MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145394/FH/2026
Date registered valid:	11 March 2026
Proposal:	Erection of a single-storey side and front extension.
Address:	25 Bankside Road, Manchester, M20 5QE
Ward(s):	Didsbury East Ward
Applicant:	Mr Ben Aston
Agent (if any):	Mr Chris Wilkinson, CD Wilkinson Plans
Case officer:	Janet Lawless Tel: 0161 234 4535 Email: janet.lawless@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 14.05.2026

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:
Printed: 16 March 2026 Expired: 8 April 2026

Neighbour notifications
Printed: 16 March 2026 Expired: 8 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
The site relates to a two storey semi-detached dwelling house in the Didsbury East ward of Manchester. The property features a bay window on the ground floor with attached garage to the side. Hanging tile and brick are featured on the front elevation with brick to the side and rear of the property together with tiled roof. Hardstanding by way of decorative brick is to the front with paving to the rear. The property benefits from a single storey rear extension. The garage currently extends up to the existing single storey extension on the rear.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
The area is predominantly residential in nature comprising of properties of a similar age size and type to the proposal site.

Description of development
The proposed development is for a single storey side extension and a front porch extension. The two would connect up to create a wraparound development. This would be following the demolition of the existing single storey attached garage to the side of the property. The materials proposed would match those of the existing property, and the additional accommodation would comprise of an additional bedroom with en- suite shower room and utility room. The single storey side extension would meet up with the existing single storey rear extension thereby mirroring the existing situation with the garage and rear extension.
The width of the proposed side extension is 2.65m on the rear, extending to 5.26m width to the front of the property, of which 2.61m is the porch. The porch extension projects from the front building line by 1m.

Consultations & Notification Responses
Local residents were informed- no representations have been received.

Flood Risk Management- no objections subject to the attachment of an informative relating to Flood Risk Assessment.

Issues
Policy and Issues

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.

Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5. The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

The Manchester Core Strategy Development Plan Document 2012 to 2027 (the Core Strategy) was adopted by the City Council on 11th July 2012.

Policy DM1 Development Management
Policy SP1 Spatial Principles
Policy EN1 Design Principles
Policy EN 19 Waste Management
The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)
We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1 Sustainable Development
JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

Draft National Planning Policy Framework (December 2025) The National Planning Policy Framework (NPPF) sets out the Governments' 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 ran for 12 weeks and closed 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 planning 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 Nation 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 L4 (Residential Extensions) This policy states that development proposals to extend existing dwelling houses should blend effectively with the existing building and its immediate surroundings in terms of its scale and form and maintain acceptable living standards for current and new occupiers in terms of access to daylight, sunlight, privacy and external amenity space.

It is considered that the proposal accords with the principles of this policy.

Principle
Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or the area within which it is located, or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in residential terms to indicate otherwise.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History relating to 25 Bankside Road
There are no previous planning applications relating to this site.

Residential amenity
The applicant seeks to erect a single storey side extension with a new porch extension to the front of the property. This would provide additional living space for the occupants of the property by creating an additional bedroom, utility room and an en-suite shower room. There are no windows proposed in the side of the property along the common boundary with number 23 Bankside Road, with any windows being in the front and rear, overlooking the applicants own garden area. The proposed extension is mono pitched with the lowest point of the roof being on the common boundary and the highest being at the point where it hits the host property. The neighbouring property at number 23 Bankside has previously had the benefit of a single storey wrap around extension tagged onto the rear of their original garage, which has a dual pitch roof of a greater height than the proposed extension at number 25 Bankside Road.

Ground Floor
The proposal would project forward of the principal elevation measuring 1.m, it then extends alongside and would project beyond the original rear wall in line with the existing rear projection forming a wraparound of the property. Fenestration is proposed on the front and rear elevation no windows are proposed along the side. The roof is sloping on the front and flat to the rear where it connects to the previous extension.

Porch

The proposal includes the erection of a front porch which would tie in with the front projection of the proposed extension forming a wraparound to the front elevation. This projection would be 1.m. It would again be constructed in materials to match the host property. A door and full height window are proposed. The roof would have a dual pitch. Given its modest scale and design, it is considered an appropriate and acceptable addition to the front of the property.

Overall, the footprint is not considered to create a bulky or disproportionate scale addition to the property. The extension would be visible from the public highway and therefore would feature within the street scene however, the character of the area would be retained as some of the houses in the immediate vicinity are themselves altered and extended. Therefore, the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property. As such, the proposed extension is in accordance with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Siting, scale and massing
The height of the proposed extension is similar in height to the previous garage to the side of the property that is to be removed to facilitate the proposed development. It retains subservience to the property. The overall size and footprint of the extension is comparable to similar developments within the immediate area, reflecting a pattern of development that is consistent with the local character.

The proposal is considered to have been designed with sensitivity to neighbouring properties and the character of the area, and at single storey and being constructed along the common boundary where there is an existing single storey garage, it is considered to be acceptable with regards to siting and scale. As a single storey replacement for the existing garage, the massing is also considered acceptable.

In light of these considerations, the scale and massing of the proposed extension are considered appropriate within the context of the site and its surroundings. The development is therefore deemed to comply with the principles for residential extensions as outlined in saved UDP Policy DC1, and Policies DM1 and EN1 of the Core Strategy, which seek to ensure that new additions are proportionate, respectful of local character, and do not adversely affect residential amenity.

Design
The proposed development has been designed to be in keeping with the character and appearance of the existing property and the surrounding area. The materials proposed are set to be matching brick and roof tiles as specified in the application form. This would be in keeping with both the host property itself and the neighbouring properties.

The extension has been thoughtfully designed and with regards to the footprint, replicates the existing situation on the site. It retains subservience and maintains a respectful relationship with the neighbouring properties. The scale, form, and detailing of the proposal are typical of single storey side extensions and are consistent with other developments within the area.

On balance, the design and appearance of the proposed development is considered to comply with the relevant provisions of Core Strategy Policies DM1 and EN1 and is considered acceptable in design terms.

Flood Risk
The site lies within Flood Zone 2 and is also identified as being susceptible to surface water flooding. Given the proposed development is a residential extension, a full Flood Risk Assessment was not required as it would be disproportionately onerous given the limited scale and nature of the works, and the LLFA was satisfied that suitable Property Flood Resilience (PFR) measures can be incorporated to mitigate residual risk. An informative has been attached to the decision advising the applicant to incorporate PFR measures.

Refuse Bins
Previously the bins could have been brought kerbside on collection day from the rear of the property via the garage, however post development because of the nature of the accommodation created that would not be possible, and therefore a condition relating to the provision of a bin store will be attached to any consent granted.
As such, the proposal complies with Core Strategy Policy EN19 regarding waste management and refuse storage.

Highways
Whilst it is acknowledged that the garage space will be lost, there is still parking available in curtilage

Conclusion
Although the proposal would be visible from the public highway forming part of the street scene, the character of the property itself and the area within which it is located is not impacted. The proposal has been sited and designed to ensure that it is subservient to the original dwelling house and the proposal is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their changing household needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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. No significant problems have arisen during the consideration of this application and the application has been determined in accordance with both local and national policies.

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

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 following drawings and documents:
Proposed Floor Plans and Elevations 3175 DID 01 uploaded 11th March 2026
Location Plan uploaded 11th March 2026

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

3) The materials used in the external surfaces of the development hereby approved shall be similar in appearance to the existing building in terms of type, size, colour and texture.

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

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

5) Prior to the occupation of the development hereby approved, the details of a bin store including size, location and materials shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall implemented and thereafter retained and maintained so long as the development hereby approved is in use.

Reason - In the interests of the provision of adequate waste storage, and the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

Informatives

1) The applicant is advised to incorporate Property Flood Resilience (PFR) measures to a minimum of 150mm above the surface water flood level or a minimum of 600mm above the fluvial flood level.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

18 Norview Drive, Manchester, M20 5QF
27 Bankside Road, Manchester, M20 5QE
32 Bankside Road, Manchester, M20 5GD
30 Bankside Road, Manchester, M20 5GD
23 Bankside Road, Manchester, M20 5QE
28 Bankside Road, Manchester, M20 5GD
22 Norview Drive, Manchester, M20 5QF
20 Norview Drive, Manchester, M20 5QF

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA