MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145002/FH/2026
Date registered valid:	24 February 2026
Proposal:	Erection of a single storey front, part-single / part-two storey side and two storey rear extension together with a first floor front balcony
Address:	16A Darley Avenue, Manchester, M20 2XF
Ward(s):	Didsbury West Ward
Applicant:	Mr Tariq Obaide
Agent (if any):	Mr D King, NK Architectural
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: 3 March 2026

Standard consultations: Printed: 27 February 2026 Expired: 20 March 2026

Neighbour notifications: Printed: 27 February 2026 Expired: 20 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 detached dwellinghouse of brown brick with a grey tile dual pitch roof. The property features white uPVC-framed windows, a spacious front garden and tarmacadam driveway bordered by a mid-level brick wall, a single storey side extension, a single storey rear extension and a rear garden.

Darley Avenue is a residential street situated within the Didsbury West ward of Manchester, close to the river Mersey, Merseybank playing fields, and Princess Road (A5103). 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.


12
14
Rowsley Ave
18
16B
16A
Darley Ave










16B

Description of development

The applicant is seeking planning permission for the “Erection of a single storey front, part-single / part-two storey side and two storey rear extension together with a first floor front balcony.”

Planning history

F01958 - Living-room extension front of house – Approved (1975).

F11182 - Extension rear of dwellinghouse to form kitchen, outhouse and entrance, after demolition of existing conservatory – Approved (1979).

Consultations & Notification Responses

In response to the proposal, as originally submitted:

One neutral letter was received from **a local resident** in response to the application; the 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.

Four letters of objection were received from **local residents** in response to the application; the comments are summarised as follows:

- The proposal would have an adverse impact upon the residential amenity of the area.
- The scale of the extension and dwellinghouse would be out-of-keeping with surrounding dwellinghouses.
- The proposed extension would be overbearing and visually oppressive.
- The front-facing balcony and extensive upper floor balcony would overlook neighbouring properties and amenity spaces, causing a loss of privacy.
- The height and proximity of the extension would make overlooking constant and unavoidable.
- The extension would introduce a visually intrusive and over-dominant feature, harmful to residential amenity.
- The extension would substantially dominate the outlook of neighbouring properties, generating a sense of enclosure, and significantly reducing the natural light and openness previously enjoyed.
- The extension would destroy the sense of openness between properties, producing a narrow and confined entrance that would materially diminish the setting and character of both properties.
- The extension represents overdevelopment of the site.
- Extending fully to the boundary would remove the spatial and visual separation between the dwellings, undermining the established pattern of development on Darley Avenue. This would erode the visual character and spacing rhythm of the area, creating a terracing effect and appearing cramped.
- The first-floor balcony, positioned in close proximity to neighbouring properties, would introduce noise, voices, and activity at an elevated level, disturbing nearby occupiers.
- The proposal would substantially reduce off-street parking at the application property, leaving space for only one car. This would force vehicles to park on-street, contributing to existing pressures.

- Issues with surface water pooling and drainage problems. Increasing the footprint of the building and reducing permeable areas would exacerbate this.
- Concerns relating to the property being used for commercial purposes (i.e., short-term lettings, such as an Airbnb, hotel, or B&B).

West Didsbury Residents' Association did not formally object to the application, however, raised the following concerns:

- The plans appear to show the extension sitting in front of the building line for the road. We are concerned that this could materially affect the appearance of the road and set a precedent going forward.
- Concerns from local neighbours regarding overlooking.

In response to the revised proposal, which makes amendments to the scheme as originally submitted including the first-floor roof forms of the side and rear extension, the scale and massing of the first-floor side extension, and the inclusion of a privacy screen in association with the first-floor front balcony:

Two letters of objection were received from **local residents** in response to the application; the comments are summarised as follows:

- Welcome the revision that sets back the front of the proposed south-facing wall on the first floor.
- Remain concerned about the impact that the proposed balcony will have upon neighbouring privacy and the over development of the proposed structure that is oppressive and does not fit in the plot.
- Occupants using the balcony would have direct views into neighbouring properties and balconies. This level of overlooking is an unacceptable loss of privacy. Furthermore, the proposed balcony would overlook the front gardens and the balconies of neighbouring properties as it is positioned significantly further forward than the existing balconies.
- A privacy screen with obscured glass may not be the most suitable approach, as this would significantly reduce the natural light entering neighbouring gardens and living spaces.
- The proposed balcony appears excessively large and disproportionate to the scale of the property and to neighbouring properties. It does not appear to be in keeping with the character or proportions of the surrounding dwellings.
- Also concerned that, once planning permission is granted for the balcony, the applicant may subsequently seek to extend the wardrobe into the balcony area, potentially creating additional East wall in order to convert it into a bedroom. It is unclear what safeguards would prevent such alterations in the future.
- Although the second-storey extension on the east side has been revised and set back, I believe it would still result in a reduction of the sunlight that the neighbouring properties currently receive and have long enjoyed, particularly in the evening due to the natural path of the sun.
- Maintain my objection to the forward projection on the east side of the proposed development. This projection would extend significantly beyond the building line of the adjacent properties on Richmond Gardens and would further impact neighbouring garden spaces and privacy.
- It would adversely affect the natural light entering neighbouring properties. The proposed development on the eastern side appears overbearing in scale, relative to the size of the plot.
- I remain concerned that the proposal prioritises the extent of development rather than giving due regard to the effect it may have on the living conditions and privacy of neighbouring properties.

- I would respectfully request consideration of the following:
    - Any extension to the front of the property should be limited to the line of the existing car port. At the very least, the extension should not project beyond the existing front building line of the property.
    - I also propose that the balcony be set back so that it aligns with the existing balconies of the neighbouring properties at 16 Darley Avenue. In architectural designs, one of the most common arrangements is placing balconies next to each other along the façade, rather than projecting significantly forward of neighbouring balconies. In the current proposal, however, this principle does not appear to have been applied. Aligning the balcony in this manner would ensure that any required obscured privacy screen would be limited in length, thereby allowing natural light to continue entering the gardens.
    - Appropriate planning conditions should be imposed to prevent any future extension of the wardrobe into the balcony area to create additional space to convert into a bedroom which will require the erection of an east wall.
- Having reviewed the floor plans for the proposed first floor, I appreciate that property owners and developers are generally free to organise and section their internal floor space as they wish. However, I find certain aspects of the design difficult to understand and somewhat impractical. For example, the walk-in wardrobe is shown adjoining the en-suite bathroom; however, there appears to be no direct access from the bedroom to the wardrobe. Instead, the plans indicate that access would require leaving the bedroom, passing through a sitting area, and then entering the wardrobe. This arrangement appears unusual and creates some uncertainty as to whether the plans accurately reflect the applicant's long-term intentions for the property.
- Unclear if an increase in the current roof height of the main structure is still being proposed, which would have a material impact on the natural sun light of the neighbouring properties at all times through the course of the day due to the natural path and angle/height of the sun. Any proposed increase in the height of the current roof structure would be of significant detriment to the adjoining properties and the current status of light that they and the surrounding garden areas receive, notwithstanding that the revised plans have removed the two dormer structures.
- The proposal to bring the current structure forward is also viewed as being of detriment to the existing neighbouring properties. If more space is required by the proposer, could they not consider going down into the ground to obtain that? Any movement forwards in the structure would contribute to the overbearing nature of the proposed new property and impact on the privacy of others given the balcony proposals.
- Do not believe that the real-life impact of the proposal is fairly reflected in the plans and drawings and would urge the planning committee to review the property in real life to understand this, as no 3D plans have been submitted showing the before and after impact.
- The existing residential properties are on established approved planning status in-keeping with the local area and its character and changing that for the benefit of one new resident by permitting this increased structure on the existing plot and footprint of the current building to the detriment of the established homeowners in the area is not considered proportionate or equitable.

West Didsbury Residents' Association – no response received.

Councillor John Leech made the following comments:

- The revised upstairs plan makes no sense, and I fail to see how this can be their intended design. The ensuite to the 3rd bedroom is accessed through the communal area by the stairs and then through a walk-in wardrobe. No sensible person would believe that this is what is intended.

- The revised plans will still over-look the upstairs of 4 Richmond Gardens. The side glass of the proposed balcony should be obscured, so that 4 Richmond Gardens cannot be overlooked from the side of the balcony.
- The extension to the front of the property will also allow for overlooking into the upstairs of 4 Richmond Gardens from the front of the balcony, regardless of whether the side of the balcony is obscured. This front extension will be much further forward than Richmond Gardens. This front extension should not be allowed.
- There are concerns that this is planned to be converted into an AirBnB - please can we have a condition attached that it cannot be used as an AirBnB.

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 EN14 – Flood Risk

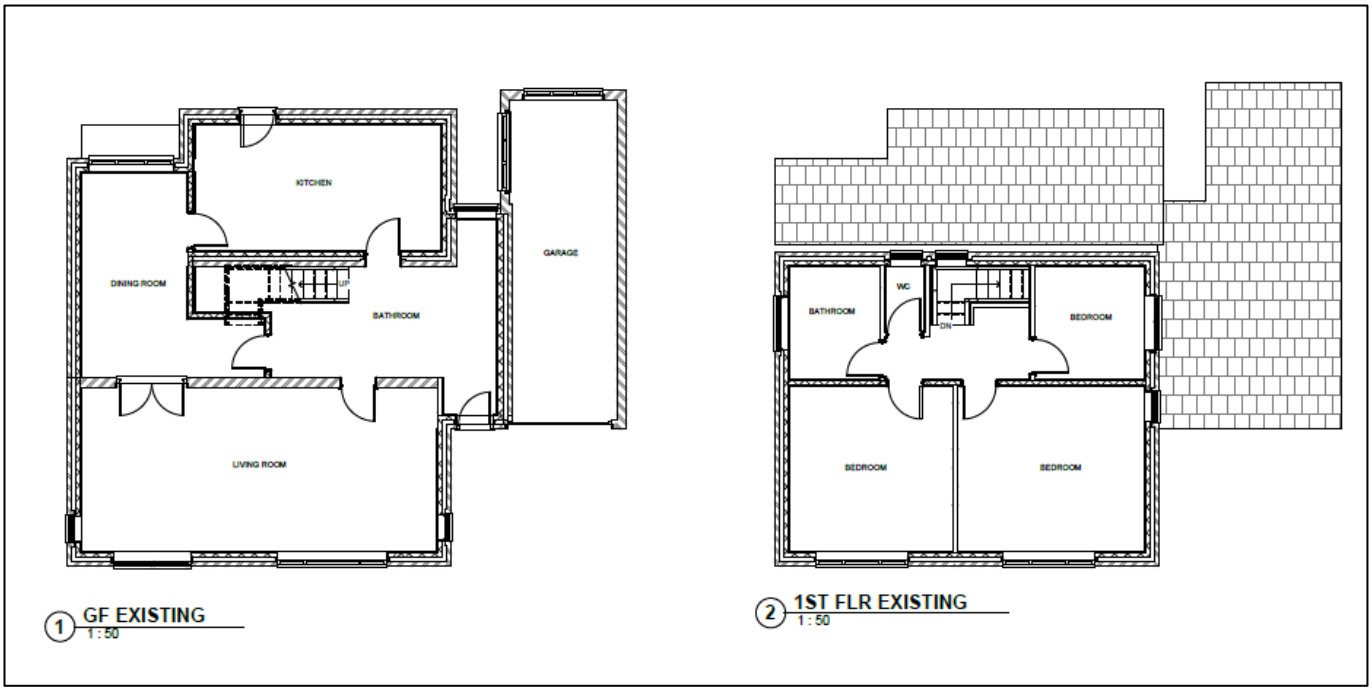
Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1 – Sustainable Places

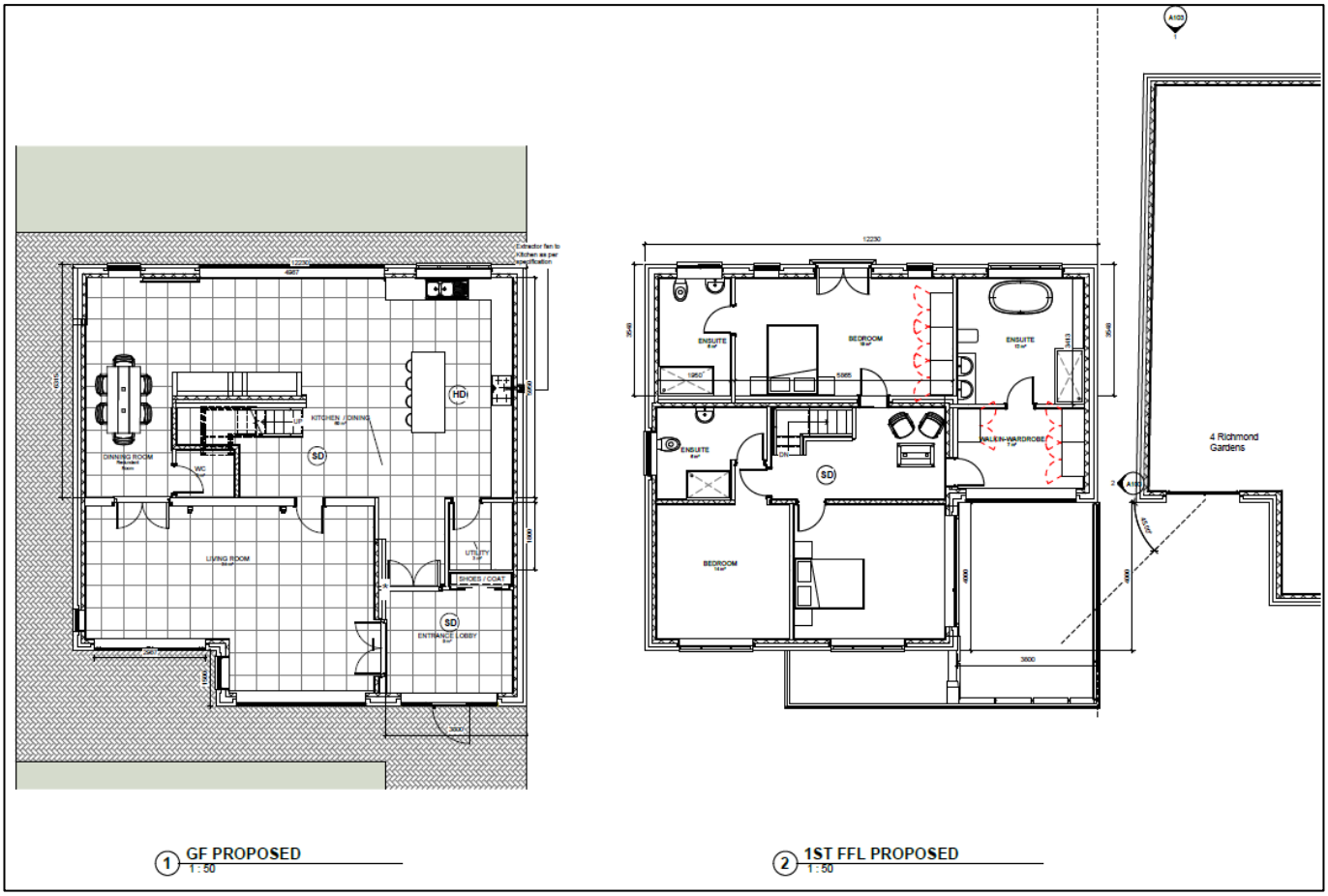
The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places

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



Submitted existing floor plans



Submitted proposed floor plans



Submitted existing elevations



Submitted proposed elevations

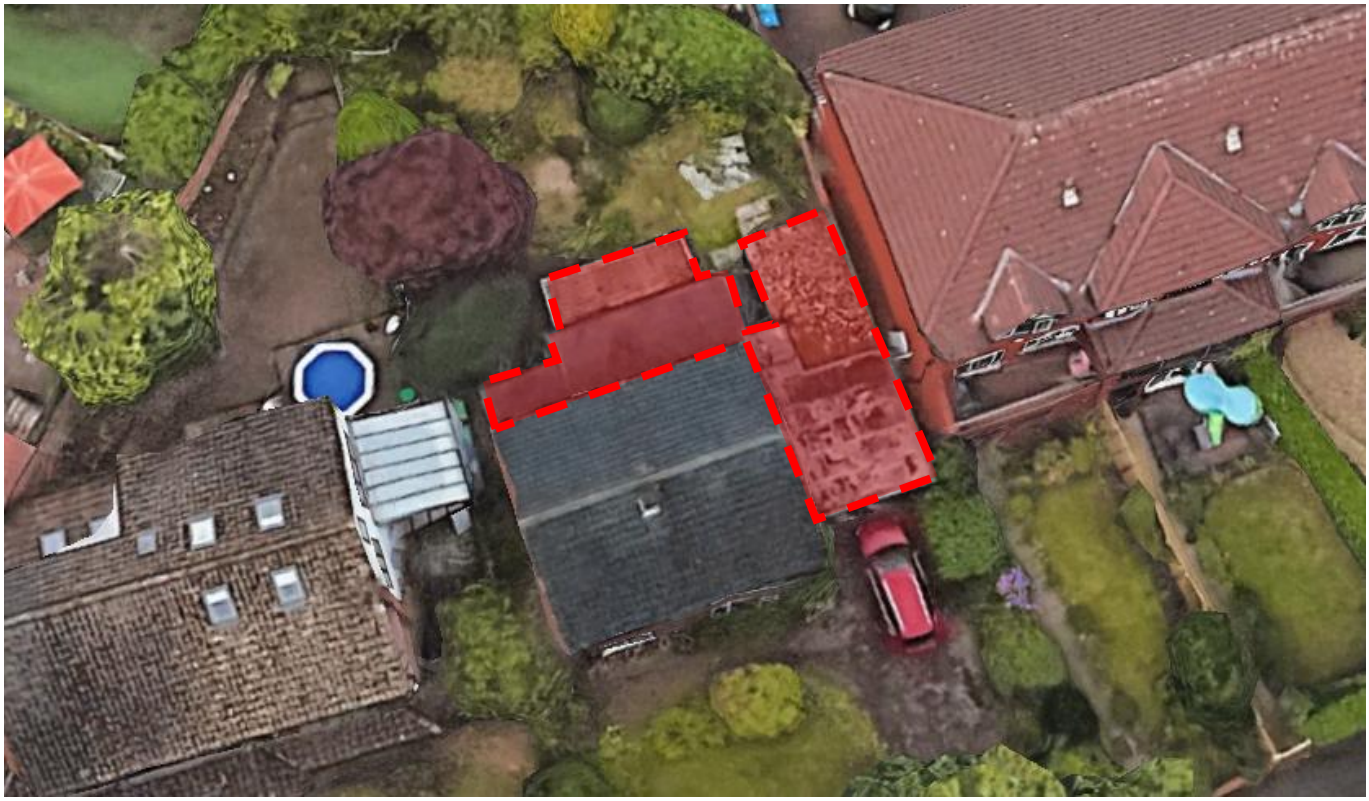
Issues

Principle – the principle of the proposal, to erect a single storey front, part-single / part-two storey side and two storey rear extension together with a first floor front balcony, to provide enlarged and improved living accommodation for a family dwellinghouse is acceptable. Notwithstanding this, consideration must be given to the proposal's siting, scale, and massing, appearance, impact upon visual and residential amenity, waste storage, parking, drainage, and biodiversity, amongst other matters.

Siting, scale, and massing – the proposed extension would be sited at the front, side, and rear of the dwellinghouse, replacing the existing additions present on site. At ground-floor level, it would project 1.5m frontwards from the host dwellinghouse and 3.548m rearwards with a length of 12m, a sideward projection of 3.8m, a width to the front of 8.3m and a width to the rear of 12m. It would feature a flat-roof to the front measuring to 2.7m in height. It would be sited adjacent to the boundary shared with No.4 Richmond Gardens, would maintain a gap of 1.5m to the boundary shared with No.16b Darley Avenue, and would maintain a gap of approximately 6m to the rear boundary shared with No.14 Darley Avenue.

At first-floor level, it would project 3.548m rearwards from the host dwellinghouse, with a length of 6.4m (set back 4m from the front elevation of the property), a sideward projection of 3.8m, and a width to the rear of 12m. It would feature hipped roof forms to the side and rear, measuring to 7.1m in height (set 0.355m below the existing ridge) with eaves to match the existing dwellinghouse. It would be sited adjacent to the boundary shared with No.4 Richmond Gardens, would maintain a gap of 1.5m to the boundary shared with No.16b Darley Avenue, and would maintain a gap of approximately 6m to the rear boundary shared with No.14 Darley Avenue.

Concerns were raised in relation to the scale and massing of the extension with local residents indicating that it would be out-of-keeping with the appearance of surrounding dwellinghouses. It is acknowledged that the proposal would result in a sizeable addition to the application property; however, it is considered acceptable in these circumstances given the detached nature of the dwellinghouse, the generous size of the plot, and its relationship with surrounding properties. The extension would project 3.548m to the rear at both ground- and first-floor level, which would not exceed the 3.65m limit set out in saved policy DC1 of the Unitary Development Plan for the City of Manchester. Further to this, the ground-floor element of the extension would replace a number of existing single-storey side and rear additions which are poorly arranged and detract from the appearance of the dwelling, thereby resulting in an overall improvement to the built form of the site.



Existing single storey additions to be replaced by the proposal

Although concerns have been raised regarding the proposal's relationship with the existing building lines present along Darley Avenue, it is noted that the single-storey front projection (projecting 1.5m frontwards frontwards) would be broadly comparable in scale and siting to the existing single-storey addition present at the neighbouring property, No.16b Darley Avenue, which projects approximately 1.228m frontwards (not including the projecting canopy overhang) and extends the full width of the property as well as to the side (southwest-wards). In addition, there is no clearly defined or consistent building line evident to the northeast of the site. On this basis, the proposed frontward element is not considered to be unduly harmful in terms of its scale or massing and is acceptable within the street scene.



Relationship to No.16b Darley Avenue with single-storey front projection evident



Surrounding area with no clearly defined building line evident to the northeast of the site

With regard to the first-floor element of the extension, its reduced ridge height, together with its substantial 4m set back from the front elevation, would ensure that it reads as a subservient addition to the host dwellinghouse whilst also mitigating the potential for a terracing effect to be generated as a result of the works. Whilst concerns have been raised regarding the potential erosion of the spacious character between properties, it should be noted that two-storey side extensions are a common form of development within residential areas and can lead to some reduction in perceived space. Such impacts are not considered unacceptable where appropriate mitigation measures are incorporated, including reduced heights and first-floor set-backs, as is the case with the current proposal.

Notwithstanding the size of the first-floor rear element, the proposal is considered acceptable given the spacious nature of the application plot, which is capable of accommodating an extension of this scale without resulting in overdevelopment of the site. In addition, the proposal is not considered to give rise to undue harm to residential amenity, given the existing relationships with neighbouring properties, with both No.16b Darley Avenue and No.4 Richmond Gardens projecting further rearwards at first-floor level than the application property. For these reasons, the siting, scale and massing of the proposal is considered acceptable.

Appearance and visual amenity – the submitted application form indicates that the extension would be constructed of insulated cavity walls with brickwork, roof tiles, and windows to match the existing dwellinghouse. At ground-floor level, it would feature a set of windows and an outward-opening door framed by windows to the front, a blank northeastern side elevation, two windows and a set of doors to the rear, and one window along its southwestern side elevation (in association with the front element of the extension, positioned a considerable distance from the boundary shared with No.16b Darley Avenue). At first-floor level, the extension would feature a set of windows to the front, a blank northeastern side elevation, four windows and a set of inward-opening doors with a Juliet balcony to the rear, and a blank southwestern side elevation. The first-floor front balcony would be bordered by a glazed balustrade with a 1.8m-high obscurely glazed privacy screen to its northeastern edge.

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 an unduly harmful impact upon the character of the application property or the wider area

Residential amenity – concerns were raised regarding the proposal's potential to have a detrimental impact upon the residential amenity of the area, in terms of overshadowing, overlooking, loss of outlook, loss of light, loss of privacy and the introduction of an overbearing presence. However, for the reasons set out below, the proposal is not considered to result in unduly harmful impacts in this regard.

As the extension would be positioned to the northeast of No.16b Darley Avenue and would not project significantly beyond their first-floor rear elevation with a gap of 1.5m maintained to the shared boundary, significant issues associated with overshadowing, loss of outlook, loss of light, or the introduction of an overbearing presence are not anticipated. Moreover, given that the only new window facing No.16b Darley Avenue would be at ground-floor level and positioned approximately 5.3m away from the shared boundary, the extension should also avoid incurring unduly harmful impacts relating to loss of privacy and overlooking upon these occupiers

Similarly, unduly harmful impacts upon the occupiers of No.4 Richmond Gardens are not anticipated, as the ground-floor element of the extension would feature a modest flat-roof height of 2.7m, whilst the first-floor element of the extension would not project beyond the existing front and rear elevations of the neighbouring property, therefore, the degree of overshadowing, loss of light and outlook would be limited, particularly given that the neighbouring property does not feature any side-facing windows which could be impacted by the development. As no northeast-facing windows are proposed, the extension would also avoid generating significant issues associated with overlooking and loss of privacy.



Blank side elevation of No.4 Richmond Gardens

With reference to No.14 Darley Avenue, the extension would be sited approximately 6m from the rear boundary of the application site and at a distance of around 17m from the built form of this property. Given this level of separation, the proposal is not considered to result in undue harm in terms of overshadowing, overlooking, loss of outlook, loss of light, loss of privacy, or the introduction of an overbearing presence.

Concerns have been raised regarding the potential for the proposed first-floor balcony to result in increased noise, activity and a loss of privacy for neighbouring occupiers. However, a 1.8m-high privacy screen would be installed along the balcony's northeastern edge, which would effectively restrict opportunities for overlooking towards the front-facing first-floor windows and balcony area of No. 4 Richmond Gardens. The balcony would not incorporate privacy screening along its front or southwestern edges; however, views from these aspects are not considered to result in a significant loss of privacy, as they do not overlook private amenity spaces and are largely limited to areas already visible from the public footpath and Darley Avenue highway. Further to this, the level of noise and activity arising from the use of the balcony would not be materially different from that typically associated with external amenity spaces serving dwellinghouses, such as front and rear gardens. On this basis, the proposal is not considered to give rise to undue harm to the residential amenity of neighbouring occupiers.

Whilst concerns have been raised regarding the impact of the privacy screening on light to neighbouring properties, these impacts are not considered to be unduly harmful, having regard to the limited height of the screening at 1.8m, its position largely within the existing shadow of the dwellinghouse, and its lightweight construction incorporating obscurely glazed glass.

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

Parking – concerns have been raised regarding the proposal's potential impact on parking provision and the adjacent highway, arising from the reduction in the size of the existing driveway. However, the proposed arrangement would retain sufficient space within the site to accommodate the parking of at least one vehicle, with a minimum driveway dimension of 2.4m by 4.8m. This is considered to provide an adequate level of off-street parking to serve the dwellinghouse and would not give rise to an unacceptable impact on highway safety or local parking conditions. On this basis, the proposed parking arrangements are considered acceptable.

Drainage – concerns have been raised regarding the proposal's potential impact on existing drainage conditions and surface water flooding, arising from the increase in built footprint and impermeable areas. However, it is noted that the application site is not located within Flood Zone 2 or 3, nor within an area identified as being at medium or high risk of surface water flooding. In this context, the proposal is not expected to give rise to significant drainage or flood risk issues. Accordingly, the development is considered acceptable in drainage terms and would not result in an increased risk of flooding at the site or in the surrounding area.

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.

Use – concerns have been raised regarding the potential for the property to be used for commercial purposes, including as an Airbnb, short-term let, or House in Multiple Occupation. However, the application seeks planning permission solely for extensions to the existing dwellinghouse and does not include any proposal for a change of use. Furthermore, in their email correspondence dated 23rd April, the applicant has confirmed that the property is intended to remain in use as a single C3 dwellinghouse. This has been secured by condition.

Internal layout – concerns have been raised regarding the proposed first-floor layout, specifically the arrangement whereby the en-suite bathroom within the side extension is accessed via a walk-in wardrobe. Councillor John Leech has indicated that this arrangement does not appear logical. This matter was raised with the applicant and their agent, who confirmed that the layout is intentional and that no amendments are proposed.

Notwithstanding these concerns, the internal configuration of the extension would not be perceptible from outside the building and, as such, is not considered to result in undue harm to the visual amenity or residential amenity of the area. Furthermore, internal layouts may be altered following the full implementation of a planning permission without the need for further planning approval. On this basis, it is considered that the proposed internal arrangement does not warrant refusal of the application.

Other matters – the proposal includes the replacement of an existing first-floor window in the northeast elevation of the host dwellinghouse with a larger counterpart. This alteration is considered acceptable given its minimal impact upon the visual and residential amenity of the area.

Concerns were raised regarding a perceived increase in the roof height of the existing property and the resulting impact upon light to neighbouring properties. However, it should be noted that the current application does not propose any increase in the roof height of the dwellinghouse.

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 GF AND 1ST AND 2ND FFL PLAN’, numbered ‘A100 REV F’, received by the City Council as Local Planning Authority on the 3rd April 2026.
‘PROPOSED ELEVATIONS’, numbered ‘A103 REV G’, received by the City Council as Local Planning Authority on the 8th April 2026.
‘SITE PLAN PROPOSED’, numbered ‘A105 REV A’, received by the City Council as Local Planning Authority on the 3rd 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 northeastern or southwestern 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) Privacy screen:

The privacy screen shown on the approved drawing labelled ‘PROPOSED ELEVATIONS’, numbered ‘A103 REV G’, received by the City Council as Local Planning Authority on the 8th April 2026, shall be installed in full prior to the first use of the first-floor front balcony. The privacy screen shall be retained thereafter in perpetuity.

Reason - In the interests of residential amenity pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

6) Privacy screen (obscure glazing):

The privacy screen located along the northeastern edge of the first-floor balcony shown on the approved drawing labelled ‘PROPOSED ELEVATIONS’, numbered ‘A103 REV G’, received by the City Council as Local Planning Authority on the 8th April 2026, 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 the interests of residential amenity pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

7) Short-term lets restriction:

The existing dwellinghouse and the extensions hereby approved shall be used only as a private dwelling (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

8) C3(a) use:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

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

West Didsbury Residents Association

16B Darley Avenue, Manchester, M20 2XF
18 Darley Avenue, Manchester, M20 2XF
Flat 3, Richmond Gardens, 16 Darley Avenue, Manchester, M20 2XF
Flat 4, Richmond Gardens, 16 Darley Avenue, Manchester, M20 2XF
Flat 1, Richmond Gardens, 16 Darley Avenue, Manchester, M20 2XF
Flat 2, Richmond Gardens, 16 Darley Avenue, Manchester, M20 2XF
14 Rowsley Avenue, Manchester, M20 2XD
17 Oaker Avenue, Manchester, M20 2XH

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