MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145102/FH/2026
Date registered valid:	4 February 2026
Proposal:	Erection of single-storey rear, side and front extension following demolition of rear outrigger.
Address:	62 Daventry Road, Manchester, M21 0ZP
Ward(s):	Chorlton Park Ward
Applicant:	Elizabeth & Kirtan Jagani
Agent (if any):	Mrs Magdalena Haener Pride Road Manchester South
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**14 April 2026**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 3 March 2026

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 10 February 2026 Expired: 3 March 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 two-storey semi-detached dwellinghouse of redbrick with a grey slate hipped roof. The property features white uPVC-framed windows, including a ground-floor bay to the front, a front porch, a concrete driveway and modest front garden bordered by a low-level redbrick wall, a single storey outrigger, and a detached outbuilding situated within a spacious rear garden.

Daventry Road is a residential street situated within the Chorlton Park ward of Manchester, close to Fallowfield cycling loop, St Werburgh's Road Metrolink tram station, and Whalley Range Cricket & Lawn Tennis Club. The area is predominantly residential in terms of its character, consisting of semi-detached dwellinghouses.

The property is not listed, nor is it sited within a conservation area.

58
49
51
62
Daventry Rd
57

Description of development

The applicant is seeking planning permission for the “Erection of single-storey rear, side and front extension following demolition of rear outrigger”.

Planning history

No previous history.

Consultations & Notification Responses

One representation was received from **a local resident.** Their comments are summarised as follows:

- If your authority intends to grant permission for this planning application, we recommend you make installation of a minimum of one Swift nest bricks a planning condition to provide enhancement for biodiversity.

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

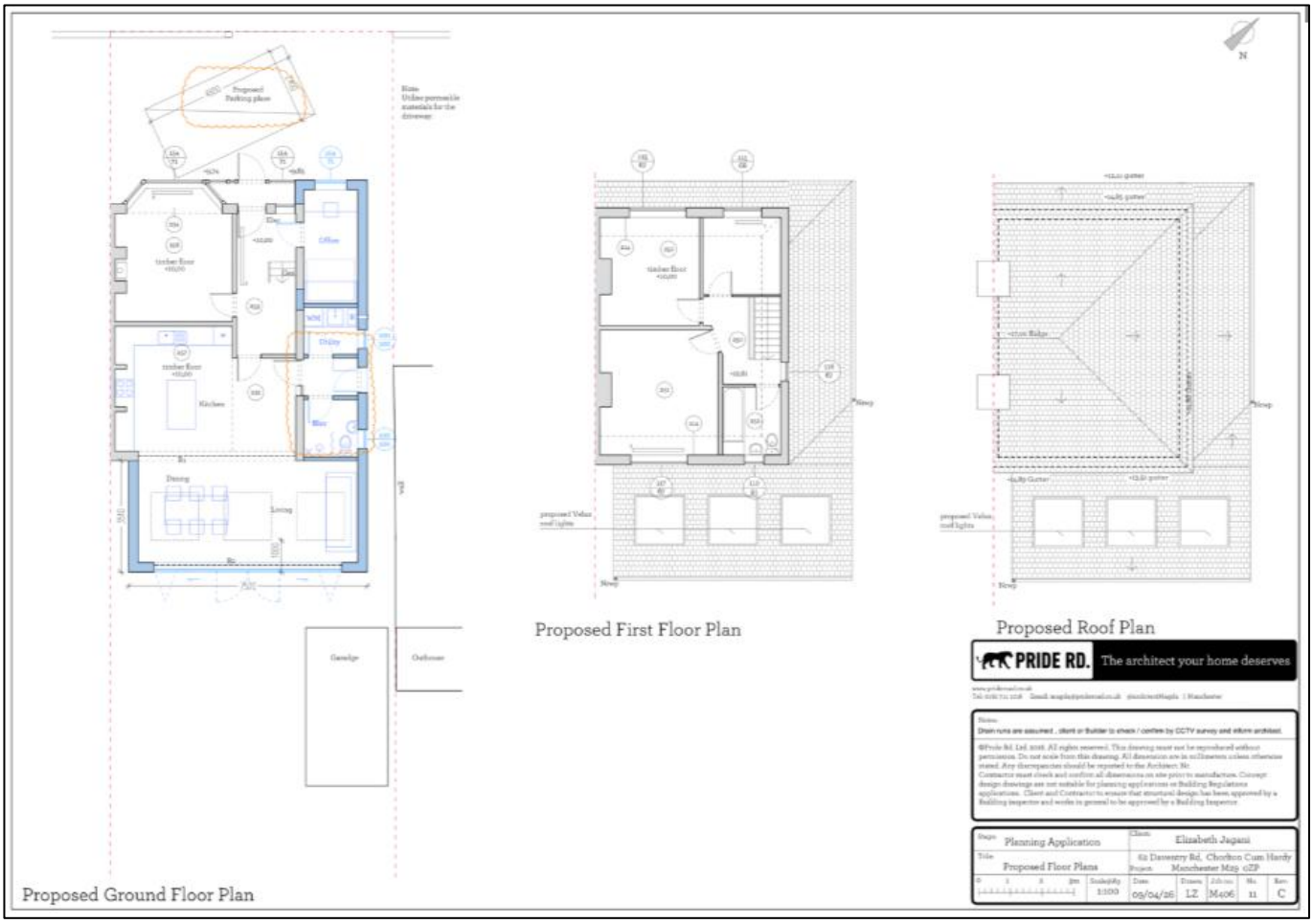
Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1 – Sustainable Places

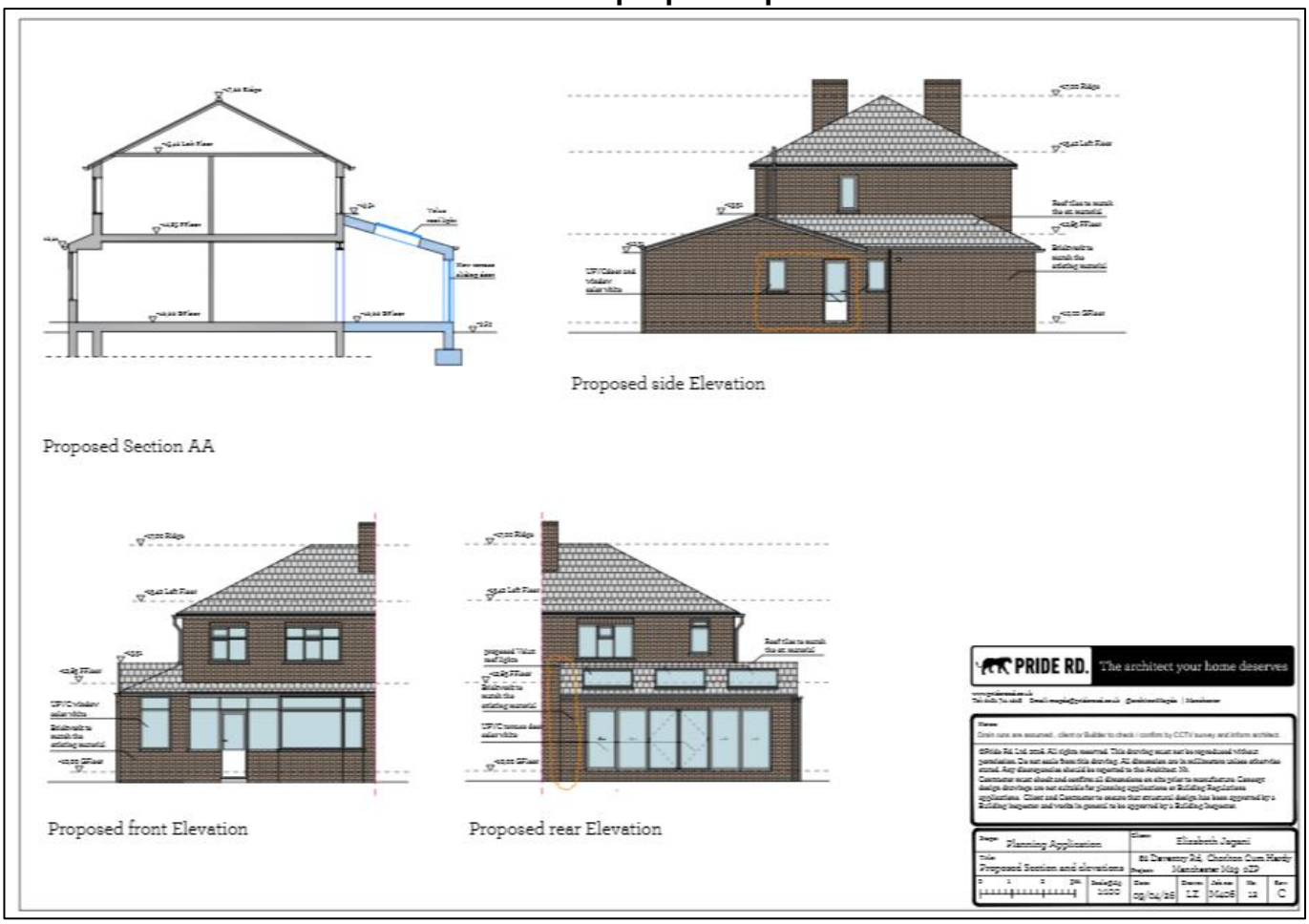
The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places

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 14 – Achieving Well-Designed Places
    - Policy DP3: Key principles for well-designed places



Submitted proposed plans



Submitted proposed elevations

Issues

Principle – the principle of the proposal, to erect a single storey front, side, and rear extension to provide improved and enlarged living accommodation for a dwellinghouse is acceptable. Notwithstanding this, consideration must be given to the proposal's siting, scale, and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking, as well as other matters.

Siting, scale, and massing – the proposal would be sited at the front, side, and rear of the dwellinghouse, wrapping around its southern and western elevations. It would project 3.51m rearwards from the host dwellinghouse, with a length of 12.387m, a sideward projection of 2.238m, and a width of 7.52m. It would feature a part-hipped / part-dual pitch roof height of 3.739m and an eaves height of 2.548m. A gap of 0.5m would be maintained to the boundary shared with No.60 Daventry Road, whilst a gap of 0.9m would be maintained to the boundary shared with No.20 Egerton Road South.

Overall, the siting, scale, and massing of the proposal is considered acceptable. The 3.51m rearward projection of the extension would not exceed the limit stipulated within saved policy DC1 of the Unitary Development Plan for the City of Manchester of 3.65m). Further to this, the extension would remain visually subservient to the host dwelling on account of its modest, single storey form and appropriate length, width, and height, which should ensure that it does not appear as an excessively large or bulky addition to the property. As a result, the development would avoid creating an overbearing presence within the street scene or for neighbouring occupiers. Adequate private amenity space would also be retained to the rear of the dwelling.

Appearance and visual amenity – the extension would be constructed of materials to match the existing dwellinghouse, including brickwork, roof tiles, and white uPVC windows and doors. To the front, it would feature one window. Its southern side elevation would feature two windows and one door (conditioned to be obscurely glazed, in the interests of residential amenity) and to the rear it would feature a set of terrace doors. Its northern side elevation would be blank. Its western roof slope would feature three Velux rooflights.

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 residential extensions in this locale. Sited at the front, side and rear of the property, elements of the proposal would be visible within the street scene, however, its use of matching materials (i.e., brickwork, roof tiles, and windows) should provide a blended appearance and cohesive relationship with the host dwellinghouse, ensuring that the 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 extension would be single storey in form, sited to the south and west of the existing dwellinghouse, with a modest rearward projection of 3.51m, the proposal is not considered to give rise to significant issues of overshadowing, loss of light, or loss of outlook. Moreover, its side-facing windows have been conditioned to be obscurely glazed, so as to mitigate unacceptable impacts relating to loss of privacy and overlooking. With these safeguards in place, the proposal is not considered to have an unduly harmful impact upon the residential amenity of the area

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

Parking – the submitted drawings indicate that sufficient space for the parking of at least one vehicle (2.4m by 4.8m) would be retained on the property's driveway space (to be enlarged using permeable materials, as indicated on the submitted drawings).

Biodiversity – it is acknowledged that concerns were received regarding the potential inclusion of a swift brick within the proposed development. However, imposing such a requirement is considered to be onerous and disproportionate given the nature and scale of the proposal, which comprises a householder extension rather than the creation of a new dwellinghouse. Furthermore, there is currently no adopted policy within Manchester City Council's planning framework that mandates the inclusion of swift bricks in householder extensions. As such, while ecological enhancements are encouraged where appropriate, it is not considered reasonable to require this measure in this instance.

Other matters – the proposal also includes alterations to the property's existing front porch including minor changes to its glazing and footprint to adjoin with the adjacent ground-floor bay window. The length and height of the porch would be unaffected by the proposal. Given the minor nature of this element of the proposal, together with its minimal impact upon the visual and residential amenity of the area, it is considered 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 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 Floor Plans’ numbered ’11 REV C’, received by the City Council as Local Planning Authority on the 14th April 2026.
‘Proposed Section and elevations’, numbered ’12 REV C’, received by the City Council as Local Planning Authority on the 14th 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 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 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 northern and southern elevations 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) Obscure glazing:

The windows and doors in the ground-floor of the southern elevation of the development 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 Manchester Core Strategy.

Informatives:

1) If the development can accommodate it, it is requested that consideration is given to the installation of Swift Bricks. Swift bricks must be fitted in accordance to the specifications of BS 42021:2022 - Integral nest boxes

Appendix 1 – List of consultees & neighbours notified

22 Egerton Road South, Manchester, M21 0YN
24 Egerton Road South, Manchester, M21 0YN
20 Egerton Road South, Manchester, M21 0YN
26 Egerton Road South, Manchester, M21 0YN
65 Wyverne Road, Manchester, M21 0ZW
63 Wyverne Road, Manchester, M21 0ZW
60 Daventry Road, Manchester, M21 0ZP

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