MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	145520/FH/2026
Application type:	Householder planning permission
Proposal:	Erection of a single-storey rear extension.
Site address:	10 Willow Way Manchester M20 6JS
Ward(s):	Didsbury East
Date application valid:	25 March 2026
Applicant name:	Jonathan and Fiona Gailey and Mitchell
Agent (if any):	Zach Thorp
Case officer:	Joshua Lee
Recommendation:	Approve
Date of recommendation:	19 May 2026

Description of site, building and/or area

The proposal is related to a two-storey semidetached dwellinghouse on Willow Way. The property features an existing two storey rear outrigger, hardstanding to the front for off street vehicle parking and garden to rear.

The property is in a mostly residential part of Didsbury East ward. The property is in a medium risk surface water risk area.

Description of development

The applicant is proposing the erection of a single storey rear extension.

The proposed extension projects 4654.5mm from the existing rear elevation and 3032.5mm from the existing outrigger and spans 6300mm across the rear of the property retaining a 470mm gap to the shared boundary. The extension is finished in brick to match with a dual pitched gable end roof in matching tile with 2no. rooflights. The new full length sliding glass doors are proper in the rear and fixed glazed windows in the rear gable.

Relevant planning history

Consultation, notification and publicity responses

Consultations

No neighbour responses received following the notification process.

Notifications and publicity

No representations received.

Negotiations

No negotations required.

Relevant policies

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions on planning applications must be made in line with the statutory development plan, unless material considerations indicate otherwise.

For Manchester, the development plan comprises:

- The Core Strategy (2012–2027)
- Saved policies of the Unitary Development Plan (UDP)
- The Places for Everyone Joint Development Plan Document (2022–2039)

These documents are considered up to date and carry substantial weight in decision-making. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance.

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.

Where applicable, the Council must give special regard to preserving the character of conservation areas and the setting of listed buildings, in line with statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The policies referenced in this report are those considered most relevant to the nature, scale and location of the proposed development as follows:

- The Manchester Core Strategy Development Plan Document 2012-2027
  - Development Management and Planning Obligations
    - DM 1 - Development Management
  - Objective 1 - Spatial Principles
    - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
  - Objective 6 Environment
    - EN 1 - Design Principles and Strategic Character Areas
    - EN 14 – Flood Risk (partially replaced by PfE Policy JP-S 4)
    - EN 19 – Waste
- Guide to development in Manchester - supplementary planning document and planning guidance, April 2007
- Extant Unitary Development Plan (UDP) –
  - Citywide Development Control Policies
    - DC1 - Residential extensions
    - DC26 - Development and Noise
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
  - Strategy
    - JP-Strat9: Southern Areas
  - Sustainable and Resilient Places
    - JP-S1: Sustainable Development
    - JP-S4: Flood Risk and the Water Environment
  - Places for People
    - JP-P1 Sustainable Places
- National Planning Policy Framework (NPPF) December 2024–
  - Section 2 - Achieving sustainable development
  - Section 4 – Decision-making
  - Section 12 – Achieving well-designed places
  - Section 14 - Meeting the challenge of climate change, flooding and coastal change
- National Planning Policy Framework Draft for Consultation December 2025 - National decision-making policies
  - Chapter 3 – Decision-making policies
    - DM1: Preparing development proposals
    - DM2: Information requirements
    - DM3: Determining development proposals
    - DM6: Use of planning conditions and obligations
    - DM7: Relationship with other regulatory regimes
  - Chapter 4 - Achieving sustainable development
    - S3: Presumption in favour of sustainable development
    - S4: Principle of development within settlements
  - Chapter 12 - Making effective use of land
    - L4: Residential extensions
  - Chapter 14 - Achieving well-designed places
    - DP3: Key principles for well-designed places
    - DP4: The Design process
  - Chapter 18 - Managing flood risk and coastal change
    - F4: Assessing flood risk for decision-making
    - F7: Ensuring development is safe from flooding

Assessment

Principle of Development

Many people prefer to extend their existing homes rather than move. The Council understands the need for more living space but must also ensure that the amenities of neighbours are protected and that the overall character of the surrounding area is not harmed.

Each case is looked at on its individual merits, having regard to a range of criteria as stated in Policy DM 1 of the Manchester Core Strategy.

In this case the principle of the development is acceptable subject to assessment below.

Appropriate siting, layout, scale, form, massing, materials, and detail

The new addition is designed to match the style and features of the current building by using matching brick and tile to the existing dwellinghouse and similar window fenestrations.

The proposal is designed to be subservient to the original dwelling house by being entirely at single storey and to the rear.

Impact to No12 Willow Way

No.12 has a similar single storey rear extension, and the proposed extension would project no further negating most of the impact to this neighbour.

Impact to No8 Willow Way

The proposed extension would project no further than the existing side elevation and combined with the existing outrigger and single storey height, would minimise the impact to this neighbour.

Due to its, size, position and location in relation to neighbours, the proposal would not create and over-dominant or overbearing feature.

Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

Only minimal views of the main proposed works are capable of being seen from the street. Given the position of the extension and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby, notably an extension approved at the adjacent No12 with very similar roof form and would not therefore disrupt the area's existing features.

Effects on amenity

Privacy

The proposal includes adding bifold doors and high-level glazing to the new rear elevation however given these are at ground floor and given the distance to the rear neighbours the impact to privacy is minimal.

The proposed rooflights are in a location and angled in a way that minimises views and overlooking.

Light

Given the proposal is entirely at ground floor level with a limited projection the impact to light from the added massing is minimal.

Furthermore, the orientation of the dwellings and extension would mean that there would be a limited impact to direct sunlight.

Noise

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal does not change how people can get in and out of the building.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site and maintains external access to the rear of the property.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property.

Green Infrastructure including open space, both public and private

The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

The proposal has no impact on green infrastructure.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment.

The proposal is in a medium/high surface water risk area however given the extension is at the same floor level as the existing dwelling and the extension can be expected to feature rainwater goods to tie into existing drainage no flood risk assessment is required.

Conclusion

The proposal has been assessed against the Development Plan and all other material considerations and is considered acceptable in planning terms. The single-storey rear extension is of an appropriate scale, siting and design that would remain subordinate to the host dwelling, would not harm the character of the area, and would reflect similar development nearby. It would not result in unacceptable impacts on the amenity of neighbouring occupiers in terms of outlook, light or privacy, and would retain adequate private amenity space. There are no concerns in relation to highways, drainage or other environmental matters. The development therefore accords with relevant policies of the Manchester Core Strategy, saved UDP policies and the Places for Everyone Plan, and there are no material considerations that would justify a refusal. Approval is recommended.

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. The proposal is considered to be acceptable and therefore determined within a timely manner.

Recommendation: **Approve**

Conditions attached to this decision

1) The development must be begun not later than three years beginning with the date of this permission.

Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

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

a. Location Plan, THE LOCATION PLAN, 25 Mar 2026

b. Site Plan, PROPOSED, TDS-24-196-03, 25 Mar 2026

c. Plan, PROPOSED ELEVATIONS AND GF PLAN, TDS-25-196-04, 25 Mar 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 any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing building.

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.

Informatives

4) 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.