MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145393/FH/2026
Date registered valid:	23 March 2026
Proposal:	Replacement timber pitched garden storage shed and extension of brick wall courtyard wall with a 2.02m high brick wall with timber gates to enclose rear garden.
Address:	19 Didsbury Park, Manchester, M20 5LH
Ward(s):	Didsbury East Ward
Applicant:	Mr Greg Mulligan
Agent (if any):	
Case officer:	Ellie Knowles Tel: 0161 219 6633 Email: ellie.knowles@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**15 May 2026**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20 April 2026

Standard consultations:
Printed: 7 April 2026 Expired: 28 April 2026

Neighbour notifications
Printed: 27 March 2026 Expired: 19 April 2026

Site notice
Posted: 17 April 2026 Expired: 9 May 2026

Press advert
Published: 31 March 2026 Expired: 23 April 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

The application site relates to 19 Didsbury Park within the Didsbury ward of south Manchester. The site is the right-hand side of a large semi-detached 2-storey Victorian red brick villa, in an Italianate revival style. The application property is set back deep into the site with spacious gardens at the front, side and rear enclosed by original brick boundary walling, stone gate posts and dense tree cover.

The site lies within the Didsbury St James conservation area. The surrounding area is predominantly residential, with Didsbury Park being specifically mentioned in the conservation area designation as a location for the siting of large villas and ‘country houses’ for the new wealthy class of entrepreneur and this character still exists to a large extent.

Listed building: Not applicable

Conservation area: Didsbury St James Conservation Area 1970

Tree Preservation Order: *Protection afforded by Conservation Area Designation*

Description of development

The applicant is seeking permission for the erection of a detached timber pitched garden storage shed, following the demolition of an existing shed and extension of existing brick courtyard walls; including a 2.02m high brick wall with timber gates to enclose the rear garden.

Planning consent is required due to the proposed siting of the replacement outbuilding which would be located to the side of the dwellinghouse in a conservation area and height of new walling above 2m.

Consultations & Notification Responses

Local responses
None

Consultee responses

Didsbury Civic Society – No comments received.

Neighbourhood Team Leader (Arboriculture) – No comments received.

Relevant Planning History
None

History of negotiations

No negotiations were entered into with the agent, given that the scheme was considered policy compliant.

Policy

Places for Everyone (2022-2039) – 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.

The PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-P1 – Sustainable Places
JP-P2 – Heritage

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
EN 3 – Heritage (partially superseded by PfE)

The relevant saved **UDP** policies for this application are:

DC18 – Conservation Areas

National Planning Policy Framework

The National Planning Policy Framework (December 2024) – The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

Para 131 – Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Para 135 – Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Para 202 – Heritage assets should be conserved in a manner appropriate to their significance.

Para 207 – Local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

Para 208 – LPAs should ensure that any conflict between the heritage asset's conservation and any aspect of the proposal is avoided or minimised.

Para 210 – In determining applications, LPA's should take account of, the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness.

Para 212 – When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

The Draft National Planning Policy Framework (December 2025) - The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. A draft revised NPPF was published for consultation on 16 December 2025. The consultation period runs for 12 weeks and will close on 10 March 2026.

The draft NPPF proposes significant changes to the structure and content of national policy. These include a move to Local Plan-style policy sections, a clearer distinction between plan-making and decision-making policies, and the reintroduction of strategic planning through Spatial Development Strategies. Other notable changes include an expanded presumption in favour of sustainable development, policies promoting higher densities around transport hubs, and support for small and medium-scale housing schemes through a new "medium development" category. The draft also integrates National Development Management Policies, strengthens climate change and biodiversity policies, and introduces measures to encourage clean energy and critical minerals development.

Once adopted, the revised NPPF will replace the current framework and form a key part of national planning policy. At this stage, as the document is subject to consultation and has not yet been finalised, while still a material consideration, it can only be afforded limited weight in the determination of planning applications. In this instance, the relevant sections is outlined below:

Policy DP3 (Key principles for well-designed places) – This policy states that in order for development proposals to respond to their context and create well-designed places development proposals should consider context, liveability, climate, nature, movement, built form, public space and identity.

Policy HE4 (Securing the conservation and enhancement of heritage assets) – This policy states that heritage assets, as an irreplaceable resource, should be conserved and enhanced in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:

a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness;
b. Avoid harm to the significance of heritage assets, and instead preserve and enhance this significance.

Policy HE9 (Conservation areas) – This policy states that development proposals within or affecting the significance of conservation areas should:

a. Retain and restore buildings and other features which make a positive contribution to the character or appearance of a conservation area wherever possible; and
b. Consider the area's special architectural or historic interest (as identified as part of the designation of the conservation area) in the design of development.

Proposals that preserve those elements of a conservation area that make a positive contribution to it (or which better reveal its significance) should be approved.

Issues

Principle of development:

The principle of erecting a replacement detached timber shed for ancillary garden storage purposes and additional boundary treatment 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 appearance, impact on the visual amenity of the area, Didsbury St James Conservation Area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Impact on visual and residential amenity:

The proposal comprises the erection of a detached timber storage shed following demolition of an existing flat roof concrete shed and outbuilding. The replacement shed would measure approx. 2.45m (ridge height) x 3m (width) x 6.06m (length) and be sited parallel to new & existing courtyard walling inset approx. 1.2m from the side shared boundary. The proposed shed would be constructed with a felt shingle dual pitched roof and natural tongue and groove timber boarding to the sides, featuring only double access doors at either end.

The proposed new boundary walling will consist of matching 'Cheshire brick' with natural stone coping. Two areas of new walling are proposed including; (1) a 2.02m high brick wall with timber gates to enclose the rear garden, running perpendicular from the dwellinghouse and (2) an extension of matching height to the existing courtyard wall running parallel and beyond the rear elevation of the dwellinghouse.

The overall design, materiality, siting, scale, and massing of the proposed detached shed and new boundary walling are considered to be acceptable. The proposed development is understood as being subservient to the host dwellinghouse in terms of their dimensions and siting, would avoid resulting in ‘excessively large or bulky’ additions to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing overbearing nor overshadowing features into the area.

There would be a negligible impact on the character and appearance of the dwelling, the spaciousness to the side boundary would be maintained and there would be no disruption to the appearance of the street scene.

Due to the reasons stated above, there are no significant impacts associated in terms of residential or visual amenity. The scheme is considered to be in accordance with policies SP1, DM1 and EN3 of the Core Strategy and UDP policies DC1.

Impact on heritage assets:

The application site lies within the Didsbury Park Conservation Area.

The application site relates to a large semi-detached 2-storey Victorian red brick villa. There are 2 pairs of identical villas adjacent to each other, likely dating from the 1850’s to 1890’s, in an Italianate revival style. On the side elevation is a complex fenestration pattern and attractive hooded dormers breaking the eaves.

As with the other villas in the pair, it is set back deep into the site with spacious gardens at the front, side and rear enclosed by original brick boundary walling, stone gate posts and dense tree cover.

Policy EN3 of Manchester’s Core Strategy requires that new developments must be designed

so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas including conservation areas and listed buildings.

Saved UDP Policy 18 considers the relationship of new structures to neighbouring buildings and relevant demolition and replacement, in relation to Conservation Areas.

The flat roof concrete shed is a later addition to the application site that is considered to afford little architectural merit, making a negative contribution to the Conservation Area, as such there is no objection to its removal.

The small brick outhouse at the rear is an original ancillary structure that makes a neutral contribution to the conservation area. It is largely contained within the rear private garden and as such, therefore there is no objection to its removal.

The proposed extended high brick walls and 2.45m high timber shed behind it are considered relatively minor interventions at the side / rear of the application site. They are sufficiently subservient to the main dwelling both in terms of height and set back off the main road frontage (over 25 metres) that would amount to less than substantial harm to heritage assets at the lowest end of the scale.

There would be a negligible impact on the character and appearance of the dwelling, the spaciousness to the side boundary would be maintained and there would be no disruption to the appearance of the other half of the semi (no.17) in the street scene. Furthermore, the use of matching walling materials will create a blended appearance with existing walling onsite. As such, the proposal maintains the significance of the site which contributes positively to the character and appearance of the Conservation Area.

The proposed new boundary walling will be constructed in Cheshire brickwork with natural stone coping, designed to match existing walling on site. During the course of the application, details of walling materials (brickwork, mortar and coping stone) and sample panel was provided for review, these proposed materials were deemed appropriate and will be secured by way of condition.

Overall, the proposal would preserve and enhance the character and appearance of the conservation area, given its scale and new boundary treatment which would be sympathetic in appearance as all materials and detailing would match the existing walling. As such, the proposal would be in accordance with, relevant policies and the tests within the NPPF with public benefits outweighing any less than substantial harm, in line with paragraph 202 of the NPPF.

Impact on Highway Safety:

The proposed development would not interfere with the existing parking provision within the site curtilage, as such is considered acceptable in this regard.

Waste:

The current waste storage arrangements would be unaffected by the proposal.

Other matters:

Trees

The Heritage Statement and location of development on Site Plan ref: 200, indicate that no trees would be impacted by the proposal. Notwithstanding this, in order to safeguard protected trees within the site curtilage, a condition will be imposed requiring tree protection works during construction.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 and DC18, of the Manchester Unitary Development Plan and to policies SP1, DM1 and EN3 of the Core Strategy.

Condition(s) to be attached to decision for approval

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 documents labelled:

   - 'A3-New Shed and Wall', numbered '200', stamped as received by the City Council as Local Planning Authority on the 23/03/2026.
   - 'Side Gate and Walling N/S', numbered '806', stamped as received by the City Council as Local Planning Authority on the 23/03/2026.
   - 'Side Gate and Walling E/W', numbered '807', stamped as received by the City Council as Local Planning Authority on the 23/03/2026.
   - Heritage Statement, stamped as received by the City Council as Local Planning Authority on the 23/03/2026.

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

3. The design and materials used in the external surfaces of the boundary walling hereby approved shall be as follows:

   [main brick: reclaimed Cheshire brick]
   [mortar: 5:1 red building sand:cement mix or NHL lime mortar (2.5 to 3) mix]
   [coping stone: reclaimed Yorkshire stone coping]
   [brickwork bond: Flemish]

   The works shall be in accordance with the approved specifications/details and remain in-situ thereafter.

   Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1, DM1 and EN3 of the Core Strategy and the requirements of the National Planning Policy Framework.

4. The design and materials used in the external surfaces of the proposed detached garden shed hereby approved shall be those as specified on approved plan/drawing ref. 200.

   Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1, DM1 and EN3 of the Core Strategy and the requirements of the National Planning Policy Framework.

5. In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

   (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard BS 5837:2012 (Trees in relation to construction)
   (b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
   (c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed

from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Didsbury Civic Society
Neighbourhood Team Leader (Arboriculture)

21A Didsbury Park, Manchester, M20 5LH
6 Bloomesbury Avenue, Manchester, M20 2BN
1 Bloomesbury Avenue, Manchester, M20 2BN
56 Didsbury Park, Manchester, M20 5LJ
1 Dalston Drive, Manchester, M20 5LL
58 Didsbury Park, Manchester, M20 5LJ
54 Didsbury Park, Manchester, M20 5LJ
17 Didsbury Park, Manchester, M20 5LH

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA