

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144095/FH/2025
Date registered valid: 22 October 2025
Proposal: Installation of an electrical vehicle charger point and demolition of a rear boundary wall
Address: 7 The Grove, Manchester, M20 2RG
Ward(s): Didsbury East Ward

Applicant: Mr Willian Stevenson
Agent (if any): Stephen Leighton, Leighton Architects
Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 16 December 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28 November 2025

Standard consultations:

Printed: 10 November 2025

Expired: 1 December 2025

Neighbour notifications

Printed: 10 November 2025

Expired: 1 December 2025

Site notice

Posted: 28 November 2025

Expired: 19 December 2025

Press advert

Published: 18 November 2025

Expired: 9 December 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to a two storey, semi-detached dwellinghouse situated, at terminus of a small residential cul-de-sac (The Grove) accessed from Wilmslow Road and forms part of a collection of properties with similar characteristics which are valued mainly for their principal façades, group character, and architectural detailing.



View of application property frontage

The host property is a two-storey brick house with decorative gable timbering and a slate roof. Its significance lies in the front façade, group value, and contribution to the conservation area. As with all properties along The Grove, the property is Grade II listed and located within the St. James Conservation Area.

In this case, the proposal specifically relates to the front façade of the property and the rear boundary wall.



View of property frontage from the roadside

Listed building: Grade II

Conservation area: Didsbury St James Conservation Area 1970

Tree Preservation Order: No

Description of area

The immediate area is predominantly residential in character with the property flanked to the north, east and west by a relatively recent residential estate. To the south, across Wilmslow Road, are additional residential properties, Fletcher Moss Park and Botanical Gardens, and the Towers Business Park.

Description of development

Planning permission is sought for the installation of an electric vehicle charging point and the partial demolition of the existing rear boundary wall to enable access to an extended garden area.

The property has been allocated an additional strip of land to the rear, beyond its original curtilage and boundary, following a planning agreement between the Local Planning Authority and the developers of the adjacent residential scheme to the north.

Currently, there is no direct pedestrian access from the host property to this land. The new property boundary is now defined by the fence line of the adjacent development and access to the land at the side and rear can only be gained via a security gate on Wilmslow Road.

As a result, the existing wall, which previously served as the rear boundary of No. 7, no longer performs this function and instead restricts the practical use of the garden area.

The wall measures approximately 7.4 metres in length and 1.8 metres in height. The proposal involves removing a 5.3-metre section, retaining the portion that includes the existing gate and

pillar to ensure the passageway to No. 5 The Grove remains unaffected. Similar partial removals of boundary walls have already been approved at neighbouring properties.



View of a section of existing wall

A timber gate is to be installed to provide access into the newly acquired land adjoining No. 5 and No. 9. York stone paving from the rear courtyard will be extended into this area.

In addition, it is proposed to install a 7.4kW electric vehicle charging point on the front elevation, positioned approximately 500mm above ground level, to serve the existing driveway.

The application has been accompanied by an application for Listed Building Consent (Ref: 144096/LO/2025, due the Grade II listed status of the dwellinghouse.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Environmental Health - No objection.

Highway Services – The proposal is acceptable in principle.

Planning History

022028

Single storey extension at the rear to form a toilet. Approved 28 June 1984.

Policy

The below policy and guidance is relevant to the consideration of this application:

Policies DM1, EN3, T1 and SP1 of the Manchester Core Strategy;

Saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester;

Places for Everyone Joint Development Plan – Policies JP-S1 and JP-S2;

National Planning Policy Framework (NPPF) – Sections, 3, 4, 12 and 16.

Issues

Principle

The proposed works to allow to the use of an extended garden area and the provision of electric vehicle charging is considered acceptable.

Whilst it is recognised that the proposed works would result in a degree of harm to the heritage significance of the host Listed Building and the setting of adjoining listed buildings along The Grove, this impact is considered to be less and substantial and justifiable in this case. The harm is outweighed by the benefits, including access to a larger outdoor space, increase amenity provision for the well-being of the occupiers and enabling the use of low carbon transport.

The impact of the proposed development set out below.

Heritage Impact

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on decision-makers to give special regard to the desirability of preserving a listed building, its setting, or any features of special architectural or historic interest when considering planning applications that may affect them.

Further, as the property is located within a defined conservation area, under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, there is statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

Local planning policy reinforces these requirements. Core Strategy Policy EN3 requires an assessment of how new development may affect heritage assets, whilst saved UDP Policies DC18.1 and DC19.1 aim to preserve and enhance the character and appearance of conservation areas and the setting of listed buildings, respectively. Similarly, Policy JP-P2 in Places for Everyone requires proposals impacting designated or non-designated heritage assets and their settings to be considered in accordance with national policy.

National guidance is provided in Section 16 of the National Planning Policy Framework (NPPF):

Paragraph 208 requires authorities to identify and assess the significance of any heritage asset affected by a proposal and to take this into account to avoid or minimise conflict between conservation and development.

Paragraph 214 states that where development would cause substantial harm or total loss of significance to a designated heritage asset, consent should be refused unless the harm is necessary to achieve substantial public benefits or meets specific exceptional criteria.

Paragraph 215 advises that where harm is less than substantial, this should be weighed against the public benefits of the proposal, including securing the asset's optimum viable use.

Paragraph 216 requires a balanced judgment for proposals affecting non-designated heritage assets, considering the scale of harm and the asset's significance.

In this instance, the original function of the rear boundary wall has been superseded by the revised development layout and boundary line, meaning it no longer serves as the true curtilage boundary. The wall itself is in a deteriorating condition, partially obscured by ivy, and is not visible from the public realm. The proposed works are considered modest in scale, and an appropriate method statement has been provided to ensure that the integrity of the remaining structure is preserved. It is considered that the benefit of creating an enlarged amenity space, better suited to contemporary living standards, outweighs any perceived heritage impact. Furthermore, the significance of the building, derived primarily from its principal elevations would be sustained.

The proposed EV charging point is to be wall-mounted, compact in size, and discreetly screened by existing vegetation. While its introduction would result in a minor alteration to the appearance of the front elevation, the impact is considered less than significant and entirely reversible, with a suitable a method statement provided to ensure external fabric of the building is protected. Any visual change is outweighed by the positive contribution the installation makes toward promoting sustainable, low-carbon transport, as emphasised by Policy T1 of the Core Strategy.

On this basis, the proposal is considered acceptable, and the impact on the heritage significance of the Listed building and its setting is considered sustainable.

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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

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:

-Drawings referenced 25163/P/01 (Proposed Ground Floor Plan), 25163/P/02 (Proposed Elevations) and 25163/E/01-A (Existing Plan and Site Location Plan), received by the City Council as Local Planning Authority on 29 September 2025 and 9 October 2025 respectively.

-The charging specification contained with the submitted Design and Access Statement, received by the City Council as Local Planning Authority on 29 September 2025.

-The methodology for installation contained with the submitted Design and Access Statement, received by the City Council as Local Planning Authority on 29 September 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy, saved policy DC19 of the Unitary Development Plan for the City of Manchester, policies JP-P1 and JP-P2 of Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Heritage & Urban Design
Didsbury Civic Society

6 Skylark Close, Manchester, M20 2FQ
56 Bloomesbury Avenue, Manchester, M20 2BN
54 Bloomesbury Avenue, Manchester, M20 2BN
5 The Grove, Manchester, M20 2RG
13 The Grove, Manchester, M20 2RG
9 The Grove, Manchester, M20 2RG
3 The Grove, Manchester, M20 2RG
15 The Grove, Manchester, M20 2RG
11 The Grove, Manchester, M20 2RG
1 The Grove, Manchester, M20 2RG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Didsbury St James Conservation Area 1970
Area Team Boundary - Name: SOUTH AREA