MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	145645/FH/2026
Application type:	Householder planning permission
Proposal:	Erection of two-storey side extension, single-storey rear extension and new front porch.
Site address:	9 Cranleigh Drive Manchester M33 3PL
Ward(s):	Brooklands
Date application valid:	09 April 2026
Applicant name:	Mr Lee Jones
Agent (if any):	Mr David Huxley
Case officer:	Joshua Lee
Recommendation:	Approve
Date of recommendation:	20 May 2026

Description of site, building and/or area

The proposal relates to a semidetached dwellinghouse on Cranleigh Drive. The property features an existing two storey rear extension and further ground floor extension, single storey garage and 2no outbuilding in the rear garden.

The property is in a mostly residential part of the Brooklands ward of Manchester. The property sits within Flood Zone 3.

Description of development

The applicant is proposing the erection of two-storey side extension, single-storey rear extension and new front porch.

Two Storey Side Extension

The proposed two storey side extension projects 3150mm from the existing side elevation retaining a minimum of 1100mm to the shared boundary. The two-storey side extension runs 10800mm from a set back of 870mm from the principal elevation to meet the rear elevation of the existing two storey rear extension.

Single-storey rear extension

The single storey rear extension spans 2435mm from the side of the existing rear extension to 250mm off the shared boundary. The extension features a mono pitch roof from the existing rear extension sloping across to the boundary.

Together the extensions encapsulate the existing extensions and are finished in matching brick and hipped roof with central light tunnel. New glazing is featured to the front side and rear.

New front porch

The proposed front porch projects 1575mm from the principal elevation and spans 2723 across the front from the existing side elevation. It is finished in matching brick and a gable front roof in tile to match.

Relevant planning history

Consultation, notification and publicity responses

Consultations

Manchester City Council Flood Risk Management

Manchester City Council Flood Risk Management were consulted on this application and had no objection to the proposal recommending an informative on flood risk.

Environment Agency

The Environment Agency were consulted on this application and did not provide a consult as it was not required.

Notifications and publicity

No representations 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 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 11 – Making effective use of land
    - 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
        - F6: Development in areas at risk of flooding from rivers or the sea
        - 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 having a lower roofline, set back to the front elevation and matching materials.

The two-storey side is sufficiently set back from the principal elevation (870mm) combined with a gap to the shared boundary (1100mm) to prevent a significant terracing effect.

Impact to No7 Cranleigh Drive

Given No7 Cranleigh Drive has a very similar two storey side and rear extension which the proposed extension to No 9 would sit alongside the impact is acceptable and no more harmful than the reverse relationship and is therefore acceptable.

Impact to No11

Given No11 Cranleigh Drive features an existing full width rear extension the added extension to No11 would harm little harm not projecting any further than No11s extension and is therefore acceptable.

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.

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 a very similar extension adjacent at No7 Cranleigh Drive and would not therefore disrupt the area's existing features.

Effects on amenity

Privacy

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

The proposed windows to the front and rear are on similar planes to existing windows and would have no further privacy harm beyond existing.

The proposed side facing first floor window is required to be obscure glazed to minimise overlooking concerns. The side facing window is a bathroom window so shouldn’t be onerous on the applicant. This has been conditioned.

The proposed side facing ground floor door glazing, due to their height and proximity to the boundary, are required to be obscurely glazed. These glazed doors are for a garage and utility room so shouldn't be onerous on the applicant. This has been conditioned.

Light

Given the proposal sits alongside existing similar extensions the impact to light is acceptable and no more harmful than the existing arrangement given the orientation and distances.

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

The proposal introduces a new porch however doesn't create an accessibility issue to 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 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.

Flood risk and drainage.

The proposal is in Flood Zone 3. The applicant provided the required information and, Flood Risk as the LLFA, accepted that the proposal was acceptable.

The proposal has a negligible impact on drainage using the existing drainage on site.

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, it is considered that the proposal would result in acceptable development when assessed against the relevant policies of the Development Plan and national guidance. Whilst there may be limited localised impacts, these are not considered to give rise to material harm that would significantly and demonstrably outweigh the benefits of the scheme. The proposal would preserve the character of the area and would not result in unacceptable impacts on neighbouring amenity or highway safety. As such, taking all matters into account, the development is considered to represent sustainable development. In line with the presumption in favour of sustainable development set out in the National Planning Policy Framework, it is recommended that planning permission be granted, subject to appropriate conditions.

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 - 9 Apr 2026

b. Site Plan - BLOCK PLAN OF THE SITE - 9 Apr 2026

c. Plan - PROPOSED ELEVATIONS - 9 Apr 2026

d. Plan - PROPOSED FLOOR PLAN - 9 Apr 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) The glazing in the side elevation of the development hereby approved 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. At first floor level, any parts of a window that can be opened must be more than 1.7 metres above the floor of the room in which the window is installed.

Reason - In order to protect the amenity of neighbouring residents and in accordance with policies SP1 and DM1 of the Core Strategy.

Informatives

5) 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.