MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143824/JO/2025
Date registered valid:	27 August 2025
Proposal:	Variation of Condition 2 (specified plans) attached to planning permission 141096/FH/2024 to allow alterations to roof and side extension and replacement of sun tunnel with roof light, bay window to front to be amended and render panel to be added to front elevation and parapet wall to rear
Address:	15 Granville Gardens, Manchester, M20 2SX
Ward(s):	Didsbury West Ward
Applicant:	Mr Neil Shelley
Agent (if any):	Miss Susan Russell, Sue Russell Architecture
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**18th November 2025**

Application details
Type of application: Variation or Removal of Condition

Development type: Householder
Date of site visit: 9 September 2025
Standard consultations:
No consultations have been printed and sent.
Neighbour notifications
Printed: 29 September 2025 Expired: 20 October 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/building relates to a two storey semi detached property in the Didsbury West ward area of Manchester and is in use as a single family dwelling house. The property is located on the west side of Granville Gardens at the head of a Cul de sac. The property is currently undergoing enlargement to the side and rear following approval of a previous application. The property features an infill at the first floor to the front which in now in line providing a flush elevation a change which has been mirrored by other properties within the area. The properties along this road have similar frontages characterised by render at first floor with circular port hole windows. Hardstanding is to the front providing off road car parking for up to two vehicles, access along the side and garden to the rear.

Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

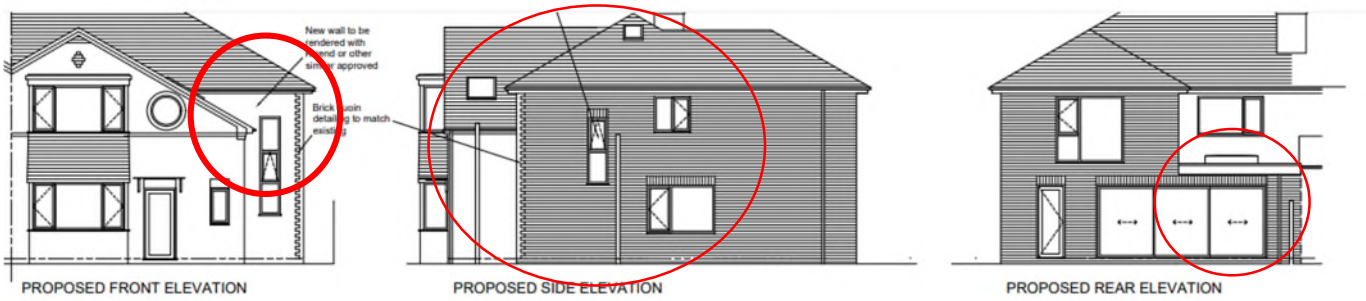
Description of area

This is primarily a residential area in nature with similar type properties which are predominantly single family dwellings.

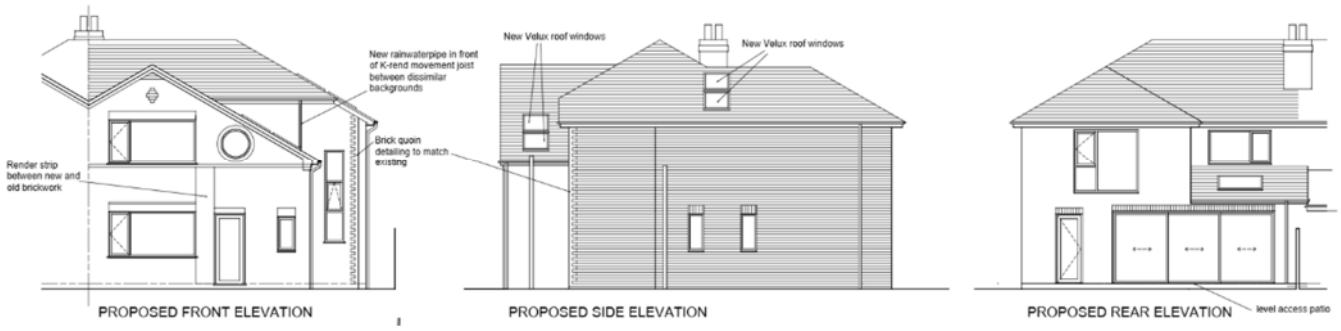
Description of development

The applicant is seeking Variation of Condition 2 (specified plans) attached to planning permission 141096/FH/2024 to allow alterations to roof and side extension and replacement of sun tunnel with roof light, bay window to front to be amended and render panel to be added to front elevation and parapet wall to rear

Previously Approved



Proposed Changes



Consultations & Notification Responses

Local residents, as per Appendix 1 - No comments, objections or representations in respect of this application were received.

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 (Development Plan.
o Policy DC1 for Residential Extensions is still considered of rele DC1.5 - The Council will consider on their merits exemptions to the ab 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.

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.

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

The City 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.

History relating to 15 Granville Gardens

Previous planning applications relating to this site as follows:

141096/FH/2024 – Application Approved - 13.11.2024 - Erection of a two storey side and rear extension, replacement of sloping roof to flat roof to existing single storey rear extension, together with elevational alterations to provide additional living accommodation.

128265/FH/2020 - Recv: 15.10.2020 - Application Approved - 09.12.2020
Erection of a two storey side and rear extension, replacement of sloping roof to flat roof to existing single storey rear extension together with elevational alterations to provide additional living accommodation

082837/FH/2007/S2 - Recv: 19.04.2007 - Application Approved - 06.06.2007 - Erection of two storey front extension to provide further living accommodation

Residential Amenity

The property is a semi detached dwellinghouse located on the west side of Granville Gardens and features a single storey rear extension across the rear wall of the property. Many similar properties within the area have undergone enlargements at some point to the front, side and rear.

Ground floor

The extension would be setback 2.0m from the principal elevation of the property with a width measuring 1.5m approximately towards the side boundary retaining a gap of approximately 800mm overall. The proposal will extend rearwards measuring 9.665m adjoining the existing rear projection forming a wrap around. Sliding doors are proposed on the rear together with a door accessing the utility room on the rear. Windows will serve the dining room along the side elevation.

A sloping roof would be introduced to the existing rear single storey extension mirroring that of the adjoining semi detached property no. 13 Granville Gardens and would include a roof light. Given the location of the windows along the side elevation and the existing boundary treatment, it is not anticipated that there would be any overlooking or loss of privacy afforded by the position of these windows.

First floor

The extension would be setback 2.0m from principal elevation to a width of approximately 1.5m in line with the ground floor extending rearwards measuring 9.665m forming a wrap around across the rear measuring approximately 5.0m retaining a gap to the shared boundary with the adjoining semi detached property no. 13 Granville Gardens. Windows are proposed on the front and rear elevation; no windows are proposed along the side elevations. The roof would be hipped reflecting the existing roof style of the property helping to reducing any massing along the boundary.

The City Council considers that the character of the area has been retained although houses in the immediate vicinity are themselves altered and extended. The proposal is considered to be acceptable in this location and it is not considered that the proposal would create any undue loss of privacy, loss of light or have an overbearing impact upon neighbouring occupiers. Extensions to the side and rear are particularly popular in this area, therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

The extension is not considered to be overly large, is not unduly excessive and is comparable in terms of size and its position to others found in the immediate area. The extension has been sympathetically designed to take the amenity of neighbouring occupiers into account and given the orientation of the adjacent property 17 Granville Gardens and the continuous increasing gap to the shared boundary due to the angle of this site, it is felt that the proposed extension at the host dwelling can be acceptably accommodated retaining a large proportion of amenity space to the site.

Potential for a terracing effect is not considered to be an issue in this instance due to the setback given by the proposal; it is not considered to be overly dominant and is subservient to the main house. The gap to the side boundary and setback from the front elevation, creates a sense of space around the proposal, and allows the extension to be subservient to the main house and not form an incongruous feature within the street scene or detract from the character of the area.

It is considered that the proposal would not interfere with the existing characteristics of the area and given the relationship of the application site to the adjoining and adjacent properties, it is not considered that there would be any significant loss of light or overshadowing as a result of the proposal especially given the gaps retained to the shared boundaries. It is not anticipated that the proposal would give rise to undue harm caused by the introduction of an extension to the side and rear of the property.

Overall, in terms of residential amenity it is not considered that there will be any significant impact, and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

The height of the proposal relates to the height parameters of the existing host dwelling. The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposed extensions are

satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy

Design

The proposed scheme introduces a number of elevational changes when compared to the previously approved application. The differences relate to the number and positioning of windows, the eaves height, roof design, and fenestration details.

On the side elevation, the previous scheme included a single roof light in the side roof, two windows at first floor level, and a large window at ground floor level. The current proposal shows two roof lights grouped together in the side roof, no windows at first floor level, and two smaller windows at ground floor level.

To the front elevation, the overall roof height remains unchanged. However, the eaves height has been slightly raised due to a revised roof design. This change is considered acceptable as the overall height is not increased. In addition, the applicant proposes to introduce a render strip between the windows and door on the front elevation. This is considered to be an acceptable addition given the existing render to the front and would allow a more blended appearance to the front elevation. Bay windows, which were previously proposed, have been removed and the fenestration now reflects the existing window arrangement.

At the rear, the single-storey element has been amended from a flat roof to a sloping roof design, which now includes a roof light. These changes are considered minor and do not materially alter the scale or massing of the development. The revised design remains in keeping with the character of the existing property and the surrounding area.

The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use matching materials by way of brick/render and tile as specified in the application form. The design is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity or the character of the area.

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.

Disabled access

Not applicable

Waste management

Bin storage is not affected by this proposal as there is adequate space along the side for the movement of refuse bins. Therefore, bin storage complies with policy EN19 of the Manchester Core Strategy.

Parking

Off street car parking would be retained to the site and therefore it is considered that car parking arrangements are not affected by this proposal.

Conclusion

The proposal is considered to be 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, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, 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 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.

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 guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

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 planning permission reference 141096/FH/2024 that date being 13th November 2024.

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:

Revised received 19th September 2025 numbered 2008.PR1 rev. K Proposed Plans and 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 the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plan numbered 2008.PR1 rev. K , as received by the City Council as local planning authority from the agent dated 19th September 2025

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

16 Granville Gardens, Manchester, M20 2SX
13 Granville Gardens, Manchester, M20 2SX
11 Westmorland Road, Manchester, M20 2UB
7 Westmorland Road, Manchester, M20 2UB
18 Granville Gardens, Manchester, M20 2SX
17 Granville Gardens, Manchester, M20 2SX
14 Granville Gardens, Manchester, M20 2SX
9 Westmorland Road, Manchester, M20 2UB

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