

Planning

Delegated Officer Report

Summary of application details

Application reference:	145453/FH/2026
Application type:	Householder planning permission
Proposal:	Erection of part single, part two-storey side extension and single-storey rear extension following demolition of existing side extension.
Site address:	80 Shawdene Road Manchester M22 4AH
Ward(s):	Northenden
Date application valid:	30 March 2026
Applicant name:	Mr Matt Davies
Agent (if any):	Mrs Jade Taylor-Daly
Case officer:	Joshua Lee
Recommendation:	Approve
Date of recommendation:	20 May 2026

Description of site, building and/or area

The proposal is related to a two-storey semidetached dwellinghouse on Shawdene Road. The property features an existing single storey side garage along with a single storey rear extension, hardstanding to the front for off street vehicle parking and garden to the rear. It is noted that the property features a forward two storey outrigger.

The property is in a mostly residential part of the Northenden ward. There is some surface water flooding risk to the rear garden, but this is away from the development area. The site lies within the High Speed Two Phase 2B subsurface safeguarding zone.

Description of development

The applicant is proposing the erection of part single, part two-storey side extension and single-storey rear extension following demolition of existing side extension.

Part single, part two storey side extension

The side extension demolishes the existing garage extension and projects 1800mm from the main side elevation of the property to leave a 610mm gap to the shared boundary. At ground floor the side extension runs 10730mm from in line with the forward outrigger to meet the rear of

the proposed rear extension. The first floor runs 5645mm from a 2139mm set back to the outrigger elevation to sit in line with the existing rear elevation.

The proposed side extension is finished in matching brick with mono-pitched sloping tiled roof at ground floor and hipped tiled roof to first floor. New glazing is featured in the front and rear with a new bin store and doors built into the front part of the ground floor. A obscured glazed window is featured on the side elevation on the ground floor.

Single-storey rear extension

The proposed single storey rear extension projects 3000mm from the main elevation and encapsulates the existing rear extension. The proposed extension would be 1493mm beyond the existing rear extension.

The proposed rear extension is finished in matching brick with monopitched sloping tiled roof 3no. rooflights and bifold doors and window to the rear.

Relevant planning history

Consultation, notification and publicity responses

Consultations

High Speed Two Ltd

No response was received.

Notifications and publicity

One representation has been received from a member of the public who neither supports nor objects to the proposal. The commentator, an RSPB Swift Champion, requests that if planning permission is granted a condition be imposed requiring the installation of at least one integrated Swift nest brick to enhance biodiversity, noting the decline of Swifts and referring to national policy and legislative duties to conserve and enhance biodiversity.

Negotiations

Not 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
- [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 matching window fenestrations.

The proposal is designed to be subservient to the original dwelling house by being mostly to the rear with limited two storey development and using matching materials.

The two-storey side is sufficiently set back from the principal elevation (2139mm) to prevent a significant terracing effect. It is noted that this is in relation to the outrigger however when considered in line with No78 this forms the defacto principal elevation.

Impact to No78.

The main impact to No.78 is the two-storey extension however given the setback and the existing two storey side extension to No78 the impact would be acceptable. Both properties have existing extensions which have been accepted.

Impact to No82

The main impact to No82 is the single storey rear extension however as this would project only 1493mm beyond the existing rear extension at both properties the cumulative impact is acceptable. Its also important to note the 3000mm extension is what is accepted within permitted development.

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 at the adjacent No78 and would not therefore disrupt the area's existing features.

Effects on amenity

Privacy

The proposal includes adding bifold doors and windows to the new rear elevation however given these replace similar windows on this elevation the impact to privacy is minimal.

The proposed side facing ground floor window is distant enough from the shared boundary to be acceptable and would not prejudice development at No.78 especially when considering the existing side extension. Furthermore, this window is obscure glazed.

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

Light

Given most of the proposal is entirely at ground floor level with a limited projection and the two storey part sits within the existing elevations alongside a neighbouring extension, the impact to light from the added massing is acceptable

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 applicant has confirmed that waste bins are to be stored in the garage/bin store as denoted on the submitted plans with access from the front elevation.

Vehicular access and car parking

The proposal would remove a vehicle parking garage but maintains off street parking at the property.

Biodiversity

Given the small-scale and domestic nature of the proposal, the development is not expected to result in any adverse impact on biodiversity within or around the site. During the consultation period, opportunities for minor biodiversity enhancement were identified, including the potential installation of an integrated swift brick. While such measures are not necessary to make the development acceptable in planning terms and would not meet the tests for the imposition of a planning condition, the applicant is encouraged to incorporate them where practicable. An informative has therefore been attached.

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.

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.

Existing or proposed hazardous installations.

HS2 Safeguarding Zone

The applicant is advised that part of the application site falls within land that is covered by HS2 Safeguarding Directions, which remain in place on the former Phase 2b route. Although this has no impact on the proposed development, the applicant is advised to monitor future Government announcements on this subject.

Conclusion

Overall, the proposal is considered to represent a proportionate and well-designed extension that accords with the development plan when read as a whole. The scale, siting and design are sympathetic to the host dwelling and surrounding area, and it has been demonstrated that there would be no unacceptable harm to neighbouring amenity in terms of outlook, light or privacy. The scheme also maintains adequate private amenity space and would not give rise to highway, flood risk or other technical concerns. While there is limited opportunity for biodiversity enhancement, this has been addressed through an informative. Taking all matters into account, there are no material considerations that outweigh compliance with policies DM1 and EN1 of the Core Strategy, relevant UDP policies, Places for Everyone, and the National Planning Policy Framework. The proposal therefore constitutes sustainable development and planning permission should be granted.

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 - 17 Mar 2026
 - b. Site Plan - BLOCK PLAN OF THE SITE - 17 Mar 2026
 - c. Plan - PROPOSED ELEVATIONS AND FLOOR PLAN - DAVIES/02 - 17 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.

- 4) The bin store, for the storage of waste containers, including segregated and recyclable waste, as shown within the approved ground floor side extension on the approved drawings, shall be implemented prior to the first use of the extension hereby approved and thereafter retained and maintained, in perpetuity.

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

Informatives

- 4) 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 with the specifications of BS 42021:2022 - Integral nest boxes.