MANCHESTER CITY COUNCIL

Planning
Delegated Officer Report

SUMMARY OF APPLICATION DETAILS

Application reference:	PLA-2026-000503
Application type:	Householder planning permission
Proposal:	Erection of first floor front extension and outbuilding in rear garden.
Site address:	13 Wingate Drive Manchester M20 2RT
Ward(s):	Didsbury East
Date application valid:	28 May 2026
Applicant name:	Mr Sean White
Agent (if any):	
Case officer:	Joshua Lee
Recommendation:	Approve
Date of recommendation:	10 July 2026

DESCRIPTION OF SITE, BUILDING AND/OR AREA

The proposal is in relation to a semi-detached dwelling on Wingate Drive. The property features an existing rear extension approved in 2023. The property features landscaping and hardstanding to the front and landscaping to the rear. The property features a detached garage to the rear.

The proposal is in a residential part of Didsbury East Ward in Manchester. The proposal location sits opposite the Didsbury St James Conservation Area and close to the Grade II listed Cedars at 825 Wilmslow Road.

DESCRIPTION OF DEVELOPMENT

The applicant is proposing the erection of first floor front extension and outbuilding in rear garden.

First floor front extension

The proposed front extension projects 900mm from the existing elevation to sit in line with principal elevation and infill the front of the property. The extension continues the main hip roof line and is finished in render with brick quoins. The circular window feature is retained in the new extension.

Outbuilding in rear garden

The proposed outbuilding sits at the far end of the garden and measures 4378mm x 3028mm with a maximum ridge height of 3818mm. The outbuilding has glazing to front and side and is finished in vertical timber cladding on top of a brick plinth and gable roof with rosemary roof tiles and solar PV. The outbuilding is denoted as a gym and therefore incidental to the main house.

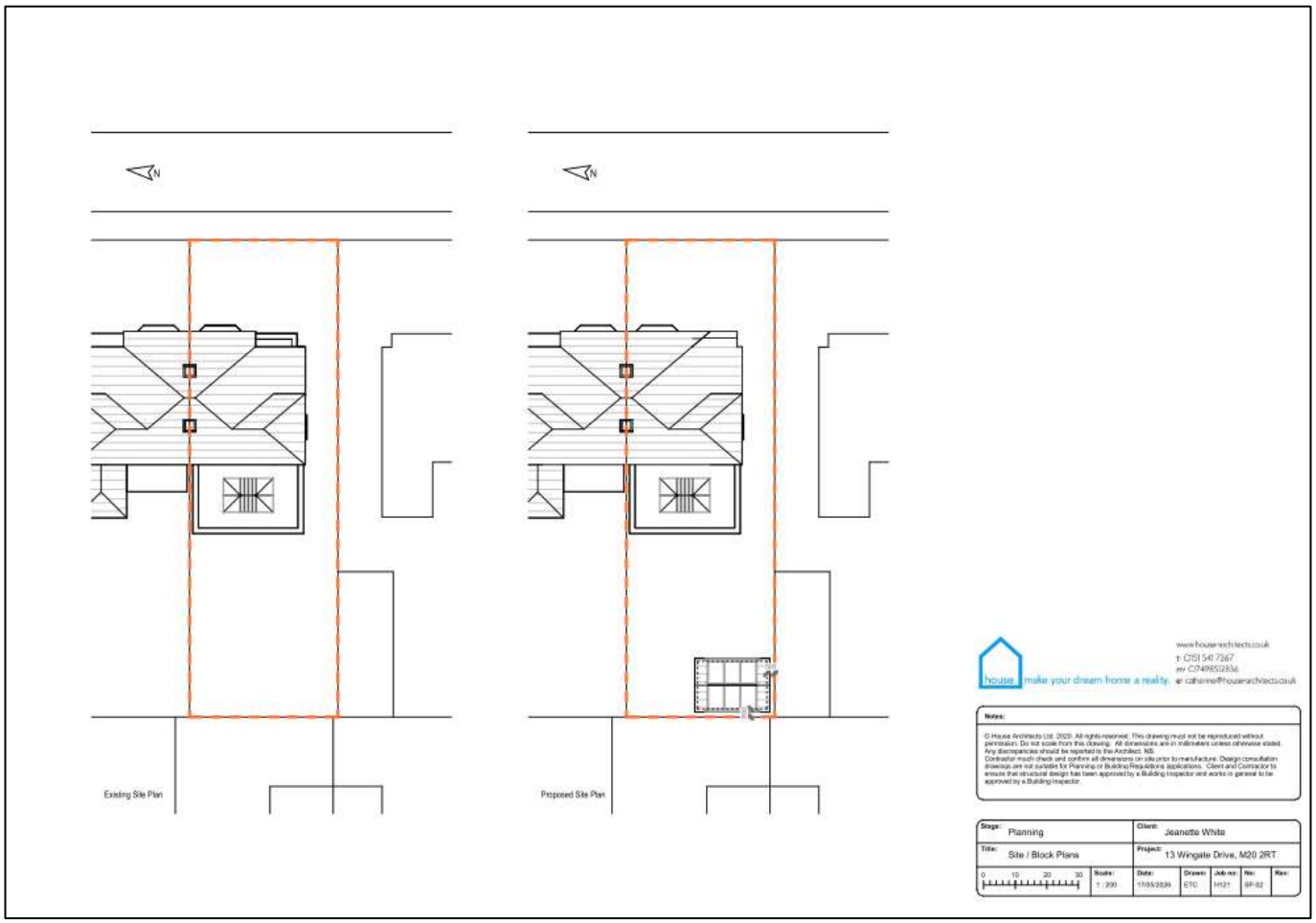


Figure 1. Existing and proposed site plan

RELEVANT PLANNING HISTORY

Planning Application - 145148/FH/2026

Erection of first floor rear extension.

Withdrawn - 2026-04-15

Planning Application - 136693/FH/2023

Erection of a single storey rear extension following demolition of existing single storey outrigger.

Approve - 2023-06-06

Prior approval Part 1 Class A.1(ea): Larger home extension - 136437/PDE/2023

Prior notification of proposed larger home extension projecting 4.5m to the rear, with a maximum height of 4m and a height at eaves of 3m

Turn Away - 2023-03-30

CONSULTATION, NOTIFICATION AND PUBLICITY RESPONSES

Manchester City Council Flood Risk Management

Manchester City Council Flood Risk Management were consulted on this application but a response was not received.

Notifications and publicity

No responses received.

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 3 – Heritage (Deletions replaced with PfE Policy JP-P2)
        - EN 4 - Reducing CO2 Emissions by Enabling Low and Zero Carbon Development (Deletions replaced by PfE Policy JP-S 2)
        - EN 8 – Adaptation to Climate Change (partially replaced by PfE Policies JP-S 2, JP-S 4 and JP-G 8)
        - 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
        - DC18 - Conservation Areas
        - DC19 - Listed Buildings
        - 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-S2: Carbon and Energy
        - JP-S4: Flood Risk and the Water Environment
    - Places for People
        - JP-P1 Sustainable Places
        - JP-P2: Heritage
- National Planning Policy Framework (NPPF) December 2024–
    - Section 2 - Achieving sustainable development
    - Section 4 – Decision-making
    - Section 11 – Making effective use of land
    - Section 12 – Achieving well-designed places
    - Section 14 - Meeting the challenge of climate change, flooding and coastal change
    - Section 16 - Conserving and enhancing the historic environment
- 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 5 - Meeting the challenge of climate change
        - CC2: Mitigation of climate change
        - CC3: Adaptation to climate change
    - 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
    - Chapter 20 - Conserving and enhancing the historic environment
        - HE5: Assessing effects on heritage assets
        - HE9: Conservation areas

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 proposed first floor addition is designed to reflect the character and appearance of the host dwelling. It would utilise matching render and brick quoins, alongside window proportions and detailing that are consistent with the existing fenestration. This approach ensures a cohesive and sympathetic addition.

The development is considered to remain subordinate to the original dwelling. This is achieved through its design, scale and materiality, which integrate with the existing frontage without appearing overly dominant or incongruous.

In terms of neighbour amenity, the impact is considered acceptable. The front extension sits within the established building envelope and does not project beyond the existing frontage in a manner that would give rise to additional harm.

The rear outbuilding adopts a more contemporary design approach; however, its materiality and form are appropriate for an incidental structure and do not appear out of keeping with the main dwelling. With a ridge height of approximately 3.8 metres, it would not result in significant visual or amenity impacts, particularly given its positioning within the plot. Solar PV is featured to the roof which has limited visual impact and helps contribute to low carbon electricity generation.

Overall, by virtue of its size, siting and relationship with neighbouring properties, the proposal would not appear overbearing or unduly dominant and is therefore considered acceptable.

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.

The proposal has regard to the character of the surrounding area in its scale, design and appearance. The first-floor addition reflects the host dwelling through matching materials and fenestration, ensuring a cohesive and sympathetic form that integrates with the street scene.

The rear outbuilding, while more contemporary, is modest in scale and typical of incidental garden structures, with limited visibility from the public realm.

Overall, the development would not appear incongruous or visually intrusive and is considered to respect the character of the area.

Effects on amenity

Privacy

The proposal includes a new front-facing window replacing an existing opening of a similar size and position, and therefore would not result in any additional harm.

The glazing to the outbuilding is at ground floor level and oriented towards the host garden, ensuring an acceptable level of privacy for neighbouring occupiers.

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 and outbuilding are 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 and would not present further accessibility issues into the property.

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 domestic 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.

Effects relating to biodiversity, landscape, archaeological or built heritage

Built heritage
The site is outside but directly opposite the Didsbury St James Conservation Area and close to the Grade II listed Cedars at 825 Wilmslow Road, meaning the setting of these heritage assets is a material consideration.

The front extension reflects the host dwelling in form, materials and detailing, ensuring it integrates well within the street scene and preserves views towards the conservation area.

The rear outbuilding is modest in scale, located at the end of the garden, and has very limited visibility from the public realm, such that it would not affect the setting of nearby heritage assets.

Overall, the proposal would preserve the character and appearance of the conservation area and the setting of the listed building. Any harm would be less than substantial and at the very low end of the scale, and the scheme accords with Core Strategy Policy EN3, Places for Everyone Policy JP-P2 and the NPPF.

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 lies within an area susceptible to surface water flooding. However, as the proposal is for an outbuilding in an area of low risk, it would be unreasonable to require the submission of a full Flood Risk Assessment. Notwithstanding this, the applicant is advised to incorporate Property Flood Resilience (PFR) measures. These should be designed to provide protection to a minimum of 150mm above the predicted surface water flood level, or a minimum of 600mm above the predicted fluvial flood level, where applicable.

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.

CONCLUSION

Overall, the proposal is a modest form of development that would provide additional residential accommodation while remaining in keeping with the host dwelling and wider area, without resulting in unacceptable impacts on neighbouring amenity or the street scene. The development would preserve the setting of the nearby conservation area and listed building, with any harm being less than substantial and at the lowest end of the scale, and outweighed by the benefits of the scheme. Taking all matters into account, the proposal accords with the Development Plan and the NPPF, and planning permission is therefore recommended for approval.

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

CONDITIONS

1. **3-year time limit**

   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. Specified plans

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

a. Location Plan - Location Plan - 13 Jul 2026

b. 2026-05-17 - H121 - Planning Pack - 21.5.26 - Approved.pdf - Combined plans - Pack x6 - 28 May 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.Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Materials to match

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.

INFORMATIVES

1. Flood Risk

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.