

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143138/FH/2025
Date registered valid: 11 November 2025
Proposal: Erection of single storey rear extension to form additional living accommodation.
Address: 12 Desford Avenue, Manchester, M21 0TG
Ward(s): Chorlton Park Ward

Applicant: Mrs Helen Ferguson
Agent (if any): Mr Justin Keleghan, Plans To Build It Ltd
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 5th January 2026



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 25 November 2025

Standard consultations:

Printed: 20 November 2025

Expired: 11 December 2025

Neighbour notifications

Printed: 20 November 2025

Expired: 11 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature located close to

Description of development

The applicant is seeking planning permission for the erection of single storey rear extension to form additional living accommodation.



Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. Response to notification supports this proposal.

MCC Flood Risk Management – No objection, attach informative if approved

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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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 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 (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

We consider this proposal to accord with the principles of this policy.

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 12 Desford Avenue

Planning reference: 142806/PDE/2025 - Prior notification of proposed larger home extension projecting 3.6m to the rear with a maximum height of 3.9m and a height at eaves of 2.7m – this application was Turned Away on 29th May 2025

Residential Amenity

The applicant seeks planning permission for the erection of a single-storey rear extension to provide additional living accommodation. The extension would project 3.664m from the rear wall, aligning with the existing side wall and maintaining the gap to the shared boundary with No. 135 Manley Road.

The roof design is mono-pitched, incorporating three roof lights, with an eaves height of 2.735m and a ridge height of 3.8m. The extension includes a rear-facing window and double doors, with no additional windows proposed along the side elevations. To prevent future overlooking, a condition has been attached requiring planning permission for any additional side windows. Elevational alterations include bricking up existing side openings.

Given the proposed projection and single-storey nature of the extension, together with the retained gap and the existence of an extension to the adjoining semi-detached property, it is not anticipated to cause undue harm to the occupiers of adjacent properties. The extension complies with Policy DC1 of the UDP. Its position and scale ensure there will be no overshadowing or loss of light.

The extension will not be visible from the public highway and will not impact the street scene. The character of the area is retained, and the visual impact is considered negligible.

In this instance the proposal is considered acceptable and therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 and DC1.5 of the Unitary Development Plan.

Siting, scale and massing

The proposal has been sited and designed to ensure that it is subservient to the original dwelling house, is not excessively large or bulky and are therefore considered to accord with the principles set out in saved UDP policies DC1 (in particular policy DC1.5).and accords with Core Strategy policies DM1 of the Core Strategy.

Design

The proposal is considered acceptable and aligns with the expectations for a structure of this nature. The design is in keeping with the character of the existing property and surrounding area. In terms of materials, the application specifies the use of matching materials, which will ensure visual consistency. To secure this, a condition requiring the use of similar materials has been attached.

It is believed that the proposed works would not detract from the character and appearance of the property and the design of the works would complement host dwelling. 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.

Waste management

The storage of bins is not affected by this proposal as adequate space to manoeuvre the bins for collection along the side. Therefore, the bins would accord with policy EN19 of the Core Strategy.

Parking

Current parking arrangements are unaffected by this proposal.

Conclusion

The proposal complies with the above policies. The City Council recognises the importance of adapting homes to suit changing household needs.

For the above reasons, the proposal is unlikely to have any detrimental impact and therefore accords with saved UDP policy DC1 and policies SP1 and DM1 of the Core Strategy.

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. The application has been determined in a timely manner and in accordance with the policies within the Development Plan

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:

Stamped received on 6th June 2025 numbered 02 Proposed Floor Plans and Sections

Stamped received on 6th June 2025 numbered 03 Proposed Elevations

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 reenacting that Order with or without modification), no windows, doors or other openings shall be installed in the side elevations 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

Informatives

1) If the applicant proposes to utilise the existing surface water drainage system, it is recommended that a full survey of the existing drainage infrastructure is undertaken. Any identified remedial works should be completed, and an ongoing maintenance scheme should be established to ensure that the existing drainage system is fit for purpose for the lifetime of the development.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

151 Manley Road, Manchester, M16 8NF
145 Manley Road, Manchester, M16 8NF
137 Manley Road, Manchester, M16 8NF
35 Morville Road, Manchester, M21 0TR
9 Desford Avenue, Manchester, M21 0TG
149 Manley Road, Manchester, M16 8NF
147 Manley Road, Manchester, M16 8NF
143 Manley Road, Manchester, M16 8NF
141 Manley Road, Manchester, M16 8NF
139 Manley Road, Manchester, M16 8NF
135 Manley Road, Manchester, M16 8NF
133 Manley Road, Manchester, M16 8NF
11 Desford Avenue, Manchester, M21 0TG
37 Morville Road, Manchester, M21 0TR
10 Desford Avenue, Manchester, M21 0TG

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 (Middle) -
Area Team Boundary - Name: SOUTH AREA