

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144761/FH/2025

Date registered valid: 7 January 2026

Proposal: Erection of a part-single / part-two storey rear extension following the demolition of the existing single storey outrigger with elevational alterations

Address: 18 South Drive, Manchester, M21 8DY

Ward(s): Chorlton Ward

Applicant: Mr Kaval Patel

Agent (if any): Mr Joe Jennings, ExtensionsNW Ltd

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 3rd March 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20 January 2026

Standard consultations: Printed: 13 January 2026 Expired: 3 February 2026

Neighbour notifications: Printed: 13 January 2026 Expired: 3 February 2026

Site notice: Posted: 20 January 2026 Expired: 10 February 2026

Press advert: Published: 20 January 2026 Expired: 10 February 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

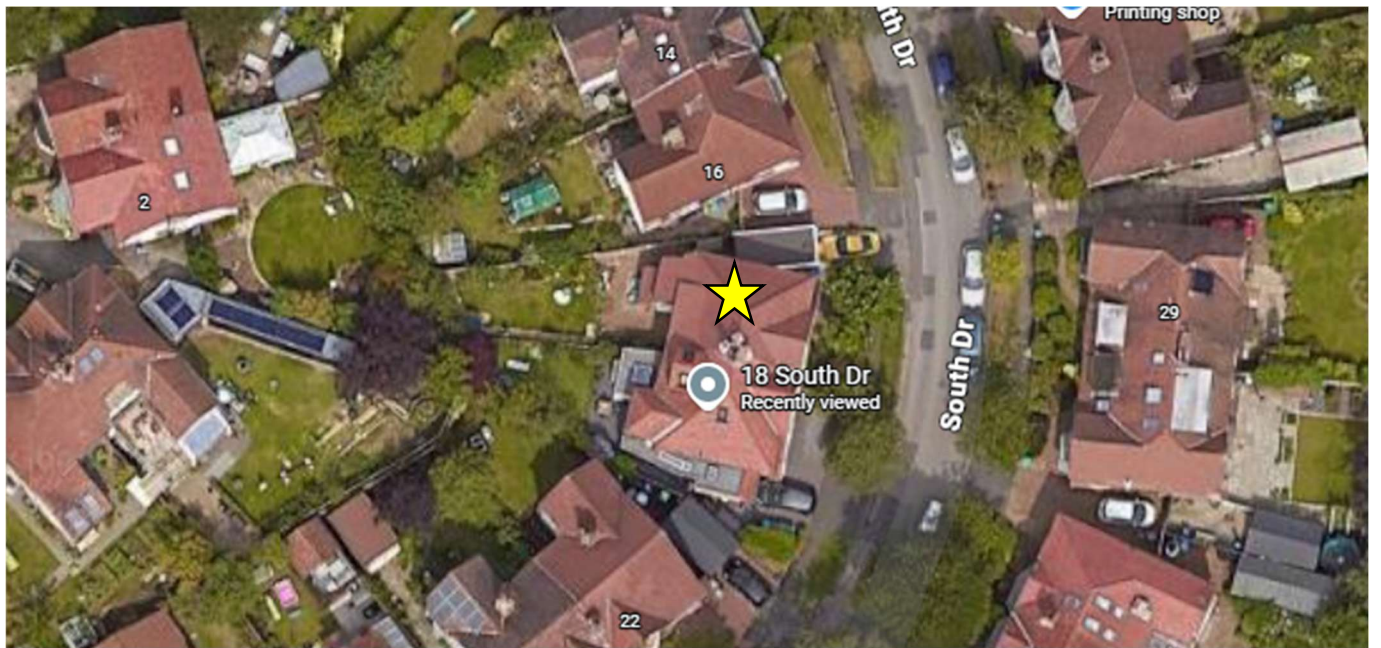
Listed building: Not applicable

Conservation area: Chorltonville Conservation Area 1992

Tree Preservation Order: No specific TPOs, though trees in Conservation Area are protected

The semi-detached dwelling is on the western side of South Drive which is a curved highway east of Southgate in the Chorltonville Conservation Area (designated 1991). There are some views of the rear elevation glimpsed between dwellings at The Thorns. Views within Conservation Areas are material in the assessment of applications affecting heritage assets.

The dwelling (and no.20 adjoining) is one of 15 house types in the conservation area designed in an Arts and Crafts Movement style by Albert Cuneo, opening in 1911. There is an emphasis on the quality of design and materials, interesting and artistic architectural detailing, and the whole estate having a strong visual interest with symmetrical pairs of semi's laid out on Garden Village principles, including two village greens. These elements and the relatively intact nature of the estate lend special interest to the significance of the conservation area which still has a semi-rural character as originally intended.





Description of development

The applicant is seeking planning permission for the “Erection of a part-single / part-two storey rear extension following the demolition of the existing single storey outrigger with elevational alterations”.

Planning history

No relevant history.

Consultations & Notification Responses

Local residents, as per appendix 1:

- To provide enhancement for biodiversity, a minimum of one Swift nest brick should be included in the proposal.

Chorltonville Owners Committee – no response received.

Chorlton Civic Society – no response received.

Policies

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

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions
- Policy DC18 – Conservation Areas

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy EN19 – Waste

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
- Policy JP-P2: Heritage
- Policy JP-S1: Sustainable Development

The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 - Conserving and Enhancing the Historic Environment

Draft National Planning Policy Framework (NPPF, 2025) - The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

- Chapter 4 – Achieving Sustainable Development
 - Policy S3: Presumption in favour of sustainable development
- Chapter 14 – Achieving Well-Designed Places
 - Policy DP3: Key principles for well-designed places
- Chapter 20 – Conserving and Enhancing the Historic Environment
 - Policy HE4: Securing the conservation and enhancement of heritage assets
 - Policy HE5: Assessing effects on heritage assets
 - Policy HE6: Proposals affecting designated heritage assets
 - Policy HE9: Conservation Areas



Submitted amended proposed plans and elevations

Issues

Principle – the principle of the proposal, to erect a part-single / part-two storey rear extension following the demolition of the existing single storey outrigger with elevational alterations, is acceptable. Notwithstanding this, consideration must be given to the proposal's siting, scale, and massing, appearance, impact upon visual and residential amenity, the Chorltonville conservation area, waste, and parking, amongst other matters.

Siting, scale, and massing – the extension would be sited at the back of the property, replacing the existing outrigger. At ground floor level, it would project 1.645m rearwards from the host dwellinghouse, with a width of 6.67m, a pitched roof height of 3.797m, and an eaves height of 2.484m. It would be set approximately 0.15m away from the boundary shared with the adjoining semi and would maintain a 0.914m gap to the boundary shared with No.16. At first floor level, the extension would project 1.645m rearwards from the host dwellinghouse with a width of 3.625m, a hipped roof height of 7.159m (set 3.257m below the existing ridge) with an eaves height of 5.295m (to match the existing). An approximate gap of 3.198m would be maintained to the boundary shared with the adjoining semi, with a 0.914m gap maintained to the boundary shared with No.16.

The overall siting, scale, and massing of the proposal is considered to be acceptable. The 1.645m rearward projection of the extension would not exceed the limit specified within saved

policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m). Further to this, the extension is considered to be visually subservient to the host dwellinghouse in terms of its dimensions on account of its reduced ridge height and subordinate width and length, and, as such, would avoid resulting in an excessively large or bulky addition to the property, nor would it introduce an overbearing feature into the area. Sufficient private amenity space would be retained to the rear.

Appearance and visual amenity – the submitted application form states that the extension would be constructed using brickwork and render to match the existing dwelling, with a slate roof and PVC windows and doors also to match. However, the submitted elevations show the northeastern side elevation finished in smooth render, with the rear and southwestern elevations finished in matching brickwork and roof tiles. During the case officer's site visit, it was noted that the existing property features textured white render to the front and side (rather than smooth, as incorrectly annotated on the drawings), brickwork to the rear, and red roof tiles. To ensure clarity and consistency in the appearance of the extended dwelling, a condition has been imposed requiring all external materials to be similar in appearance to the existing building in terms of type, size, colour, and texture. This will ensure the extension integrates appropriately with the host property and does not result in an unacceptable impact on the visual amenity of the area.

In terms of its elevational features, at ground floor level, the extension would feature blank side elevations and two windows and a set of doors to the rear. At first-floor level it would feature blank side elevations and one window to the rear. Its rear facing roof slope (at ground floor level) would feature one rooflight, whilst its first floor roof slopes would be blank.

With the above safeguards in place regarding the materiality of the extension, the proposal is considered to be relatively standard in terms of its design for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale, with a comparable extension evident at the adjoining semi (i.e., No.20 South Drive). Moreover, sited at the rear of the property, the proposal would not be highly visible within the street scene. Further to this, its use of matching materials (secured by condition) should provide a blended appearance and cohesive relationship with the host dwellinghouse, ensuring that the extension does not form an overly prominent visual feature. Hence, the proposal is not anticipated to result in any significant adverse impact upon the character of the application property or the wider area.

Impact upon the Chorltonville Conservation Area – the proposal is not considered to have an unduly harmful impact upon the character, appearance, and significance of the Chorltonville Conservation Area. Its siting to the rear of the property, away from the public highway and footpath, would ensure that it does not form an overly prominent or visually intrusive feature within this locale. Further to this, its use of matching materials (secured by condition) should provide a blended appearance and cohesive relationship with the host dwellinghouse, further ensuring the proposal's visual integration with its surrounding context.

In accordance with paragraph 215 of the National Planning Policy Framework, where a development proposal leads to less than substantial harm to the significance of a designated heritage asset, this harm must be weighed against the public benefits of the proposal. In this instance, any limited harm arising from the works would be outweighed by the benefits of providing improved and enlarged living accommodation for the occupiers, thereby enhancing the property's functional and long-term use.

It should also be noted that the proposal would not affect the defining characteristics of the conservation area which include the prevailing appearance of surrounding dwellinghouses, the

established street layout, the distinctive tree-lined streets, and the verdant, leafy character, all of which would remain largely unchanged.

Residential amenity – the proposed extension would be positioned to the north of No.20 South Drive with an approximate gap of 0.15m maintained to the shared boundary at ground floor level and a 3.198m gap maintained at first floor level. Given this relationship with the adjoining semi-detached property, and taking into account the separation distances maintained, the development is not considered to give rise to an unduly harmful impact on the residential amenity of these neighbouring occupiers. In particular, it is not expected to result in unacceptable levels of overshadowing, loss of outlook, or loss of daylight.

Moreover, whilst the extension would be sited to the south of No.16 South Drive and would therefore have a greater potential to affect the amenity of these occupiers, the degree of impact is not considered to be significant or harmful enough to justify refusal of the application. This is on the basis that the proposed extension would not project substantially beyond the existing outrigger of the application property, nor beyond the rear outrigger of No.16. Further to this, the extension's modest rearward projection of 1.645m, combined with its reduced ridge height, and hipped roof design would further soften its perceived scale and massing, thereby mitigating potential impacts. For these reasons, it is not considered to result in an unduly harmful impact upon the residential amenity of these occupiers, in terms of overshadowing, loss of outlook, or loss of light.

In terms of privacy, the proposed rear-facing windows would be located approximately 18m from the rear boundary of the plot and around 25m from the opposing properties on The Thorns. These distances are sufficient to safeguard against overlooking and loss of privacy. Furthermore, as the extension would not include any side-facing windows, no additional overlooking towards neighbouring dwellings is anticipated.

Waste – the current waste storage and management arrangements would be unaffected by the proposal.

Parking – the parking arrangements would be unaffected by the proposal.

Trees – the submitted application form indicates that no trees or hedges would be affected by the proposal. This was verified during the case officer's site visit, during which no trees were observed within the vicinity of the proposed extension.

Biodiversity - it is acknowledged that concerns were received regarding the potential inclusion of a swift brick within the proposed development. However, imposing such a requirement is considered to be onerous and disproportionate given the nature and scale of the proposal, which comprises a householder extension rather than the creation of a new dwellinghouse. Furthermore, there is currently no adopted policy within Manchester City Council's planning framework that mandates the inclusion of swift bricks in householder extensions. As such, while ecological enhancements are encouraged where appropriate, it is not considered reasonable to require this measure in this instance.

Other matters – the proposal also includes the following elevational alterations:

- Infilling of a ground floor door and window in the northeast side elevation of the host dwelling with materials to match.
- Replacement of a ground floor window in the northeast side elevation of the host dwelling with a double-glazed counterpart.
- Installation of two rooflights in the northeast roof slope of the host dwelling.

These alterations are considered acceptable given their minimal impact upon the visual and residential amenity of the area.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework (2024).

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. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) Specified plans:

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

Proposed plans and elevations shown on the drawing titled 'Extension and Loft Conversion', numbered '3553-02', received by the City Council as Local Planning Authority on 2nd March 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

3) Materials:

Notwithstanding the details included within the documents listed under condition no.2, the materials used in the external surfaces of the development hereby approved shall be as follows:

- Walls (northeastern elevation): Render similar in appearance to the existing building in terms of type, size, colour and texture.
- Walls (rear and southwestern elevations): Brickwork similar in appearance to the existing building in terms of type, size, colour and texture.
- Roof: Roof tiles similar in appearance to the existing building in terms of type, size, colour and texture.
- Windows: PVC-framed.
- Doors: PVC-framed.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) Restriction on additional openings:

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 northeastern and southwestern elevations of the development hereby approved, without planning permission being granted by the City Council as 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.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Chorlton Civic Society
Chorltonville Owners Committee

3 The Thorns, Manchester, M21 8GB
23 South Drive, Manchester, M21 8DZ
2 The Thorns, Manchester, M21 8GB
29 South Drive, Manchester, M21 8DZ
27 South Drive, Manchester, M21 8DZ
25 South Drive, Manchester, M21 8DZ
21 South Drive, Manchester, M21 8DZ
22 South Drive, Manchester, M21 8DY
20 South Drive, Manchester, M21 8DY
16 South Drive, Manchester, M21 8DY
14 South Drive, Manchester, M21 8DY

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Chorltonville Conservation Area 1992
Area Team Boundary - Name: SOUTH AREA