

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144316/FH/2025
Date registered valid: 31 October 2025
Proposal: Erection of single storey side and rear extension following demolition of existing single storey conservatory and outrigger.
Address: 18 Mellington Avenue, Manchester, M20 5NJ
Ward(s): Didsbury East Ward

Applicant: Brin And Ella Gleeson
Agent (if any): Mr Simon Miles, S R Miles Ltd
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 18 December 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 25 November 2025

Standard consultations:

Printed: 12 November 2025

Expired: 3 December 2025

Neighbour notifications

Printed: 12 November 2025

Expired: 3 December 2025

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 property that is the subject of this householder application relates to a two- storey semi-detached property in the Didsbury East ward of Manchester. It is of a brick construction with a render finish to the first- floor frontage and bay windows to the ground and first floors. The property is located on a good- sized plot at the junction of Mellington Avenue and Broughville Drive. With gardens situated to the front, side and rear of the property. There are currently a single storey conservatory and a single storey outrigger to the rear of the property.

The site is bounded by a low brick wall with timber panelled fence on top to the Broughville Drive (side) elevation, and a low brick wall to the front. Pedestrian access is taken from the front on Mellington Avenue, and into the rear garden area from Broughville Drive. There is no in curtilage parking with the property, however there is a dedicated disabled parking bay to the Mellington Avenue frontage.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature with properties of a similar age and style to the property identified as 18 Mellington Avenue.

Description of development

The proposal is for the erection of a single storey side and rear wrap around extension following the demolition of the existing rear conservatory and outrigger. The additional accommodation created would be in the form of an open plan kitchen diner, utility room and a study. The materials proposed would match those of the existing property, with a contemporary approach with the fenestration in a charcoal grey Upvc.

Consultations & Notification Responses

Local residents were informed- no representations have been received.

Highways - no objections but suggested that a secure cycle space be installed.

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, in particular policy 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.
- 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 EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

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. Policy JP-P1: Sustainable Places are of relevance.

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

The City 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.

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 creating additional residential accommodation on established residential properties 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 to indicate otherwise. 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 18 Mellington Avenue

There is one previous application relating to this site as follows:

Planning reference number: 138792/FH/2023 - Erection of a single storey rear extension following demolition of existing single storey conservatory, outrigger, and detached garage - This application was approved on 15.02.2024

The applicant is seeking planning permission for the erection of a single storey wrap around side and rear extension following the demolition of the existing single storey conservatory and outrigger.

Following demolition of the existing single storey rear extension, the proposed extension would project from the original rear wall measuring 4.5m extending across the rear and in line with the side wall of the property. Bi folding doors are proposed on the rear elevation with a window proposed on the side elevation facing the road, however, given the existing boundary treatment together with the gap retained to the site boundary there would be no overlooking or loss of privacy; no window is proposed on the side elevation facing the adjoining semi- detached property. The roof would be flat with the inclusion of a large roof light.

It is not anticipated that the introduction of a single storey extension in this location would provide any undue harm on the occupiers of properties either side of the application site, especially given that the adjoining semi- detached property already has a projection on the rear wall of its property. Although the extension projects further than contained within policy DC1, there have been no objections to the proposal and should the applicant build a single storey extension under the Larger Homes scheme limitation, in the same materials, this would be allowed to be built under permitted development subject to retaining the projection at 5.0m.

It is felt that the proposal can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

Overall, given the height, projection and relationship to adjacent properties, it is considered that the proportions of the extensions are acceptable. The footprint is not considered to create a bulky or disproportionate scaled addition to the property and therefore the development 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 is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is removing built form from the site and replacing it with a contemporary extension. The proposed extension is not dissimilar to other properties that have had the benefit of this style of extension within the area. 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 extensions are satisfactory and are 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 proposal would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials, it is intended to use matching brick as specified in the application form with grey single ply for the flat roof. The design of the extension has been

tailored to fit the shape of the existing property/plot and respects the relationship with the neighbouring property at the side and rear. The design is considered acceptable, and typical of this type of structure.

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.

Disabled access

Is not impacted by the proposal.

Waste Management

Is not impacted by the proposal. There is sufficient space for the bins to be stored within the rear garden and brought kerb side on collection day which accords with policy EN19 of the Core Strategy.

Parking

Car parking would be unaffected by the proposal.

Conclusion

The proposal has been sited and designed to ensure that it is subservient to the original dwelling house and the proposal 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

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. The application has been determined in accordance with both local and national policies, and appropriate conditions have been attached.

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:

Location Plan uploaded 20th October 2025.

23408-PL 300 Proposed Floor Plans and Elevations uploaded 20th 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 Core Strategy.

3) 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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Highway Services

1 Broughville Drive, Manchester, M20 5WH
8 Broughville Drive, Manchester, M20 5WH
24 Mellington Avenue, Manchester, M20 5NJ
2 Broughville Drive, Manchester, M20 5WH
31 Mellington Avenue, Manchester, M20 5WE
25 Mellington Avenue, Manchester, M20 5WE
35 Mellington Avenue, Manchester, M20 5WE
33 Mellington Avenue, Manchester, M20 5WE
29 Mellington Avenue, Manchester, M20 5WE
27 Mellington Avenue, Manchester, M20 5WE
6 Broughville Drive, Manchester, M20 5WH
4 Broughville Drive, Manchester, M20 5WH
3 Broughville Drive, Manchester, M20 5WH
22 Mellington Avenue, Manchester, M20 5NJ
20 Mellington Avenue, Manchester, M20 5NJ
16 Mellington Avenue, Manchester, M20 5NJ
14 Mellington Avenue, Manchester, M20 5NJ

Appendix 2 – Planning constraints

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