

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145343/FH/2026

Date registered valid: 13 March 2026

Proposal: Erection of single storey side and rear extensions to existing detached garage outbuilding.

Address: 17 Spath Road, Manchester, M20 2QT

Ward(s): Didsbury West Ward

Applicant: Mr Daniel Gent

Agent (if any):

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **5 May 2026**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 26 March 2026

Standard consultations: Printed: 18 March 2026 Expired: 10 April 2026

Neighbour notifications: Printed: 18 March 2026 Expired: 10 April 2026

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

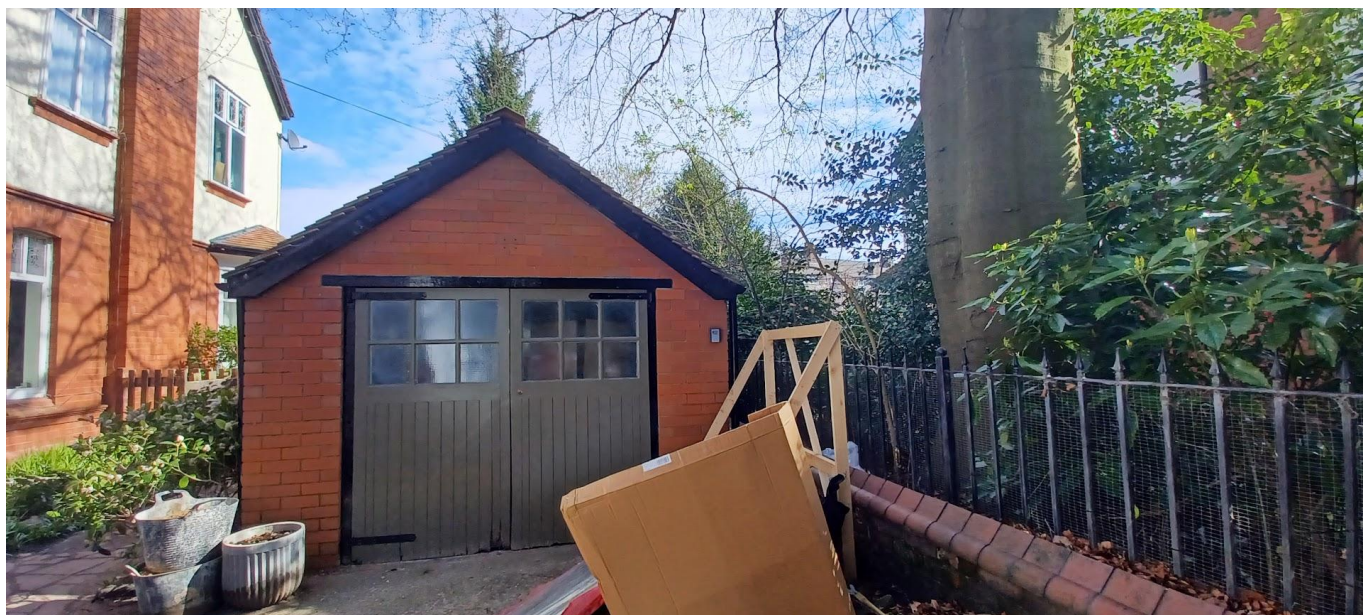
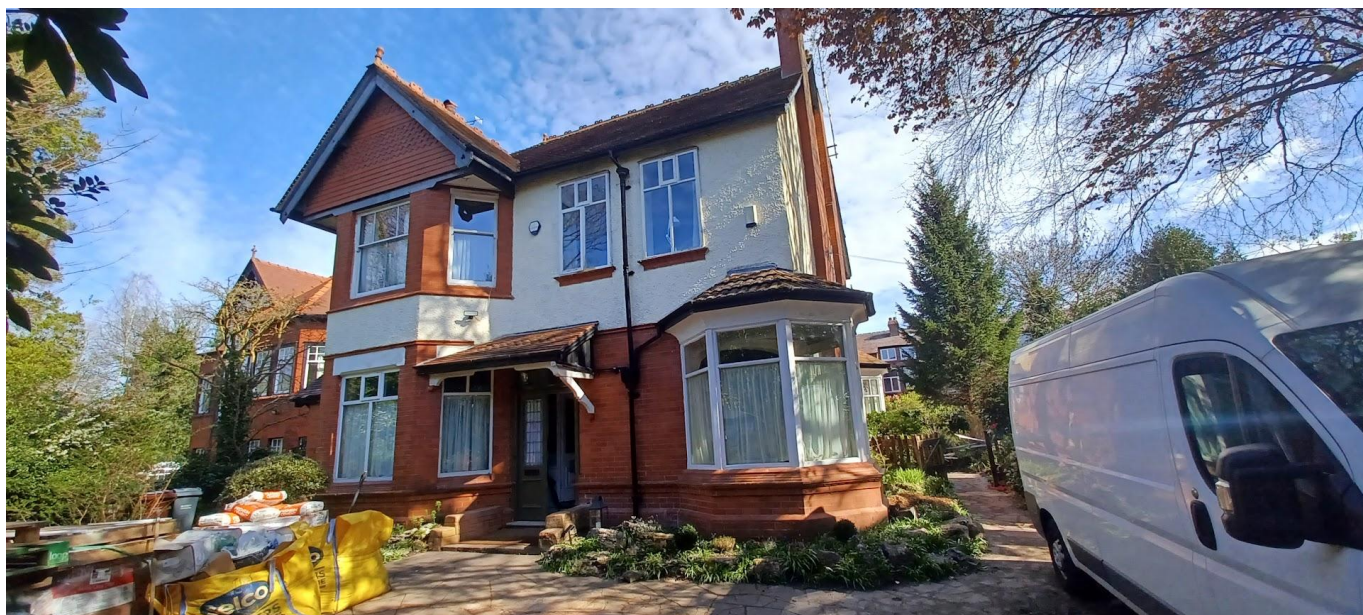
Conservation area: Not applicable

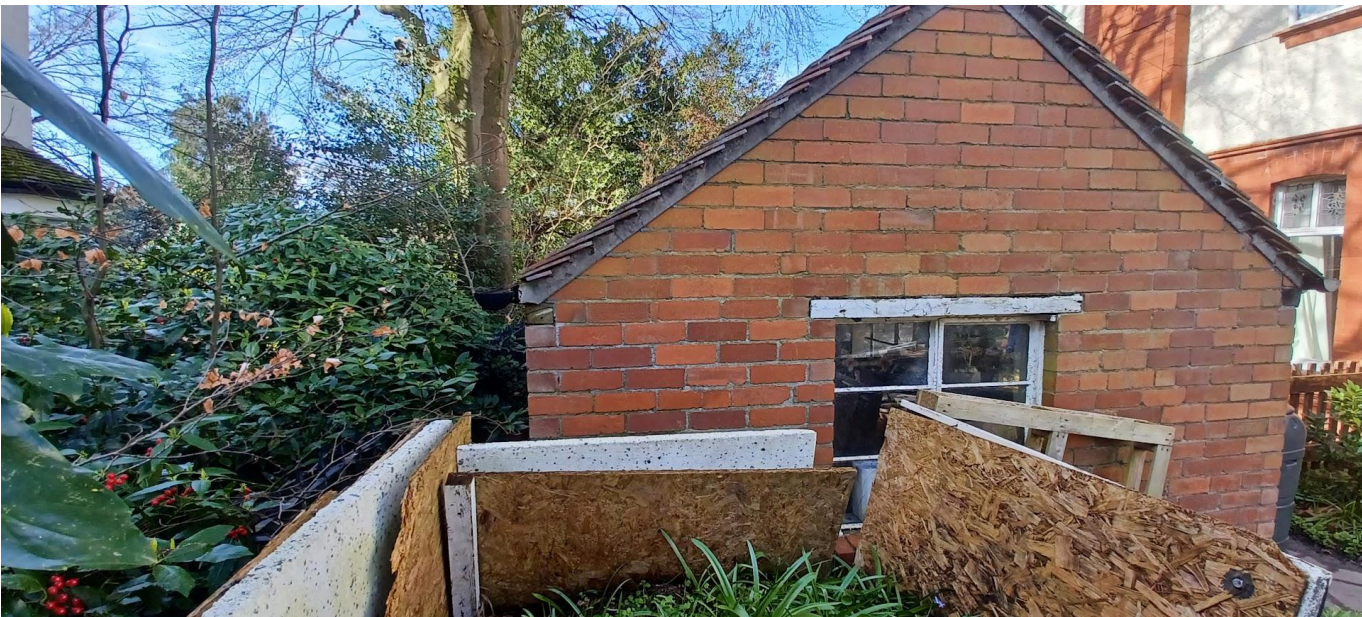
Tree Preservation Order: Not applicable

The application relates to a large two-storey detached dwellinghouse of redbrick and cream textured render with a red tile dual-pitch roof. The property features white timber-framed windows, including a two-storey bay with a gable roof form to the front and ground-floor corner bay to the front and rear, a projecting porch canopy, a spacious driveway and front garden bordered by a mid-level stone wall, original gate posts, and mature trees/planting, a detached outbuilding/garage to the side of the dwellinghouse, a single storey rear outrigger, a raised patio area, and a spacious rear garden.

Spath Road is a residential street situated within the Didsbury West ward of Manchester, close to Marie Louise Gardens, Northenden Golf Club, and Wilmslow Road. The area is predominantly residential in terms of its character, consisting of detached and semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

The property is not listed, nor is it sited within a Conservation Area.





Description of development

The applicant is seeking planning permission for the “Erection of single storey side and rear extensions to existing detached garage outbuilding”.

Planning history

144237/PDE/2025 - Prior notification of proposed larger home extension projecting 8m to the rear with a maximum height of 4.5m and a height at eaves of 4m – Turned Away (Legislative) (2025).

144657/FH/2025 – Erection of single-storey rear extension to form additional accommodation – Approved (2026).



Approved plans of 144657/FH/2025

Consultations & Notification Responses

Local residents – no representations received.

MCC's Neighbourhood Team Leader (Arboriculture) indicated "For us to provide comments on this application, we would require an Arboricultural Impact Assessment and associated Arboricultural Method Statement to be submitted". The applicant provided these reports on the 23rd April 2026. Following this, MCC's Neighbourhood Team Leader (Arboriculture) indicated "I can confirm that the conclusions from the report are that there will be no significant impact on the canopy or root RPA. We are happy to confirm that we would have no objections to the proposed works, subject to this document being strictly adhered to."

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
- Policy EN19 – Waste

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

The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places

Draft National Planning Policy Framework (NPPF, 2025)

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.

- Chapter 4 – Achieving Sustainable Development
 - Policy S3: Presumption in favour of sustainable development
- Chapter 12 – Making Effective Use of Land
 - Policy L4: Residential extensions
- Chapter 14 – Achieving Well-Designed Places
 - Policy DP3: Key principles for well-designed places

outward-opening door to its northwestern side, a window to the rear, and a blank southeastern side elevation. Its roof slopes would be blank.

The proposal is relatively standard in terms of its design for developments of this type and would be in-keeping with the existing precedent of detached outbuildings and residential extensions in this locale. Sited to the side of the existing dwellinghouse, elements of the proposal would be visible within the street scene, however, its use of matching materials (i.e., brickwork and roof tiles) should provide a blended appearance and cohesive relationship with the existing outbuilding as well as the host dwellinghouse, ensuring that the outbuilding extension does not form an overly prominent visual feature. Hence, the proposal is not anticipated to result in any significant adverse impact upon the character of the application property or the wider area.

Residential amenity – given that the proposed outbuilding extension would be single storey with a maximum dual-pitched roof height of 3.325m and would be sited to the north of the shared boundary with No.19 Spath Road, it is not considered that the development would result in significant harm in terms of overshadowing, loss of light, or loss of outlook.

Further to this, the proposal would not include any windows positioned in close proximity to neighbouring plots or dwellinghouses. As such, the development is not considered to give rise to unacceptable impacts relating to loss of privacy or overlooking

Waste – the current waste storage arrangements would be unaffected by the proposal as external access to the rear would be retained.

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

Outbuilding use – in their email correspondence dated to the 27th March 2026, the applicant confirmed that the garage is intended to be used for vehicle storage only. On this basis, the outbuilding is understood as remaining ancillary to the host dwellinghouse and has been conditioned accordingly.

Trees – the submitted Arboricultural Impact Assessment and Method Statement (AIA & MS) concludes that the proposed outbuilding extension is unlikely to result in a significant adverse impact on the nearby mature Copper Beech tree. This conclusion is based on the absence of any canopy interference; minimal to no impact on the principal root protection area, given the historical presence of the garage on site; and the likelihood that any foundation excavations would be shallow and located further away from the tree. In addition, the report confirms that appropriate tree protection measures would be implemented throughout the construction phase. Subject to these recommended safeguards being fully adhered to, the AIA & MS advises that the development can proceed in accordance with accepted arboricultural best practice, without detriment to the long-term health, structural stability, or amenity value of the tree.

MCC's Neighbourhood Team Leader (Arboriculture) indicated "I can confirm that the conclusions from the report are that there will be no significant impact on the canopy or root RPA. We are happy to confirm that we would have no objections to the proposed works, subject to this document being strictly adhered to".

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 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. 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 this permission.

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

2) Specified plans:

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

Proposed plans and elevations shown on the drawing titled 'PROPOSED GARAGE EXTENSION', numbered 'PL_105 REV P03', received by the City Council as Local Planning Authority on the 13th March 2026.
'Arboriculture Impact Assessment & Method Statement', received by the City Council as Local Planning Authority on the 23rd April 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

3) Materials:

The materials used in the walls, roof or other element of any exterior work of the development hereby approved shall be similar in appearance to the materials used in the majority of the equivalent element of 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 Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) Restriction on additional openings:

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 southeastern elevation of the development hereby approved, without planning permission being granted by the City Council as Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

5) Arboricultural report:

The works hereby approved shall be carried out in accordance with the details specified in the approved document titled 'Arboriculture Impact Assessment & Method Statement', received by the City Council as Local Planning Authority on the 23rd April 2026.

Reason - To avoid damage to trees and shrubs adjacent to and within the site which are of important amenity value and to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester 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.17 Spath Road, Manchester, M20 2QT. 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

Neighbourhood Team Leader (Arboriculture)

Flat 3, 49 Bamford Road, Manchester, M20 2QP

Flat 1, 49 Bamford Road, Manchester, M20 2QP

19 Spath Road, Manchester, M20 2QT

55 Bamford Road, Manchester, M20 2QP

47 Bamford Road, Manchester, M20 2QP

7 Lancaster Road, Manchester, M20 2QU

Flat 2, 49 Bamford Road, Manchester, M20 2QP

15 Spath Road, Manchester, M20 2QT

57 Bamford Road, Manchester, M20 2QP

53 Bamford Road, Manchester, M20 2QP

51 Bamford Road, Manchester, M20 2QP

59 Bamford Road, Manchester, M20 2QP

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA