MANCHESTER CITY COUNCIL

Planning
Delegated Officer Report

SUMMARY OF APPLICATION DETAILS

Application reference:	PLA-2026-000067
Application type:	Householder planning permission
Proposal:	Erection of single storey ground floor side and rear extension, rear terrace and insertion of first floor window.
Site address:	17 Didsbury Park M20 5LH
Ward(s):	Didsbury East
Date application valid:	22 May 2026
Applicant name:	Mr Martijn De Lange
Agent (if any):	Buju Architects
Case officer:	Joshua Lee
Recommendation:	Approve
Date of recommendation:	16 July 2026

DESCRIPTION OF SITE, BUILDING AND/OR AREA

The application property is a semi-detached, two-storey Victorian red brick villa with attic and basement accommodation, located within the Didsbury St James Conservation Area. It forms one half of a pair of identical villas and is also part of a wider group of similarly designed properties, creating a cohesive and historically consistent townscape.

The building is understood to date from the mid-to-late 19th century and is designed in an Italianate revival style. It displays a high level of architectural quality, with key features including a prominent central entrance, canted bay window, tall chimney stacks, decorative eaves brackets and a slate pitched roof. The side elevation includes varied window openings and dormers which add to its visual interest.

The property is set well back from the highway within a spacious plot, with front, side and rear gardens enclosed by original boundary walls, stone gate piers and mature tree planting. This contributes to the verdant and spacious character that defines this part of the conservation area.

Although not listed, the building is considered to be a non-designated heritage asset and makes a positive contribution to the character and appearance of the conservation area. The surrounding area is predominantly residential in character.

DESCRIPTION OF DEVELOPMENT

The applicant is proposing the erection of single storey ground floor side and rear extension, rear terrace and insertion of first floor window.

Single storey ground floor side extension

The proposed side extension projects 6567mm (reducing to 5440mm from 6075mm from the front elevation) leaving a gap to the shared boundary of 2092mm at the front and 1077mm at the rear. The extension runs 17000mm from a 2613mm set back to the principal elevation. The extension is finished in matching brick with the front garage section topped with gable front pitched roof and the rear section flat roofed. A new garage door is featured to the front with sliding glass doors to the rear.

Single storey ground floor rear extension

The proposed rear extension projects 9337mm from the original rear elevation and 3376mm beyond the existing outrigger. The extension would span 7184mm from a 376mm (at the minimum) gap to the shared boundary to in line with the existing outrigger. The proposed rear extension is finished in matching brick with glazing to the rear and a pitched gable end roof with rooflights.

Insertion of first floor window

The proposal inserts a first-floor window on the blank first floor wall of the existing outrigger.

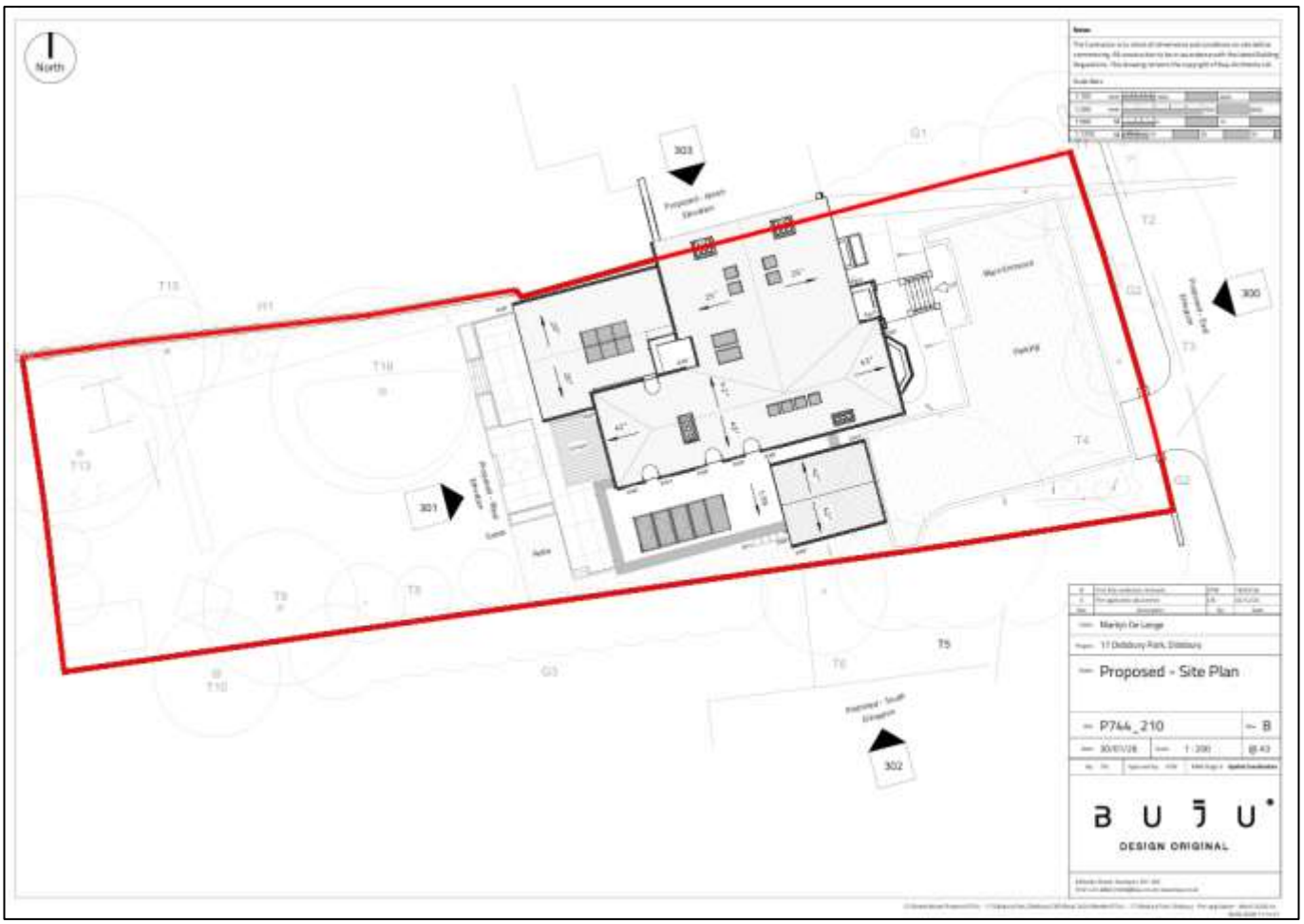


Figure 1. Site plan

RELEVANT PLANNING HISTORY

Planning Application - 143498/FH/2025

Erection of two storey side and single storey rear extension, installation of rear terrace and insertion of window to rear elevation

Withdrawn

The previous application was withdrawn and the applicant engaged in extensive pre-application negotiations prior to submission of this amended scheme.

CONSULTATION, NOTIFICATION AND PUBLICITY RESPONSES

Consultations

Manchester City Council Arboricultural Team

Manchester City Council Arboricultural Team were consulted on this application and have reviewed the arboricultural impact assessment and can confirm that they would have no objection to the proposed works, subject to the proposed protection measures and infrastructure, being adhered to.

Birch T7 is not a prominent feature and therefore we would have no objection to the proposed removal of this tree.

Notifications and publicity

3no comments were received in objection to the proposed development with concerns regarding:

Material Planning Considerations

- Impact of the proposed extensions on the character and appearance of the St James' Conservation Area, including concerns regarding scale, massing, design, glazing and external materials.
- Loss of a tree and potential impacts on retained trees, including root protection areas and construction impacts.
- Potential adverse impact on neighbouring residential amenity, including loss of outlook, overbearing impact, loss of light and loss of privacy.
- Concerns regarding overlooking from the proposed terrace and rear-facing windows.
- Concerns regarding the accuracy of submitted plans, including boundary treatments and proposed floor levels.
- Concerns regarding landscaping, replacement planting and biodiversity enhancements.
- Requests for additional technical information relating to levels, materials, arboricultural protection measures and foundation design.

The material planning considerations raised are addressed within the appraisal of this report where relevant.

Non-Material Planning Considerations

- Party Wall matters and associated procedures.
- Potential damage to neighbouring properties during construction.
- Contractor insurance and indemnity arrangements.
- Pre-construction property surveys.
- Publication of pre-application advice.
- General objections to the principle of extending a private dwelling on ethical or personal grounds.

These matters are either controlled under separate legislation, are private civil matters, or fall outside the scope of the planning system.

NEGOTIATIONS

During the assessment of the application, concerns were identified regarding the depth of the proposed single-storey rear extension and its potential impact on neighbouring residential amenity.

In response to these concerns, the applicant's agent submitted amended plans reducing the projection of the rear extension from approximately 9.337m to 7.5m. Whilst this represented a notable improvement,

given the level of public interest in the proposal the amended scheme was re-notified to neighbouring occupiers.

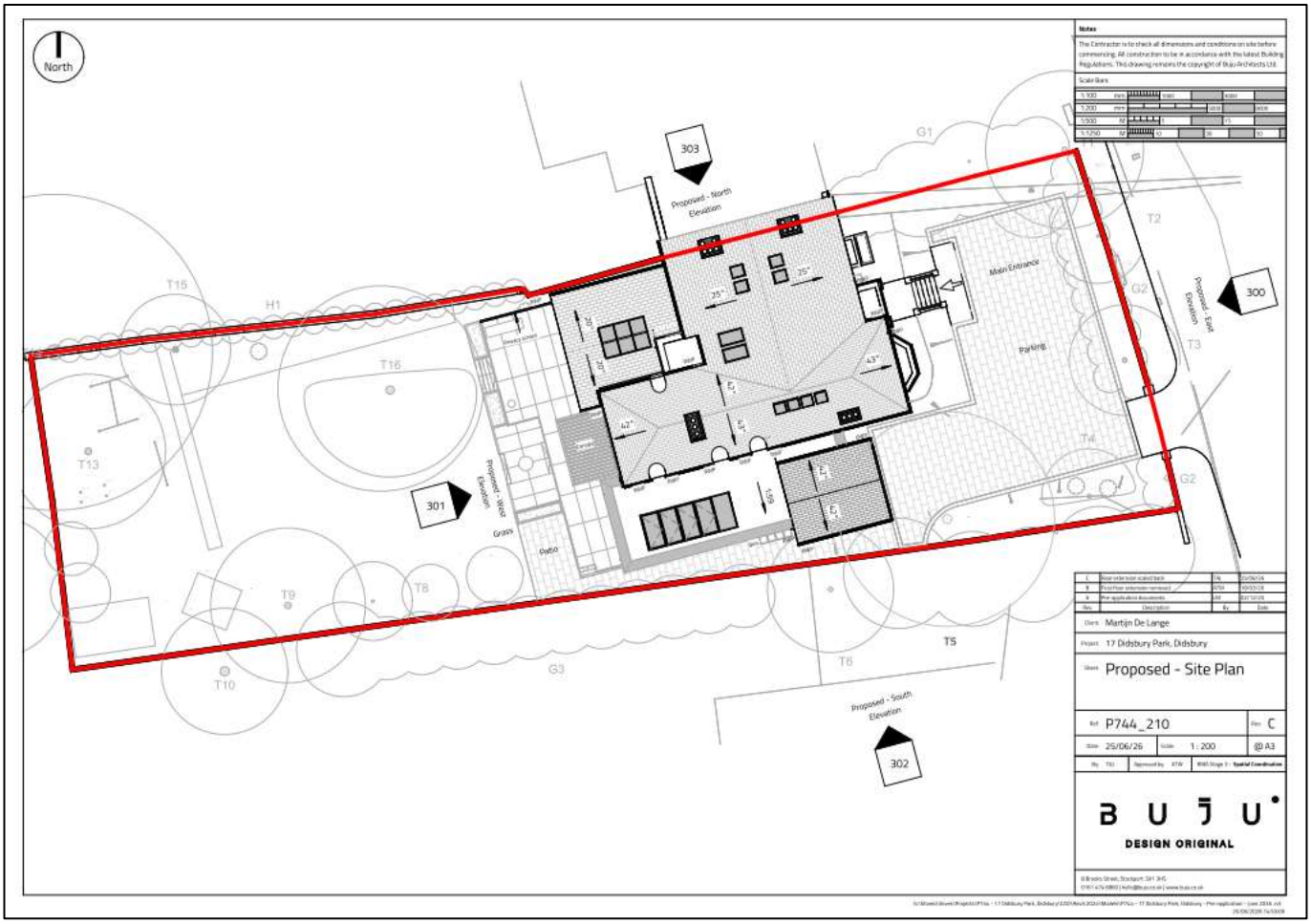


Figure 2. Updated site plan

Re-notification

Following re-notification, one further representation was received raising concerns regarding:

- The size of the proposed first-floor rear window and the potential for overlooking and loss of privacy.
- The proposed privacy screen to the terrace, which was considered to increase the perceived height and dominance of the extension adjacent to the boundary.
- The size and extent of the roof terrace, particularly given its elevated position.

Having considered the additional comments received and undertaken a further assessment of the amended scheme, officers remained concerned that the 7.5m projection would result in a greater impact on neighbouring amenity than would be acceptable.

These concerns were discussed with the applicant's agent, who subsequently submitted a further set of amended plans reducing the projection of the single-storey rear extension to approximately 5.9m, aligning it with the depth of the existing rear outrigger.

The reduction in depth is considered to satisfactorily address the concerns raised by both officers and neighbouring occupiers and provides a more appropriate balance between extending the dwelling and

safeguarding neighbouring residential amenity. The amended scheme forms the basis of the assessment and recommendation set out within this report.

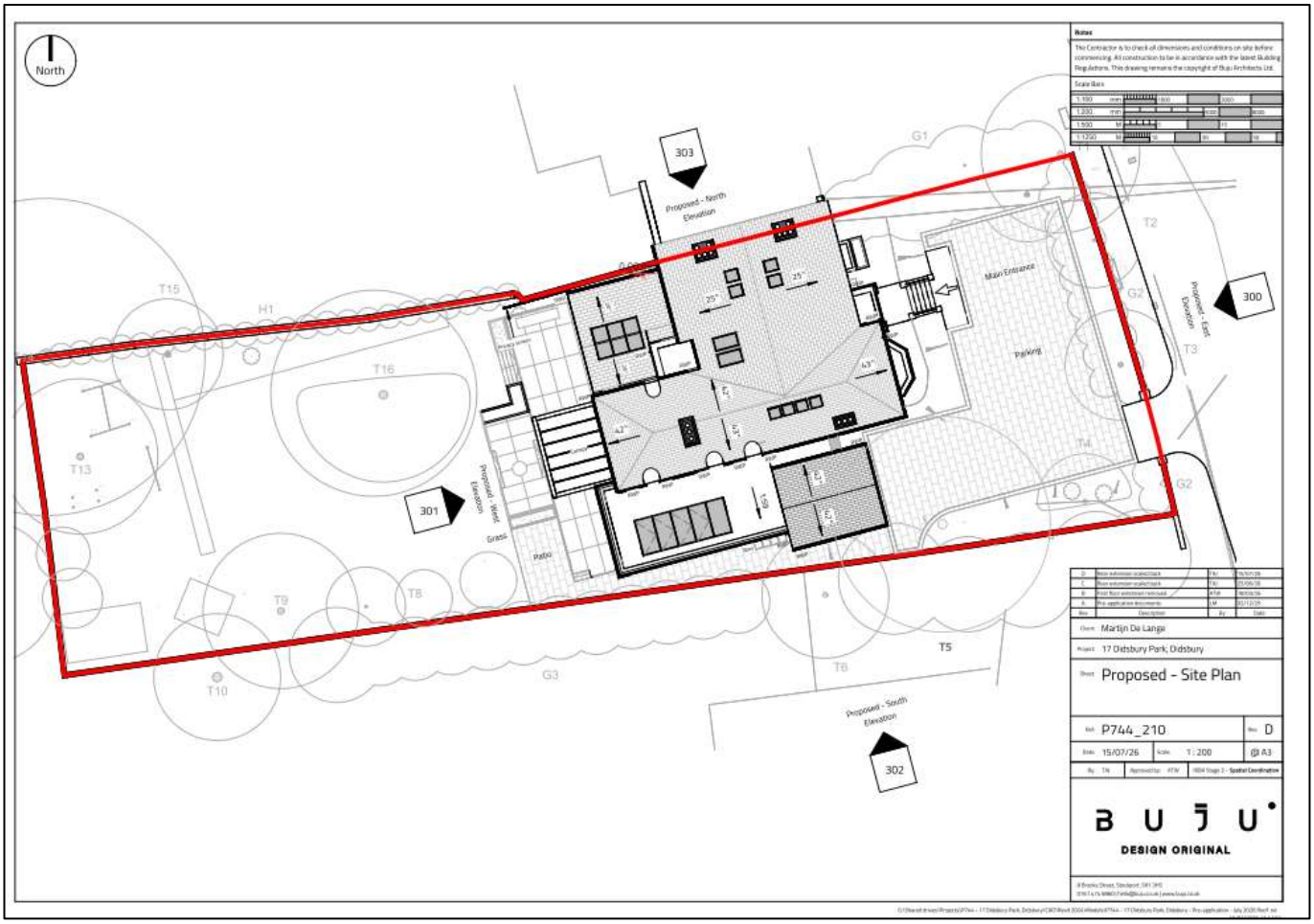


Figure 3. Site plan as amended for assessment

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 9 – Green Infrastructure
    - 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
    - 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
  - Greener Places
    - JP-G7: Trees and Woodland
  - 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 12 – Achieving well-designed places
  - Section 15 - Conserving and enhancing the natural 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
    - DM4: Emerging development plan 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 19 - Conserving and enhancing the natural environment
    - N3: Trees in new development
  - Chapter 20 - Conserving and enhancing the historic environment
    - 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.

Officers have assessed the application based on the submitted plans and supporting information. No evidence has been provided to demonstrate that the plans are materially inaccurate and the application has therefore been determined on the basis of the drawings submitted.

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 extension has been designed to reflect the character and appearance of the existing dwelling through the use of matching brickwork, roof materials and window detailing that complements the established fenestration pattern. A condition has been added to ensure that materiality is approved prior to above ground works to ensure materials used match well to the existing property. The development is considered appropriately subservient to the host property by virtue of its single-storey scale, lower roof height, matching materials and its set-back position from the principal elevation.

In terms of neighbouring residential amenity, the final amended scheme has been carefully designed to minimise impacts on adjoining occupiers. Following concerns raised by both officers and neighbouring residents, the projection of the rear extension has been significantly reduced during the course of the application from approximately 9.3 metres to 5.9 metres. This reduction has materially improved the relationship with neighbouring properties and ensures that the extension remains proportionate to both the host dwelling and its surroundings.

The relationship with No. 15 is considered acceptable due to the single-storey scale of the extension, its separation from the shared boundary and the screening provided by existing boundary treatments and landscaping. In relation to No. 19, whilst the proximity of the extension has been carefully considered, the proposal would sit broadly in line with the existing rear outrigger and would not introduce a significant increase in height or mass adjacent to the boundary. The single-storey form, roof design and established boundary wall would limit any perception of dominance, whilst maintaining an acceptable outlook for neighbouring occupiers. Accordingly, the proposal would not result in an unacceptable overbearing impact or harmful loss of residential amenity

Overall, by reason of its scale, siting and relationship with neighbouring properties, the proposal would not appear unduly dominant or overbearing and would not result in a harmful loss of residential amenity.

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 proposed development has been carefully considered in terms of its design, scale and appearance, and its relationship with both the host dwelling and the wider character of the surrounding area. The extension has been designed using materials and detailing that reflect the existing property, ensuring a cohesive and sympathetic addition to the dwelling.

Whilst limited views of the development would be available from the public highway, the extension is set back from the principal elevation and remains modest in its overall scale and massing. As a result, it would not appear visually intrusive within the street scene. The proposed materials would further assist in integrating the development with the existing building and surrounding townscape.

Concerns regarding the scale, glazing and external appearance of the proposal have been carefully considered. The majority of glazing would be located to the rear where it would have limited visibility from

the public realm, whilst the proposed materials and architectural detailing would remain sympathetic to the character and appearance of the host property.

The proposal would preserve the character and appearance of the surrounding area. Its scale, form and design are consistent with the established pattern of development and are comparable to the proportions of other domestic extensions within the locality. Consequently, the development would sit comfortably within its plot and would not appear incongruous or out of keeping with the prevailing character of the area.

Effects on amenity

Privacy

The proposal has been carefully assessed in respect of its impact on the privacy of neighbouring occupiers, having particular regard to the concerns raised during the consultation process relating to the proposed first-floor window and rear terrace.

The proposed first-floor window would be inserted into the rear elevation of the existing outrigger. Whilst this would introduce an additional opening at first-floor level, the window would form part of a typical residential arrangement within an established urban environment where a degree of intervisibility between neighbouring properties is expected. The window would provide views principally across the rear garden area of the application property and towards the rear of neighbouring plots, similar to views already available from existing first-floor windows within the dwelling and surrounding properties. Having regard to the established pattern of development, separation distances and existing relationships between neighbouring dwellings, the proposal would not give rise to unacceptable overlooking or a harmful loss of privacy.

The proposed rear terrace has also been assessed in detail. Concerns have been raised regarding its elevated position, scale and potential for overlooking of neighbouring gardens. The terrace would provide ancillary outdoor amenity space associated with the dwelling and would function in a similar manner to other domestic sitting-out areas. Whilst users of the terrace would occupy a slightly elevated position relative to adjacent gardens, the amended scheme incorporates a privacy screen along the terrace edge. A planning condition is recommended requiring the installation and permanent retention of a minimum 2 metre high obscure and non-transparent screen prior to first use of the terrace.

Furthermore, existing boundary treatments, mature landscaping and the spatial separation afforded by the generous plot sizes characteristic of Didsbury Park would further limit opportunities for direct overlooking. Subject to the recommended planning condition, the proposal would not result in an unacceptable loss of privacy, overlooking or perceived overlooking beyond that which would reasonably be expected within a residential environment.

Light

The impact of the proposed development on neighbouring outlook, daylight and sunlight has been carefully assessed, with particular regard to the concerns raised by neighbouring occupiers.

The proposed side and rear extensions would remain single-storey in scale and would be subordinate to the host dwelling. Importantly, the scheme has been subject to significant amendment during the application process. The projection of the rear extension has been reduced from approximately 9.3 metres to approximately 5.9 metres, bringing it broadly in line with the existing rear outrigger and substantially reducing its visual presence and potential impact on neighbouring occupiers.

Whilst the relationship with No. 19 is acknowledged to be the most sensitive, the final amended extension would sit largely within the envelope already established by the existing rear projection and would be viewed in the context of the existing boundary wall and built form. The development would not introduce a significant increase in height adjacent to the shared boundary and, as a consequence, would not result in an unacceptable loss of outlook or create an overbearing relationship.

A degree of change to neighbouring light levels is inevitable when extending an existing dwelling; however, given the modest single-storey height of the extension, the amendments secured during the application process and the characteristics of the surrounding site, any reduction in daylight or sunlight would be

limited and would not materially diminish the living conditions enjoyed by neighbouring occupiers. On balance, the proposal would maintain an acceptable standard of residential amenity.

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

Construction Impacts
Concerns have been raised regarding potential disturbance during the construction phase, including noise, dust, construction traffic and potential impacts on neighbouring properties. Whilst the scale of development is relatively modest and would not justify the submission of a formal Construction Management Plan, it is expected that all demolition and construction works are carried out in accordance with recognised best practice and relevant environmental legislation. Construction activities are temporary in nature and the planning system does not normally control the day-to-day operation of building works where separate regulatory controls exist. Given the limited scale of the proposal and its domestic nature, any short-term impacts arising during construction would not justify withholding planning permission

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 would add a vehicle parking garage and maintains off street parking at the property.

Effects relating to biodiversity, landscape, archaeological or built heritage

Built Heritage
The application site lies within the Didsbury St James Conservation Area and relates to a substantial Victorian semi-detached villa which makes a positive contribution to the character and appearance of the conservation area through its architectural quality, historic detailing, scale and relationship with neighbouring properties. The host dwelling is therefore considered to be a non-designated heritage asset.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. In addition, Policy EN3 of the Manchester Core Strategy, Policy JP-P2 of Places for Everyone and Section 16 of the NPPF seek to ensure that development proposals conserve heritage significance and respond positively to local character.

The proposed extensions would be located predominantly to the side and rear of the dwelling and would therefore have limited visibility from the public realm. The development would remain clearly subordinate to the host property through its single-storey scale, lower roof heights and set-back position from the principal elevation. The proposal would retain the legibility and dominance of the original Victorian villa and would not detract from its principal architectural features.

The proposed materials are intended to match and complement the existing dwelling, helping to ensure that the extension appears as a sympathetic addition to the building. Whilst the extensions would result in some alteration to the building and its setting, the spacious character of the plot, mature landscaping and established pattern of development within Didsbury Park would be maintained. The proposal would

therefore preserve those elements of the conservation area's significance that derive from its verdant character, spacious plots and collection of substantial Victorian villas.

The proposed terrace and associated privacy screening have also been considered. Given their position to the rear of the property and limited visibility from public viewpoints, they would not result in material harm to the significance, character or appearance of the conservation area.

Overall, it is considered that the proposal would preserve the character and appearance of the Didsbury St James Conservation Area and would not result in harm to the significance of either the conservation area or the host building as a non-designated heritage asset. The development therefore accords with Policy EN3 of the Manchester Core Strategy, saved UDP Policy DC18, Policy JP-P2 of Places for Everyone and the heritage objectives of the NPPF

Green Infrastructure including open space, both public and private

The application has been supported by an Arboricultural Impact Assessment and Arboricultural Method Statement which have been reviewed by the Council's Arboricultural Team. Following assessment of the submitted information, the Arboricultural Team has confirmed that they raise no objection to the proposal subject to the implementation of the recommended tree protection measures during construction.

The proposed development would require the removal of Tree T7 (Birch). However, the Council's Arboricultural Team has confirmed that this tree is not a prominent landscape feature and that its loss would not result in unacceptable harm to the visual amenity of the site or the wider conservation area. The majority of existing trees and vegetation within the site are to be retained and protected throughout the construction process in accordance with the submitted arboricultural documentation. The proposed extension has also been designed having regard to the Root Protection Areas of retained trees and appropriate mitigation measures are proposed to minimise construction impacts.

Policy EN9 of the Manchester Core Strategy recognises the importance of protecting and enhancing the City's green infrastructure network, whilst Policy JP-G7 of Places for Everyone seeks to retain trees and secure appropriate replacement planting where loss is justified. In this instance, the loss of a single tree is considered necessary to facilitate the development and would not materially diminish the overall tree cover, landscape quality or green infrastructure function of the site.

To compensate for the removal of Tree T7, a planning condition is recommended requiring details of replacement tree planting, including species, size and planting location, to be submitted to and approved in writing by the Local Planning Authority. The approved tree shall be planted and maintained for a period of five years. This would ensure that the long-term contribution of tree cover to the character of the site is maintained and would accord with the objectives of Core Strategy Policy EN9, Places for Everyone Policy JP-G7 and Section 15 of the NPPF which seeks to protect and enhance the natural environment.

Taking account of the limited scale of tree loss, the retention and protection of the remaining trees, the proposed replacement planting and the absence of any technical objection from the Council's Arboricultural Team, the proposal is not considered to result in unacceptable harm to the site's landscape character, biodiversity value, green infrastructure function or the verdant character of the Didsbury St James Conservation Area.

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 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

The proposal has been assessed against the Development Plan and all other material considerations. Following amendments made during the application process, including a significant reduction in the depth of the rear extension, it is considered that the development would preserve the character and appearance of the host dwelling and the Didsbury St James Conservation Area whilst maintaining an acceptable standard of residential amenity for neighbouring occupiers.

The concerns raised by neighbouring residents regarding outlook, dominance, privacy, light, the terrace and tree loss have been carefully considered. Subject to the recommended conditions, including the provision of privacy screening and replacement tree planting, it is not considered that the proposal would result in unacceptable harm to neighbouring amenity, heritage significance, landscape character or green infrastructure.

In the planning balance, substantial weight is afforded to the reasonable extension and continued use of an existing family dwelling. The limited impacts identified through the assessment are considered acceptable and are outweighed by the benefits of the proposal. The development therefore accords with Policies DM1, EN1, EN3 and EN9 of the Manchester Core Strategy, saved UDP Policies DC1 and DC18, Policies JP-G7, JP-P1 and JP-P2 of Places for Everyone, and the relevant provisions of the National Planning Policy Framework. Planning permission should therefore be granted.

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. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

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. P744_100 – Location Plan (received 27 April 2026)
b. P744_210D – Proposed Site Plan (received 16 July 2026)
c. P744_220D – Proposed Basement Plan (received 16 July 2026)
d. P744_221D – Proposed Ground Floor Plan (received 16 July 2026)
e. P744_222D – Proposed First Floor Plan (received 16 July 2026)
f. P744_223B – Proposed Second Floor Plan (received 27 April 2026)
g. P744_300B – Proposed East Elevation (received 27 April 2026)
h. P744_301D – Proposed West Elevation (received 16 July 2026)
i. P744_302D – Proposed South Elevation (received 16 July 2026)
j. P744_303D – Proposed North Elevation (received 16 July 2026)
k. P744_900D – Proposed 3D Views (received 16 July 2026)

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 be submitted

Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) and privacy screen have been submitted to and approved in writing by the City Council as Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

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. BS 3998:2010 Tree Standard Work

All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998:2010 "Recommendations for Tree Work" and as set out withinthe approved Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS) have been implemented on site.

a. P744_Arboricultural Report.pdf - Tree survey or information - Arboricultural Impact Assessment - 27 Apr 2026

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

5. Flat roof

The flat roof of the extension(s) shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

6. Privacy screen

Prior to the first use of the terrace hereby approved, a privacy screen shall be installed along the edge of the terrace as indicated on the approved plans. The screen shall be a minimum of 2m metres in height, constructed of obscure and non-transparent materials, and shall thereafter be retained for as long as the terrace remains in use.

Reason: To safeguard the privacy and residential amenity of neighbouring occupiers in accordance with Policy DM1 of the Manchester Core Strategy and saved UDP Policy DC1.

7. Replacement Tree Planting

Prior to first occupation of the development hereby approved, details of one replacement tree, including its species, size and proposed planting location, shall be submitted to and approved in writing by the Local Planning Authority. The approved tree shall be planted in the first planting season following approval of those details. Any tree which, within a period of five years from the date of planting, dies, is removed, becomes seriously damaged or diseased shall be replaced in the next available planting season with a tree of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: to compensate for the loss of Tree T7 and to maintain the landscape character and green infrastructure value of the site pursuant to Policies DM1 and EN9 of the Manchester Core Strategy.