

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 144329/FH/2025

Date registered valid: 22 October 2025

Proposal: Erection of a garage extension and elevational alterations associated with internal reconfiguration.

Address: 1 Darley Avenue, Manchester, M20 2XE

Ward(s): Didsbury West Ward

Applicant: Mr and Mrs Ward

Agent (if any): Mr Matthew McNulty, McNulty Architects

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 02 December 2025

APPLICATION DETAILS

Type of application:	Full Householder Application	
Development type:	Householder	
Date of site visit:	13 November 2025	
Standard consultations:	Printed: 30 October 2025	Expired: 20 November 2025
Neighbour notifications	Printed: 30 October 2025	Expired: 20 November 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	
Listed building:	Not applicable	
Conservation area:	Not applicable	
Tree Preservation Order:	4no. TPO trees adjacent to the curtilage but sufficiently distant from the main area of works.	

Description of site/building

The proposal is related to two storeys detached dwelling house on the corner of Darley Avenue and Stanton Avenue. The property sits on an angled plot featuring multiple gable ends, bay features and mock Tudor facades. The property features a veranda to the side. The property features a garden to front, side and rear with hardstanding to the front for off street vehicle parking.

Description of area

The property is in a mostly residential part of the Didsbury West ward of Manchester.

Description of development

Erection of a garage extension and elevational alterations associated with internal reconfiguration.

Erection of a garage extension

The proposed garage extension is single storey and would sit on an existing paved area to the front of the property and would be in line with the front gable wall. The garage extension is proposed to be clad in black timber with a natural oak stain timber garage door. The garage is finished with a flat roof with aluminium coping.

Elevational alterations associated with internal reconfiguration.

The proposed elevational alteration is the addition of a large powder coated aluminium framed floor to ceiling glass window and opening door to the side of the property. This would replace existing glazing and door.

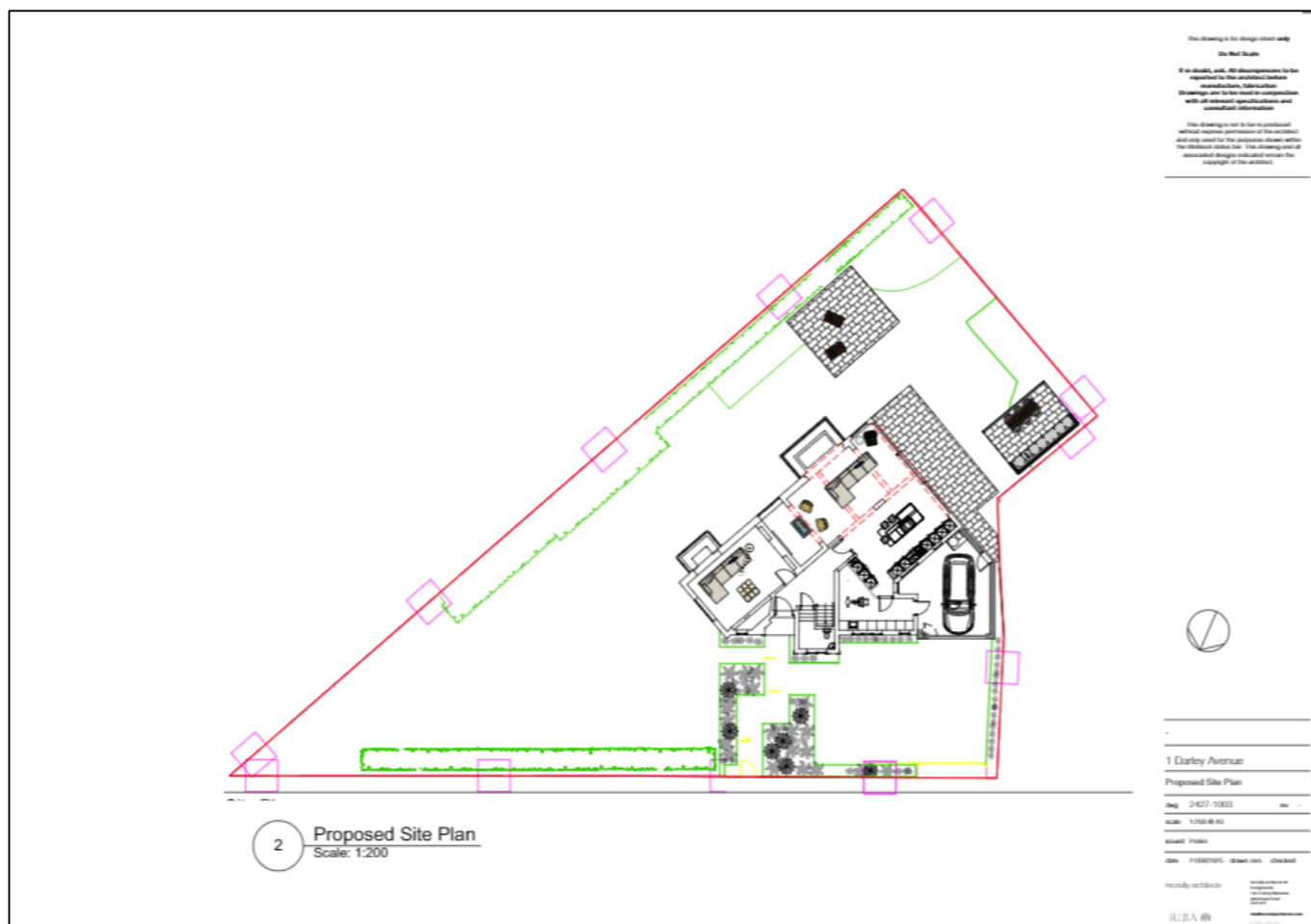


Figure 1. Proposed site plan

PLANNING HISTORY

109646/FH/2015/S2

Description: Erection of 1.8-metre-high timber fencing along the Darley Avenue and Stanton Avenue frontages

Decision: Approved 25/09/2015

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester City Council Highways Services

Manchester City Council Highways Service were consulted on this application and had no objections to the proposed development.

Notifications

Local Residents

No representations 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](#)
 - o Development Management and Planning Obligations
 - DM 1 - Development Management
 - o Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - o Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 19 – Waste
- [Extant Unitary Development Plan \(UDP\) –](#)
 - o Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC26 - Development and Noise
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - o Strategy
 - JP-Strat9: Southern Areas
 - o Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - o Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\) –](#)
 - o Section 2 - Achieving sustainable development
 - o Section 4 – Decision-making
 - o Section 12 – Achieving well-designed places

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 garage addition is modest in scale and situated on an existing paved area, projecting no further forward than the principal elevation of the dwelling. It is finished in timber, which complements the existing materials of the property, particularly the timber detailing in the mock Tudor façade.

The design ensures the garage remains subservient to the host dwelling, being single-storey and aligned with the principal elevation. Its flat roof and restrained height help minimise any visual impact or additional massing.

In terms of neighbouring amenity, the impact on No.3 is considered minimal. The existing boundary wall and mature hedge provide effective screening, and the garage's siting avoids any undue sense of enclosure or overbearing presence.

The elevational changes are confined to the side of the property and are largely obscured by existing boundary treatments and a canopy structure.

Given its scale, siting, and relationship to neighbouring properties, the proposal would not result in an over-dominant or overbearing feature.

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.

While the proposed garage extension would be visible from the street, its modest scale, flat roof, and use of timber materials in keeping with the existing façade ensure that it would not detract from the character of the street scene. The extension sits comfortably within the plot and does not project beyond the principal elevation, helping it remain visually unobtrusive.

The proposal is comparable in size and form to other extensions in the vicinity, including a similar development recently approved nearby. As such, it would not appear incongruous or disrupt the established pattern of development in the area.

Effects on amenity

Privacy

The proposal includes adding large glazing to the side however given these are at ground floor and replace similar windows on this elevation the impact to privacy is minimal.

Light

As the proposal is entirely at ground floor level and does not project beyond the principal elevation, the impact on light from the additional massing is considered minimal, particularly given the presence of the existing boundary wall.

Noise

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

Road Safety and Traffic Generation

Vehicle and pedestrian access to the development will be made from Darley Avenue, via Barlow Moor Road, as existing.

Any boundary treatments with frontage to the adopted highway should retain appropriate visibility from a height of 600mm upwards to protect sight lines. For the avoidance of doubt, all gating which is accessed from the highway must be inwardly opening to prevent obstruction to passing footway users.

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 includes the addition of a secure garage while retaining existing off-street parking provision. The garage is sited on an existing paved area and does not alter the current access arrangements from Darley Avenue. The existing driveway remains functional and should continue to accommodate a vehicle without overhanging the public footway.

Green Infrastructure including open space, both public and private

The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

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 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.

PLANNING BALANCE & CONCLUSION

In assessing this application, the proposal has been considered against the relevant policies of the statutory development plan, the National Planning Policy Framework, and all other material considerations. The development is modest in scale, well-designed, and respects the character of the host property and surrounding area. It would not result in harm to residential amenity, highway safety, or the provision of green infrastructure. There are no objections from consultees, and no representations have been received from neighbours. On balance, the proposal delivers additional living space for the applicant without causing unacceptable impacts and therefore accords with the principles of sustainable development set out in local and national policy.

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 proposal is considered to be acceptable and therefore determined within a timely manner.

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	22 Oct 2025	2427-1001	THE LOCATION PLAN
b.	Drawing - Site Plan	22 Oct 2025	2427-1003	PROPOSED SITE PLAN
c.	Drawing - Proposed	22 Oct 2025	2427-101	GROUND FLOOR PLAN
d.	Drawing - Proposed	22 Oct 2025	2427-201	FRONT ELEVATION
e.	Drawing - Proposed	22 Oct 2025	2427-202	REAR ELEVATION
f.	Drawing - Proposed	22 Oct 2025	2427-203	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

The materials used in the external surfaces of the development hereby approved shall be those as specified on approved plans;

a.	Drawing - Proposed	22 Oct 2025	2427-101	GROUND FLOOR PLAN
b.	Drawing - Proposed	22 Oct 2025	2427-201	FRONT ELEVATION
c.	Drawing - Proposed	22 Oct 2025	2427-202	REAR ELEVATION
d.	Drawing - Proposed	22 Oct 2025	2427-203	ELEVATIONS

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.

APPENDIX 1 – LIST OF CONSULTTEES & NEIGHBOURS NOTIFIED

Highway Services

Attic Flat, 2 Darley Avenue, Manchester, M20 2XF

Second Floor Flat, 4 Darley Avenue, Manchester, M20 2XF

5 Stanton Avenue, Manchester, M20 2PG

Holmfield Care, 4 Darley Avenue, Manchester, M20 2XF

3 Darley Avenue, Manchester, M20 2XE

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