

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144305/FH/2025
Date registered valid: 11 November 2025
Proposal: Erection of part single part two storey side extension with extension of existing loft and single storey front porch.
Address: 16 Bankside Road, Manchester, M20 5GD
Ward(s): Didsbury East Ward

Applicant: Jussa Ali
Agent (if any): Mr Umayr Azam Northedge Architecture
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 21st January 2026



Application details**Type of application:** Full Householder Application**Development type:** Householder**Date of site visit:** 1 December 2025**Standard consultations:**

Printed: 24 November 2025

Expired: 15 December 2025

Neighbour notifications

Printed: 24 November 2025

Expired: 15 December 2025

Site notice

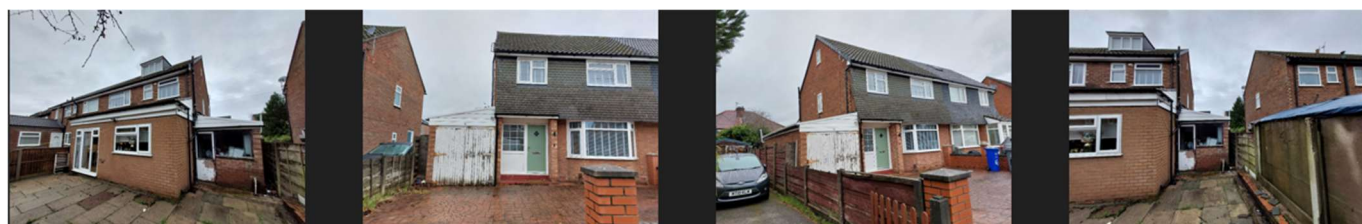
No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No**Environmental Statement:** Not required**Description of site/building**

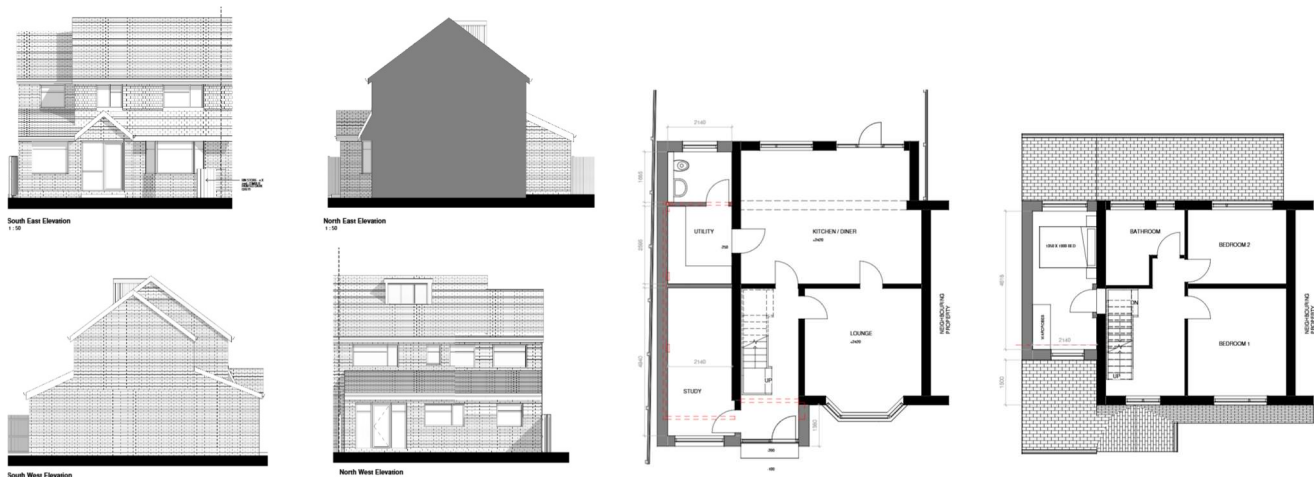
The site relates to a two storey semi detached dwelling house in the Didsbury East ward of Manchester. The property features a bay window on the ground floor with attached garage to the side. Hanging tile and brick are featured on the front elevation with brick to the side and rear of the property together with tiled roof. Hardstanding by way of decorative brick is to the front with paving to the rear. The property benefits from a single storey rear extension and small rear dormer window.

**Listed building:** Not applicable**Conservation area:** Not applicable**Tree Preservation Order:** Not applicable**Description of area**

The area is predominantly residential in nature.

Description of development

The applicant seeks to erect a part single part two storey side extension with extension of existing loft and single storey front porch.



Consultations & Notification Responses

Local residents/public opinion – no comments received as a result of this proposal

RSPB Swift Champion - should the application be approved has recommended Swift nest bricks to be installed as part of the development - Informative added

Flood Risk Management

No condition required.

Highways

Highways are satisfied that the proposed development will not have a detrimental impact on the highways.

Environmental Health

No objection

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 (December 2025) - The National Planning Policy Framework (NPPF) sets out the Governments' planning policies for England and how these should be applied. A draft revised NPPF was published for consultation on 16 December 2025. The consultation period runs for 12 weeks and will close on 10 March 2026.

The draft NPPF proposes significant changes to the structure and content of national policy. These include a move to Local Plan-style policy sections, a clearer distinction between planning making and decision-making policies, and the reintroduction of strategic planning through Spatial Development Strategies. Other notable changes include an expanded presumption in favour of sustainable development, policies promoting higher densities around transport hubs, and support for small and medium-scale housing schemes through a new "medium development" category. The draft also integrates Nation Development Management Policies, strengthens climate change and biodiversity policies, and introduces measures to encourage clean energy and critical minerals development.

Once adopted, the revised NPPF will replace the current framework and form a key part of national planning policy. At this stage, as the document is subject to consultation and has not yet been finalised, while still a material consideration, it can only be afforded limited weight in the determination of planning applications. In this instance, the relevant sections is outlined below:

Policy L4(Residential Extensions) - This policy states that development proposals to extend existing dwelling houses should blend effectively with the existing building and its immediate surroundings in terms of its scale and form; and maintain acceptable living standards for current and new occupiers in terms of access to daylight, sunlight, privacy and external amenity space.

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. 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 16 Bankside Road

No previous planning applications relating to this site.

Residential amenity

The applicant seeks to erect a part single part two storey side extension with extension of existing loft and single storey front porch. This would provide additional living space for the occupants of the property. The City Council raised concerns in relation to the setback from the front wall of the house at first floor level, the bin storage and the retention of off road car parking. Following negotiations the applicant amended the proposal and addressed all the issues raised.

Ground Floor

The proposal would project forward of principal elevation measuring 1.380m extend along side and would project 1.685m beyond rear wall in line with the existing rear projection forming a wrap around of the property. Fenestration is proposed on the front and rear elevation; no windows are proposed along the side. The roof is sloping on the front and rear.

First Floor

The first-floor element would be set back from the principal elevation by approximately 1.5m and would extend rearwards for a length of around 5.3m, ending in line with the existing rear elevation of the host dwelling and not projecting beyond it. Fenestration is proposed to both the front and rear elevations. The roof form would be gabled and set down from the original ridge height of the property. The combination of the front setback and the reduced ridge height ensures that the proposed extension appears subordinate to the host dwelling and would mitigate the potential for a terracing effect within the street scene.

Porch

The proposal includes the erection of a front porch which would tie in with the front projection of the proposed extension forming a wrap around to the front elevation. This projection would be 1.380m. A door and full height window are proposed. The roof would have a dual pitch. Given its modest scale and design, it is considered an appropriate and acceptable addition to the front of the property.

Overall, the footprint is not considered to create a bulky or disproportionate scale addition to the property. The extension would be visible from the public highway and therefore would feature within the street scene, however, the character of the area would be retained although some of the houses in the immediate vicinity are themselves altered and extended. Therefore, the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property. Therefore, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Siting, scale and massing

The height of the proposed extension has been set below the existing ridge height of the host dwelling, ensuring that it remains subordinate in scale and respects the architectural hierarchy of the property. The overall size and footprint of the extension is comparable to similar developments within the immediate area, reflecting a pattern of growth that is consistent with the local character.

The proposal is considered to have been designed with sensitivity to neighbouring properties and the character of the area, including the provision of a setback at first floor from the front wall of the dwelling to reduce its visual projection and mitigate any potential impact on adjacent occupiers and within the street scene. As set out above the design approach assists in preventing the extension from appearing overbearing or intrusive when viewed from surrounding properties.

In light of these considerations, the scale and massing of the proposed extension are considered appropriate within the context of the site and its surroundings. The development is therefore deemed to comply with the principles for residential extensions as outlined in saved UDP Policy DC1, and Policies DM1 and EN1 of the Core Strategy, which seek to ensure that new additions are proportionate, respectful of local character, and do not adversely affect residential amenity.

Design

The proposed development has been designed to be in keeping with the character and appearance of the existing property and the surrounding area. The materials proposed are set to be matching brick and roof tiles as specified in the application form. This would ensure visual continuity with the existing structure and neighbouring properties.

The extension has been thoughtfully designed to follow the shape and constraints of the existing plot, while maintaining a respectful relationship with adjacent properties to the side and rear. The scale, form, and detailing of the proposal are consistent with what is typically expected for this type of development and are considered appropriate in context.

On balance, the design and appearance of the proposed development are considered to comply with the relevant provisions of Core Strategy Policies DM1 and EN1. Overall, the proposal is regarded as acceptable in design terms.

Refuse Bins

The applicant has provided details of the location of the bin store positioned along the shared boundary with the adjoining semi detached property and screened behind a timber surround. As such, the proposal complies with Core Strategy Policy EN19 regarding waste management and refuse storage.

Highways

Typical parking space standard for a parking space to the front of an individual property is 6 x 3 metres. The six metre length includes for a space between the parked car and the property. To allow a person to walk between them.

The proposal reduces the available length of parking space to 5.1 metres. This length can accommodate all but the largest passenger cars. In this instance there would be no need for anyone to try and pass between the parked vehicle and the property as there is no attraction there to encourage them to do so. The front door is to the side of this space.

Potentially, with the garage space there was onsite parking available to the property for up to three vehicles. As a result of the loss of the garage this will be reduced to two potential parking spaces onsite.

This is considered acceptable by highways.

Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. 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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with 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:

Received 13th January 2026 numbered 25-80-20-001 R5 Proposed Ground and First Floor Plans

Received 13th January 2026 numbered 25-80-20-002 R5 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 re-enacting that Order with or without modification), no [additional] windows, doors or other openings shall be installed in the side elevation 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.

5) The refuse storage area to the front of the property hereby approved shall be carried out in accordance with the following drawings and documents and shall remain so in perpetuity.

Revised plans received 13th January 2026 numbered 25-80-20-001 R5 Proposed Ground and First Floor Plans

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.

Informatives

1) Swift Bricks

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

Highway Services
Environmental Health
MCC Flood Risk Management

14 Bankside Road, Manchester, M20 5GD
27 Tanfield Road, Manchester, M20 5GE
21 Tanfield Road, Manchester, M20 5GE
13 Bankside Road, Manchester, M20 5QE
11 Bankside Road, Manchester, M20 5QE
25 Tanfield Road, Manchester, M20 5GE
23 Tanfield Road, Manchester, M20 5GE
19 Tanfield Road, Manchester, M20 5GE
20 Bankside Road, Manchester, M20 5GD
18 Bankside Road, Manchester, M20 5GD
12 Bankside Road, Manchester, M20 5GD
9 Bankside Road, Manchester, M20 5QE
7 Bankside Road, Manchester, M20 5QE

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) -
Flood Zone Plus Climate Change -
Area Team Boundary - Name: SOUTH AREA