MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143346/FH/2025
Date registered valid:	2 July 2025
Proposal:	Erection of single storey side / rear extension, including alteration to outbuilding.
Address:	36 Deneford Road, Manchester, M20 2TD
Ward(s):	Didsbury West Ward
Applicant:	Mr R J Mather
Agent (if any):	Mr Matthew Gray, Grays Architecture Ltd
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**6 November 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 22 July 2025

Standard consultations: Printed: 14 July 2025 Expired: 4 August 2025

Neighbour notifications: Printed: 14 July 2025 Expired: 4 August 2025
Printed: 23 September 2025 Expired: 14 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:

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached C3 dwellinghouse of redbrick and white render with a red concrete tile hipped roof. The property features white uPVC framed windows, including two-storey angular bays to the front and rear, a gravel driveway, a single storey rear outrigger, and a detached outbuilding situated within a spacious rear garden.




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Description of area

Deneford Road is a residential street situated within the Didsbury West ward of Manchester, close to Didsbury Park, Wilmslow Road, and Fletcher Moss Botanical Gardens. The area is predominantly residential in terms of its character, consisting of terraced and semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for the erection of a single storey side and rear extension together with alterations to the existing outbuilding to provide additional living accommodation.

Consultations & Notification Responses

3no. representations were received from 1 **local resident** in response to the application. These are summarised as follows:

- Concerns relating to the extension's roof connecting to the adjoining property's extension, in terms of the type of joining mechanism/cover to be used and resultant drainage performance.
- Concerns relating to water ingress of the adjoining property should a narrow gap be maintained between the properties.
- Concerns relating to the materiality of the extension roof. This should match the materiality of the adjoining property's extension.
- Concerns relating to extension's impact upon residential amenity, particularly in terms of generating noise and disturbance. Construction hours should be limited.
- Building Regulations Approval should be required prior to works commencing with regular inspections taking place.
- Lack of detail relating to how the proposed extension relates to the plot's shared boundary, its design, and construction.

West Didsbury Residents' Association – no response received.

Policies

The following policies are considered relevant in the consideration of this application.

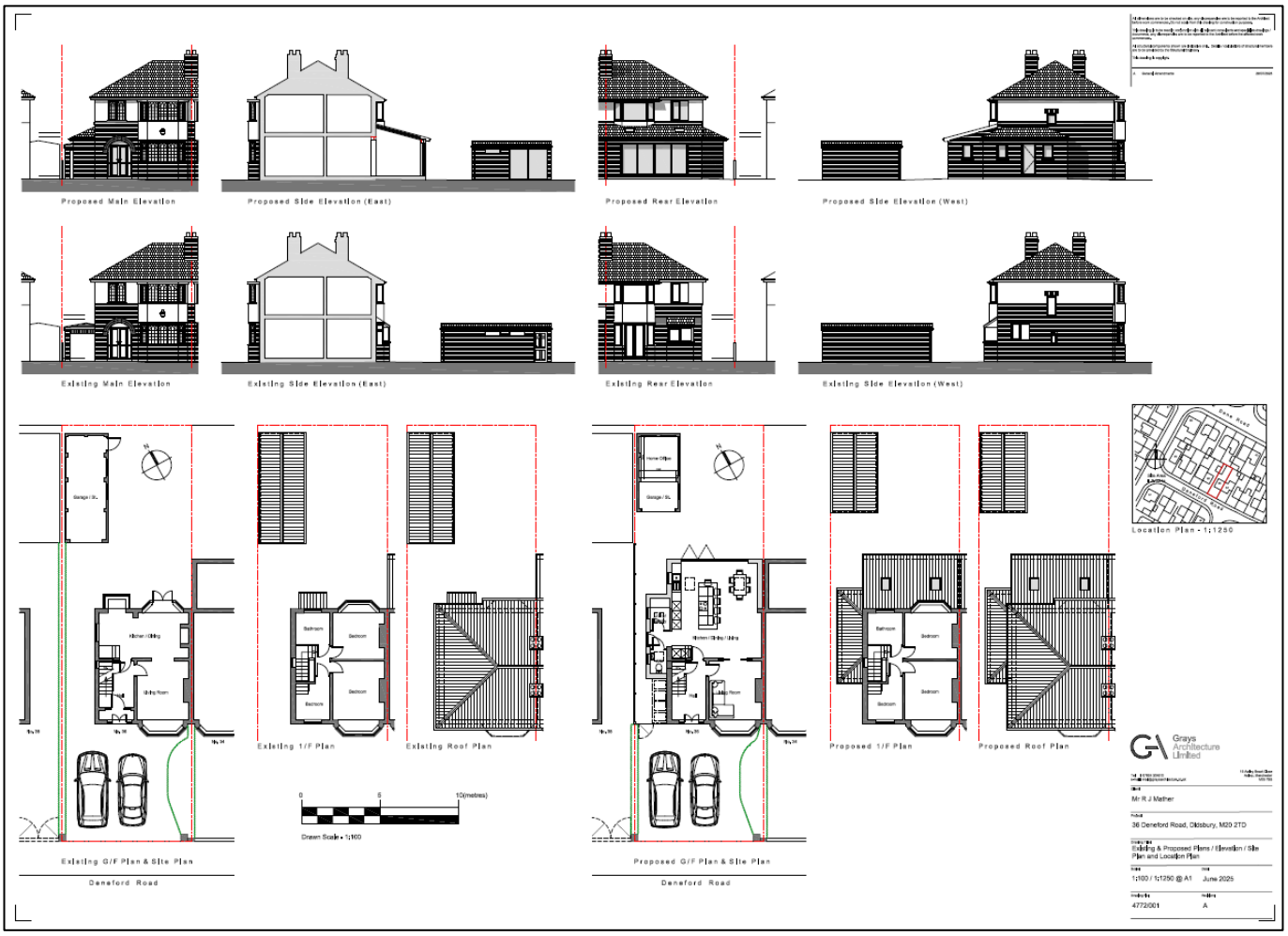
Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places

Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1: Sustainable Places



Submitted existing and proposed plans and elevations

Issues

Policies SP1 and DM1 of the Manchester 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 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 which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle – the principle of erecting a single storey side and rear extension to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Siting, scale, and massing – the extension would be sited at the side and rear of the property, facing northeast and northwest. It would project 3.1m rearwards from the host dwellinghouse with a length along the side of 5.3m, a sideward projection of 1.35m, a width of 6m, a pitched roof height of 3.4m and eaves height of 2.3m to the rear, and a hipped roof height of 3.3m and an eaves height of 2.3m to the side. It would be sited just off the boundary shared with No.34 Deneford Road (with an interlocking roof) and would maintain a gap of 0.7m to the boundary shared with No.38 Deneford Road.

The 3.1m rearward projection of the rear extension would not exceed the limit stipulated within saved policy DC1 of the Unitary Development Plan for the City of Manchester and is therefore considered acceptable. Further to this, the overall siting, scale, and massing of the proposal is considered to be acceptable as the extension is understood as being subservient to the host dwellinghouse in terms of its dimensions, would avoid resulting in an excessively large or bulky addition to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. Sufficient private outdoor amenity space would also be retained to the rear.

Appearance and visual amenity – the extension would be constructed of red brickwork and red roof tiles to match the existing dwellinghouse with white uPVC framed windows and doors. Its front elevation would be blank, whilst its rear elevation would feature a set of bi-folding doors. Its side elevation facing No.34 Deneford Road would be blank, whilst its side elevation facing No.38 Deneford Road would feature 3no. windows and an inward-opening door (conditioned to be obscurely glazed). Its rear facing roof slope would feature 2no. skylights.

It is acknowledged that concerns were raised in relation to the materiality of the extension roof, with residents indicating that this should match the materiality of the adjoining property's extension. However, the proposal is considered to be relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Sited at the side and rear of the property, elements of the proposal would be visible within the street scene, however, its use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that the extension does not form a prominent visual feature. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

Residential amenity – given that the extension would be single storey with a modest rearward projection (of 3.1m), and a maximum roof height of 3.4m to the rear / 3.3m to the side, it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. It should also be noted that the extension would project no further than the existing rear addition present at No.34 Deneford Road and, as such, should have a minimal impact upon their residential amenity. Moreover, the extension's side facing windows and doors have been conditioned to be obscurely glazed so as to mitigate issues of overlooking and loss of privacy, particularly for the occupiers of No.38 Deneford Road.

Alterations to the outbuilding – the proposal also includes a number of alterations to the existing detached outbuilding present at the site, including reducing its footprint to 5m by 2.7m (currently 7m by 2.7m). Its height would remain the same, measuring to 2.5m with an eaves height of 2m. Its front / southwest facing elevation would feature an up-and-over garage door facilitating access to the garage / store room, whilst its southeast facing elevation would feature a set of sliding doors and 1no. window (sited approximately 5.3m from the boundary shared with No.34 Deneford Road). Its northeast and northwest facing elevations would be blank, as would its roof.

These alterations are considered acceptable given their minimal impact on the visual and residential amenity of the area, reducing the overall scale and massing of the outbuilding, whilst also avoiding generating issues associated with overshadowing, loss of light, loss of outlook, or loss of privacy. The outbuilding has been conditioned to remain ancillary to the residential use of the host dwellinghouse.

Waste storage – the current waste storage arrangements would be unaffected by the proposal.

Parking – the current parking arrangements would be unaffected by the proposal as the property's existing driveway space would be retained.

Works to neighbouring plot / property – it is acknowledged that concerns were raised in relation to the extension's roof connecting to the adjoining property's extension, in terms of the type of joining mechanism/cover to be used, resultant drainage performance, and potential for water ingress due to the narrow gap maintained between the properties.

Indeed, the proposed rear elevation depicts the extension roof as interlocking with the roof of the rear extension present at the neighbouring property. The agent of the application was notified of this and submitted the correct ownership certificate (B) serving the requisite notice on the relevant landowners on the 17th September 2025. Neighbours were also re-notified, in light of the amended certificate and drawings, and no further representations were received. Further issues associated with the interlocking roof, drainage performance, and water ingress would be regarded as civil legal matters between the parties that should be dealt with under separate legislation and would not represent material considerations of Manchester City Council Planning.

Construction impacts – it is acknowledged that concerns were raised in relation to the proposal's impact upon residential amenity with noise and disturbance generated during the construction phase. However, any impacts associated with construction would be short lived and would not be material considerations which could be used to refuse planning permission. If there are any issues relating to noise or pollution associated with the construction phase, then these would be controlled through separate legislation such as the Environmental Pollution Act

Building regulations approval – it is acknowledged that concerns were raised in relation to the need to obtain Building Regulations Approval. However, it should be noted that the planning system and Building Regulations operate under different legislative frameworks. The requirement to obtain Building Regulations approval is not a material planning consideration and does not form a basis for refusing planning permission. It remains the applicant's responsibility to ensure that all necessary consents are obtained prior to commencing development.

Planning submission detail – it is acknowledged that concerns were raised in relation to a potential lack of detail relating to how the proposed extension relates to the plot's shared boundary, its design, and construction. However, it is considered that sufficient information has been provided within the planning submission to enable a full assessment of the proposal's potential impacts on both visual and residential amenity, as well as a range of other areas. This includes the dimensions of the gaps maintained to the plot's shared boundaries, the extension's relationship to neighbouring built form, and details of its materiality. These matters have been previously addressed in detail within the main body of the report and are deemed to be acceptable

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

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

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. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) 3-year time limit:

The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) Specified plans:

The development hereby approved shall be carried out in accordance with the following drawings and documents:

Proposed plans and elevations as shown on the drawing labelled ‘Existing & Proposed Plans / Elevation / Site Plan and Location Plan’, numbered ‘4772/001 Revision A’, received by the City Council as Local Planning Authority on the 17th September 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Materials (extension):

The materials used in the external surfaces of the extension 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) Materials (outbuilding):

The materials used in the external surfaces of the outbuilding hereby approved shall be similar in appearance to the existing outbuilding 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.

5) Obscure glazing:

The windows and door in the ground floor of the northwest side elevation of the extension hereby approved shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall be retained as such thereafter.

Reason - In order to protect the amenity of neighbouring residents and in accordance with policies SP1 and DM1 of the Core Strategy.

6) Outbuilding use:

The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as No.36 Deneford Road, M20 2TD. The proposed outbuilding is not to be used as an additional dwelling at the location or for short-term lettings and is explicitly for the private enjoyment of the occupants of the main dwellinghouse.

Reason - To ensure the proposed use remains ancillary to the principle use on the site. In the interest of residential amenity, in accordance with policies DM1 and SP1 of the Manchester Core Strategy

Appendix 1 – List of consultees & neighbours notified

West Didsbury Residents Association

47 Dene Road, Manchester, M20 2TG
38 Deneford Road, Manchester, M20 2TD
34 Deneford Road, Manchester, M20 2TD
45 Dene Road, Manchester, M20 2TG

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