MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no.	144450/FH/2025
Date registered valid:	18 November 2025
Proposal:	Erection of single storey side extension
Address:	67 South Drive, Manchester, M21 8ED
Ward(s):	Chorlton Ward
Applicant:	Mr & Mrs Alexander
Agent (if any):	Mr Joe Jennings, ExtensionsNW Ltd
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **12 January 2026**

APPLICATION DETAILS

Type of application:	Full Householder Application	
Development type:	Householder	
Date of site visit:	11 December 2025	
Standard consultations:	Printed: 28 November 2025	Expired: 19 December 2025
Neighbour notifications:	Printed: 28 November 2025	Expired: 19 December 2025
Site notice:	Posted: 11 December 2025	Expired: 4 January 2026
Press advert:	Published: 2 December 2025	Expired: 23 December 2025

Departure from Development Plan:	No
Environmental Statement:	Not required
Listed building:	Not applicable
Conservation area:	Chorltonville Conservation Area 1992
Tree Preservation Order:	Not applicable

Description of site/building

The proposal relates to a two-storey detached dwellinghouse on South Drive. The property features existing side and rear extensions, roof dormer, detached garage, hardstanding to the front for off street vehicle parking and a garden to side and rear.

Description of area

The property is in a predominantly residential part of the Chorlton ward of Manchester and within the Chorltonville development and its respective conservation area.

Description of development

Erection of single storey side extension

The proposed side extension projects 1370mm from the existing side extension and runs 5375mm in line with the principal elevation. The extension features a sloping roof to match the pitch of the existing side elevation and is finished in matching brick, render and tile.

The proposed adds a new side facing timber door and windows along with a new rooflight.

Figure 1. Proposed side extension

PLANNING HISTORY

124327/FH/2019

Description: Installation of the trellis to increase height of fencing
Decision: Approved 19/09/2019

122718/FH/2019

Description: Erection of a detached play frame within garden, pergola to garage following demolition of existing lean-to, 2 metre high garden feature wall with bin store within garden separating front and rear, erection of 1.4 metre high timber fencing with 1.5 metre high gate posts to front boundary

Decision: Approved 12/06/2019

121948/FH/2018

Description: Remodelling of balustrade to existing roof terrace, recladding of existing rear dormer, removal of existing rear extension, and elevational alterations

Decision: Approved 21/01/2019

079109/FH/2006/S1

Descritpion: Erection of porch at side and two rear balconies at first floor level

Decision: Approved 19/05/2006

061752/FH/SOUTH1/01

Description: Wrought iron glazed colonnade area to ground floor of rear of dwelling

Decision: Approved 12/06/2001

059146/FH/SOUTH1/00
Description: Construction of a dormer extension to rear of dwellinghouse

Decision: Approved 19/06/2000

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents
No representations received.

Residents Associations and Groups
Chorlton Civic Society and Chorltonville Owners Committee were notified of the proposed development and no response was received.

Publications

Site Notice and Press Advertisements
No representations received

RELEVANT POLICIES
In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions on planning applications must be made in line with the statutory development plan, unless material considerations indicate otherwise.

For Manchester, the development plan comprises:

- The Core Strategy (2012–2027)
- Saved policies of the Unitary Development Plan (UDP)
- The Places for Everyone Joint Development Plan Document (2022–2039)

These documents are considered up to date and carry substantial weight in decision-making. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance.

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.

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
  - Development Management and Planning Obligations
    - DM 1 - Development Management
  - Objective 1 - Spatial Principles
    - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
  - Objective 6 Environment

        - EN 1 - Design Principles and Strategic Character Areas
        - EN 3 – Heritage (Deletions replaced with PfE Policy JP-P2)
        - EN 19 – Waste
- Guide to development in Manchester - supplementary planning document and planning guidance, April 2007

- Extant Unitary Development Plan (UDP) –
    - Citywide Development Control Policies
        - DC1 - Residential extensions
        - DC18 - Conservation Areas
        - DC26 - Development and Noise
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
    - Strategy
        - JP-Strat9: Southern Areas
    - Sustainable and Resilient Places
        - JP-S1: Sustainable Development
    - Places for People
        - JP-P1 Sustainable Places
        - JP-P2: Heritage
- National Planning Policy Framework (NPPF) December 2024–
    - Section 2 - Achieving sustainable development
    - Section 4 – Decision-making
    - Section 12 – Achieving well-designed places
    - Section 16 - Conserving and enhancing the historic environment
- National Planning Policy Framework Draft for Consultation December 2025 - National decision-making policies
    - Chapter 3 – Decision-making policies
        - DM1: Preparing development proposals
        - DM2: Information requirements
        - DM3: Determining development proposals
        - DM6: Use of planning conditions and obligations
        - DM7: Relationship with other regulatory regimes
    - Chapter 4 - Achieving sustainable development
        - S3: Presumption in favour of sustainable development
        - S4: Principle of development within settlements
    - Chapter 12 - Making effective use of land
        - L4: Residential extensions
    - Chapter 14 - Achieving well-designed places
        - DP3: Key principles for well-designed places
        - DP4: The Design process
    - Chapter 20 - Conserving and enhancing the historic environment
        - HE9: Conservation areas

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 new addition is designed to match the style and features of the current building by using matching brick render and tile to the existing dwellinghouse and matching window fenestrations.

The proposal is designed to be subservient to the original dwelling house by being entirely at single storey and of minimal massing.

The effect to neighbour is minimal given the distances remaining to the boundaries and the relatively small addition proposed.

Due to its, size, position and location in relation to neighbours, the proposal would not create and 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.

The main proposed works are capable of being seen from the street. Given the position of the extension and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby, notably existing extensions at the property and would not therefore disrupt the area's existing features.

Effects on amenity

Privacy

The proposal includes adding new door and window to the side elevations however given these are at ground floor and match similar windows on this elevation the impact to privacy is minimal. The new roof light is at an angle and distance from boundaries that the impact to privacy is negligible.

Light

Given the proposal is entirely at ground floor level and has large distance to the boundaries, the impact to light from the added massing is minimal.

Noise

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

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 doesn't change how vehicles access and park at the property.

Effects relating to biodiversity, landscape, archaeological or built heritage

Built heritage

The site lies within the Chorltonville Conservation Area, which is characterised by its distinctive garden village setting, including grass verges, tree-lined roads, and a quiet environment due to the absence of through traffic. These features contribute to the area’s special architectural and visual qualities.

Properties in Chorltonville are generally well-maintained and retain much of their original character. They are predominantly traditional semi-detached houses constructed in brick, with variations in finish, and often feature render at first-floor level. Some properties include half-timbered gables. Roofs were originally plain red tiles, although some have aged to grey or been replaced with red concrete tiles.

Development control in the area seeks to preserve this character by encouraging like-for-like repairs and discouraging the use of artificial materials such as UPVC for windows or concrete for walls. Existing brick and stone should not be painted, and areas of render should be finished in neutral colours, preferably white. Roof replacements should ideally use plain red tiles, and windows should replicate original patterns, maintaining recessed positioning and, where possible, leaded lights.

The proposed extension is modest in scale and finished in materials that match the existing dwelling, minimising any impact on the conservation area and heritage assets. The design respects the architectural style of the property and integrates well with the street scene. Extensions and outbuildings are common in the locality, and this proposal is consistent with that pattern.

Overall, the harm to the conservation area and heritage assets is considered less than substantial, in accordance with Section 16 of the NPPF, and is outweighed by the benefits of providing improved living accommodation.

Green Infrastructure including open space, both public and private

The proposal has no impact on green infrastructure.

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 polices 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

The proposed single-storey side extension has been assessed against the relevant policies of the Manchester Core Strategy, saved UDP policies, Places for Everyone, and the NPPF. The development is modest in scale, uses materials that match the existing dwelling, and respects the character and appearance of the Chorltonville Conservation Area. It would not result in unacceptable harm to residential amenity, heritage assets, or the wider street scene. No objections have been received from local residents or consultees, and the proposal delivers improved living accommodation without adverse impacts on access, parking, or external amenity space. On balance, the scheme accords with the development plan and national guidance, and any limited harm is outweighed by the benefits of providing additional living space. The application is therefore recommended for approval subject to the conditions outlined.

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 05 Nov 2025 THE LOCATION PLAN
b. Drawing - Site Plan 05 Nov 2025 PROPOSED
c. Drawing - Proposed 20 Nov 2025 3624 - 01 ELEVATIONS, PLANS SECTIONS

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 to match

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.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Chorlton Civic Society

Chorltonville Owners Committee

58 South Drive, Manchester, M21 8FB

48 South Drive, Manchester, M21 8EG

56 South Drive, Manchester, M21 8FB

54 South Drive, Manchester, M21 8FB

52 South Drive, Manchester, M21 8FB

50 South Drive, Manchester, M21 8FB

65 South Drive, Manchester, M21 8DZ

4 Redland Crescent, Manchester, M21 8DL

2 Redland Crescent, Manchester, M21 8DL

35 Hurstville Road, Manchester, M21 8DJ

40 Hurstville Road, Manchester, M21 8DH

69 South Drive, Manchester, M21 8ED

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