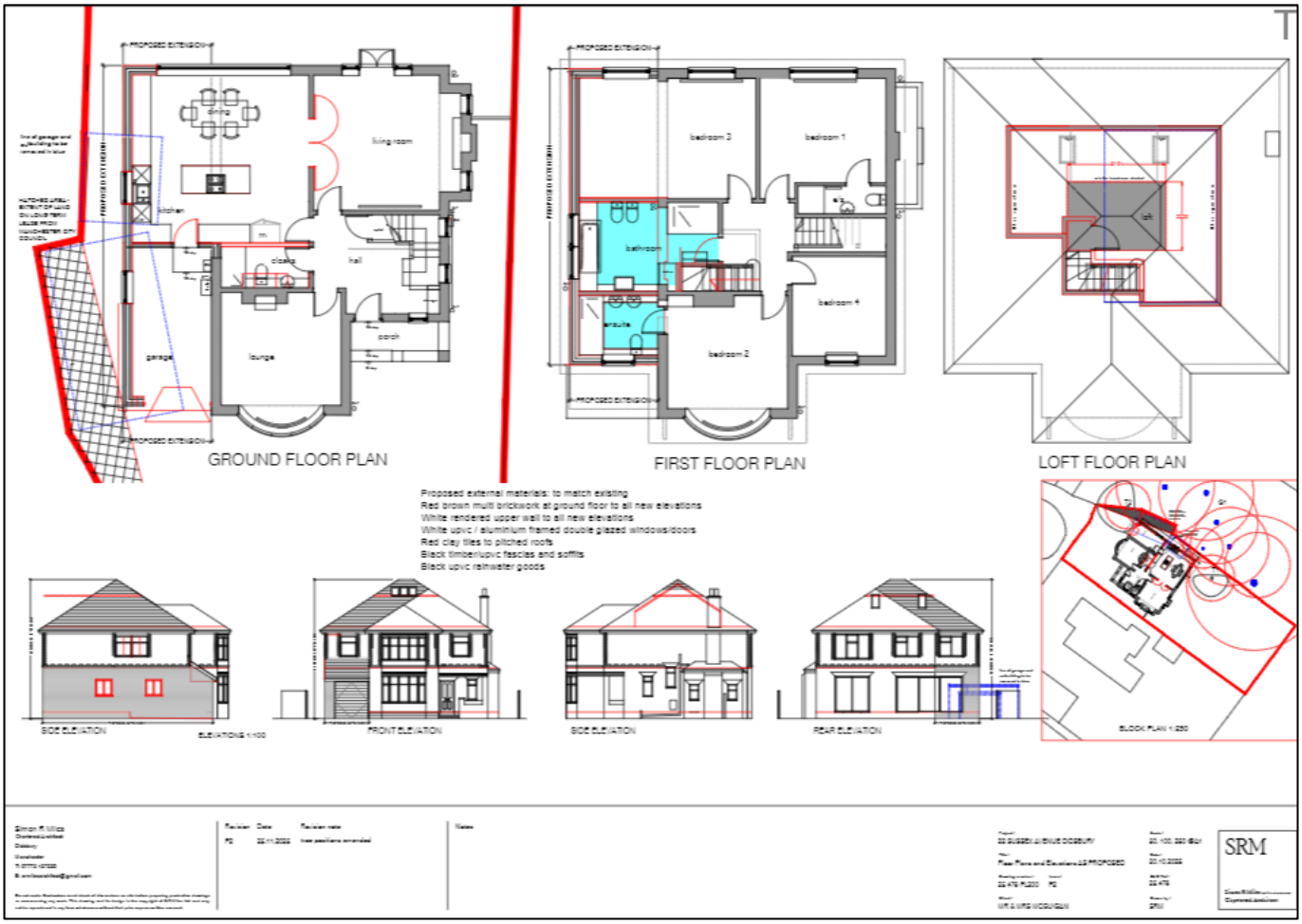

Figure 1. Proposed plans and elevations

PLANNING HISTORY

There is no planning history at the address.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester City Council Arboriculture Officer

Manchester City Council's Arboriculture Officer was consulted on the application. Having reviewed the submitted Arboricultural Impact Assessment (AIA), the Officer is satisfied that the trees on site can be successfully retained, subject to the use of hand-dig methods within the Root Protection Areas (RPAs) of the affected trees. The proposed encroachment into the RPAs falls well within the accepted 20% tolerance, and therefore no objection is raised to the proposed extension.

The Officer has advised that, where feasible, a pile-and-beam foundation system should be used instead of traditional strip foundations to further minimise impacts on the RPAs.

In respect of the lateral branch pruning required to ensure adequate clearance for the development, a condition is requested requiring that any pruning works be carried out by a suitably qualified professional and in accordance with BS 3998 (Tree Work – Recommendations). The applicant is not permitted to cut lateral branches beyond the boundary.

Manchester City Council Parks and Events Team

Manchester City Council Environmental Health were consulted on this application due to the shared boundary with Fog Lane. No response was received.

Notifications

Local Residents
1no neutral comment received regarding:

- Advocating for the installation of a Swift Brick

NEGOTIATIONS

Issues have arisen in the consultation phase which required negotiations in positive and proactive manner.

- The proposed scheme would raise the main ridge height of the dwelling and would appear incongruous and would not maintain the general scale and rhythm of the street scene.
- Some amendments were required to the submitted AIA to satisfy the Arboriculture officers recommendations.

Updated proposed development

- The updated scheme maintains the existing ridge height with the side extension hipped into the main roof.
- An updated AIA and a new method statement provided.

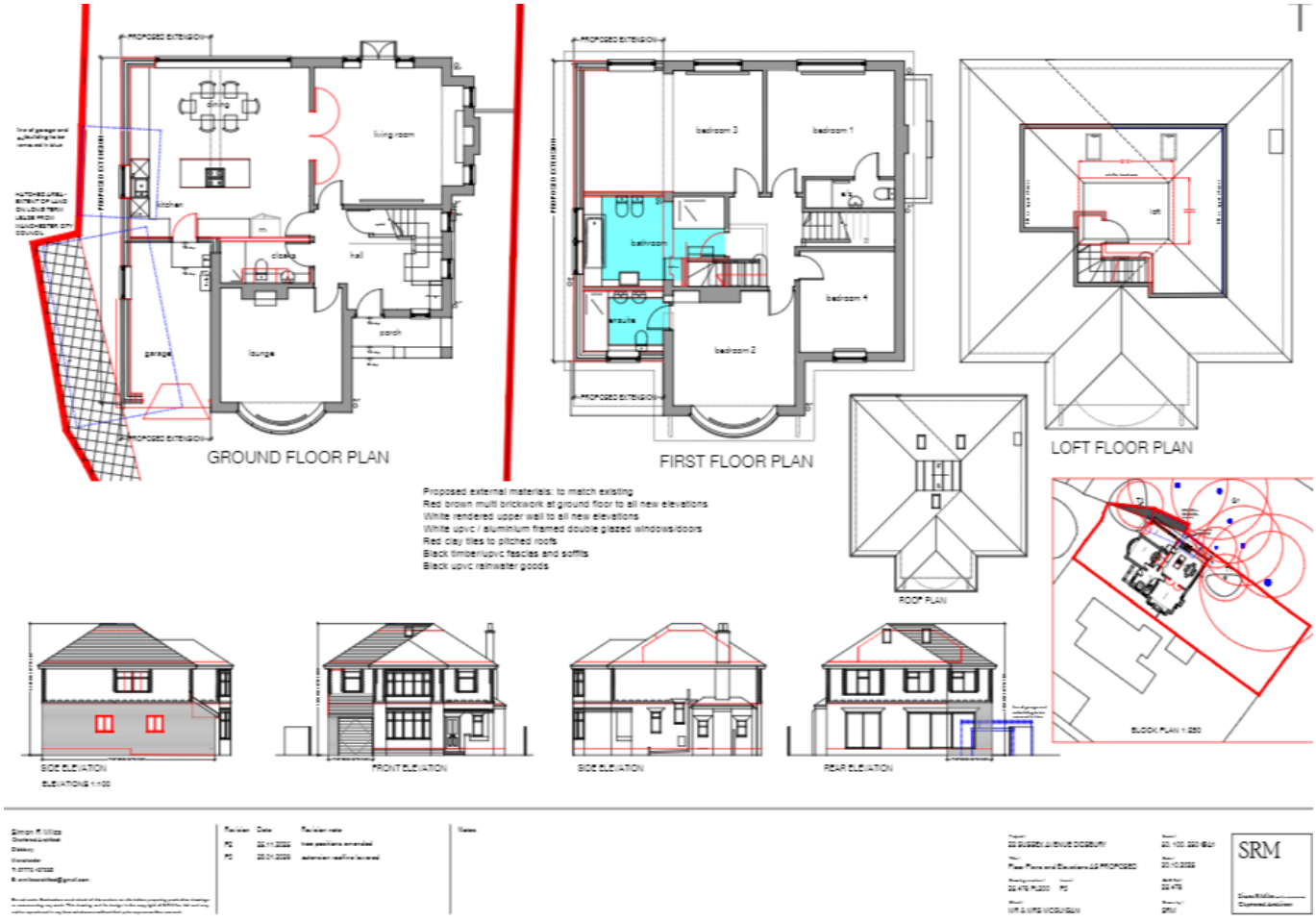

Figure 2. Updated plans and elevations

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Consultations

Manchester City Council Arboriculture Officer
A response to the updated AIA was not received.

RELEVANT POLICIES

Decisions on planning applications must be made in accordance with the statutory development plan unless material considerations indicate otherwise, as required by Section 38(6) of the Planning and Compulsory Purchase Act 2004.

The development plan for Manchester comprises the adopted Core Strategy (2012–2027), saved policies of the Unitary Development Plan (UDP), and the Places for Everyone Joint Development Plan Document (2022–2039). These documents are considered up to date and carry substantial weight in decision-making.
National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

Where applicable, the Council must give special regard to preserving the character of conservation areas and the setting of listed buildings, in line with statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The policies referenced in this report are those considered most relevant to the nature, scale and location of the proposed development as follows:

- The Manchester Core Strategy Development Plan Document 2012-2027
    - Development Management and Planning Obligations
        - DM 1 - Development Management
    - Objective 1 - Spatial Principles
        - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
    - Objective 6 Environment
        - EN 1 - Design Principles and Strategic Character Areas
        - EN 9 – Green Infrastructure
        - EN 10 - Safeguarding Open Space, Sport, and Recreation Facilities
        - EN 19 – Waste
- Guide to development in Manchester - supplementary planning document and planning guidance, April 2007

- Extant Unitary Development Plan (UDP) –
    - Citywide Development Control Policies
        - DC1 - Residential extensions
        - DC26 - Development and Noise
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
    - Strategy
        - JP-Strat9: Southern Areas
    - Sustainable and Resilient Places
        - JP-S1: Sustainable Development
    - Greener Places
        - JP-G6: Urban Green Space
        - JP-G7: Trees and Woodland
    - Places for People
        - JP-P1 Sustainable Places
- The National Planning Policy Framework (The NPPF) –
    - Section 2 - Achieving sustainable development
    - Section 4 – Decision-making
    - Section 12 – Achieving well-designed places
    - Section 15 - Conserving and enhancing the natural environment

ASSESSMENT

Principle of development

Many people prefer to extend their existing homes rather than move, and the planning system needs to accommodate this demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The Council is not generally in favour of dealing with this issue by laying down firm rules about home extensions with each case looked at on its individual merits, having regard to a range of criteria.

In this case the principle of the development is acceptable.

As stated in Policy DM 1 of the Manchester Core Strategy, all development should have regard to the following specific issues:

Appropriate siting, layout, scale, form, massing, materials, and detail

The proposed extension is designed to reflect the style and appearance of the existing dwelling, incorporating matching brick, render and roof tiles, along with window fenestrations consistent with the host property. The extension remains subservient to the original dwelling through its use of matching materials and sympathetic design detailing.

A gap of 3.9m is retained to the shared boundary, which helps maintain the detached character of the property and avoids any perception of terracing, particularly given the site's position adjacent to the open park side. The location of the extension means that the additional massing faces towards Fog Lane Park, resulting in minimal visual impact on neighbouring occupiers. The extension is largely screened from the immediate neighbour at No. 20 and therefore does not result in unacceptable over-dominance or an overbearing relationship.

Due to its size, siting and relationship with surrounding properties, the proposal would respect the character of the area and would not give rise to any adverse impacts on visual or residential amenity.

Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

The proposed works would be partially visible from the street. However, given the position of the extension on the park-side elevation and its setback from the end of the road, together with the use of matching materials, the development would not unduly affect the character of the streetscene. The proposal integrates well with the existing dwelling and maintains the varied roofscape and building forms that characterise Sussex Avenue.

The scale and massing of the extension are comparable to other similar developments in the locality, including a new build property approved at No5e and would not therefore disrupt the established pattern of development or the area's existing features. The proposal is considered to respect the prevailing character of the surrounding area

Effects on amenity

Privacy

The proposal includes new glazing to the front and rear elevations; however, these windows correspond to existing window locations and therefore do not introduce any materially greater overlooking or loss of privacy.

The new side-facing first-floor windows are required to be obscure-glazed and top-opening only, in order to prevent overlooking of neighbouring properties. As these serve a bathroom, the requirement is not unreasonable for the applicant. This has been secured by condition.

Light

Given the position of the extension on the park-side elevation, and the fact that it sits entirely within the existing side envelope of the building, the proposal would not result in an unacceptable reduction of

daylight or sunlight to neighbouring occupiers. This accords with your draft assessment that the impact on light is acceptable.

Noise
The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
The proposal does not change how people can get in and out of the building.

Adequacy of internal accommodation and external amenity space.
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.

Refuse storage and collection.
The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site and maintains external access to the rear of the property.

Vehicular access and car parking
The proposal doesn't change how vehicles access and park at the property.

Effects relating to biodiversity, landscape, archaeological or built heritage

Biodiversity
The inclusion of swift bricks has been considered in light of a public comment received. While their use is encouraged, it is not a statutory requirement, and no specific local policy mandates their provision. Given the scale and nature of the development, and in the absence of a clear policy basis for enforcement, it is not considered reasonable to impose a condition requiring swift bricks in this instance, however it is recommended the applicant incorporate the feature within the development.

Green Infrastructure including open space, both public and private
The property retains a good amount of private garden space after the extension, and the development does not affect any public open space.

The Arboriculture Officer reviewed the submitted Arboricultural Impact Assessment and confirmed that the trees on site can be retained, provided hand-dig methods are used within the Root Protection Areas. The level of encroachment is well within the accepted 20% tolerance, so no objection is raised. The Officer also advises that a pile-and-beam foundation should be used where possible to further reduce impacts, and that any necessary branch pruning must be carried out by a qualified professional in line with BS 3998, with no works permitted beyond the site boundary. The updated AIA and method statement now confirm the use of a pile-and-beam foundation and compliance with BS 3998, and a condition has been added to secure this.

The works take place entirely within the curtilage of the property and do not affect Fog Lane Park.

Flood risk and drainage.
The site is not located in a flood risk area and therefore does not require a flood statement or assessment. The proposal has a negligible impact on drainage using the existing drainage on site.

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.

PLANNING BALANCE & CONCLUSION

Taking all material considerations into account, the proposed extension is acceptable in principle and in detail. It has been designed to sit comfortably within the character of the host property and wider street, and would not result in any unreasonable impacts on neighbouring amenity. Technical matters, including tree protection and construction methods, can be managed through the recommended conditions. On balance, the scheme represents a proportionate and sustainable form of home improvement, and the benefits of providing additional living accommodation outweigh any limited impacts. Approval is therefore recommended.

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. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-year time limit

The development must be begun not later than three years beginning with the date of this permission.

Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Specified plans

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

a. Drawing - Location Plan 23 Oct 2025 THE LOCATION PLAN
b. Drawing - Proposed 28 Jan 2026 25 476 PL200 P3 PLANS AND ELEVATIONS

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Materials to match

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. Arboriculture

The development shall be carried out strictly in accordance with the approved AIA and method statement

a. Tree survey or information 03 Feb 2026 REV A ARBORICULTURAL IMPLICATIONS ASSESSMENT
b. Tree survey or information 03 Feb 2026 REV A ARBORICULTURAL METHOD STATEMENT

Reason - To ensure the protection and long-term health of trees during construction, to minimise impacts on their Root Protection Areas, and to secure appropriate arboricultural standards, in accordance with Core Strategy Policies EN9 and DM1, and the National Planning Policy Framework.

5. OBSCURE GLAZING AND TOP OPENING WINDOW

The window(s) in the first floor of the side 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. Any parts of the window that can be opened must be more than 1.7 metres above the floor of the room in which the window is installed.

Reason - In order to protect the amenity of neighbouring residents and in accordance with policies SP1 and DM1 of the Core Strategy.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Neighbourhood Team Leader (Arboriculture)

Parks & Events

7 Sussex Avenue, Manchester, M20 6AQ

20 Sussex Avenue, Manchester, M20 6AQ

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) -

Area Team Boundary - Name: SOUTH AREA