MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-000061
Application type:	Householder planning permission
Proposal:	Erection of a single storey rear extension to form additional living accommodation.
Site address:	38 Northen Grove Manchester M20 2NW
Ward(s):	Didsbury West
Date application valid:	28 May 2026
Applicant name:	Mr & Mrs James & Meg Atkinson
Agent (if any):	Mr Simon Miles
Case officer:	Holly Wright
Recommendation:	Approve
Date of recommendation:	17 July 2026

Description of site, building and/or area

The application relates to a two-storey semi-detached dwellinghouse of redbrick with a red tile dual-pitch roof. The property features brown uPVC-framed windows, including a projecting ground-floor bay to the front, a front canopy overhang, a paved driveway and modest front garden bordered by a mid-level brick wall, and a rear garden area.

Northen Grove is a residential street situated within the Didsbury West ward of Manchester, close to Withington Community Hospital, Northern Lawn Tennis Club, and Burton Road high street. The area is predominantly residential in terms of its character, consisting of terraced and semi-detached dwellinghouses.

The property is not listed, however, is sited within the Albert Park conservation area. All trees within the conservation area benefit from protection.


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Northen Grove
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Northen Grove


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Description of development

The applicant is seeking planning permission for the erection of a single storey rear extension to form additional living accommodation.

Relevant planning history

Planning Application – 027318 - Erection of a pair of 3 bedroom semi-detached dwelling houses – Approved (1986).

Planning Application - 112644/FH/2016/S2 - Erection of a single storey side and rear extension to form additional living accommodation – Approved (2016).

Consultation, notification and publicity responses

Consultations

West Didsbury Residents' Association – no response received.

Notifications and publicity

Local residents – no responses received.

Negotiations

Not required.

Relevant policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions
- Policy DC18 – Conservation Areas

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN3 – Heritage

Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.
- Policy JP-P1 – Sustainable Places
- Policy JP-P2 – Heritage

The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Draft National Planning Policy Framework (NPPF, 2025)
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.
- Chapter 4 – Achieving Sustainable Development
- Policy S3: Presumption in favour of sustainable development
- Chapter 12 – Making Effective Use of Land
- Policy L4: Residential extensions
- Chapter 14 – Achieving Well-Designed Places
- Policy DP3: Key principles for well-designed places
- Chapter 20 – Conserving and Enhancing the Historic Environment
- Policy HE4: Securing the conservation and enhancement of heritage assets
- Policy HE5: Assessing effects on heritage assets
- Policy HE6: Proposals affecting designated heritage assets
- Policy HE9: Conservation Areas

Assessment



Submitted proposed plans and elevations

Principle – the principle of the proposal, to erect a single storey rear extension to provide additional living accommodation for a dwellinghouse, is acceptable. Notwithstanding this, consideration must be given to the proposal's siting, scale, and massing, appearance, impact upon visual and residential amenity, the Albert Park conservation area, waste storage, and parking, amongst other matters.

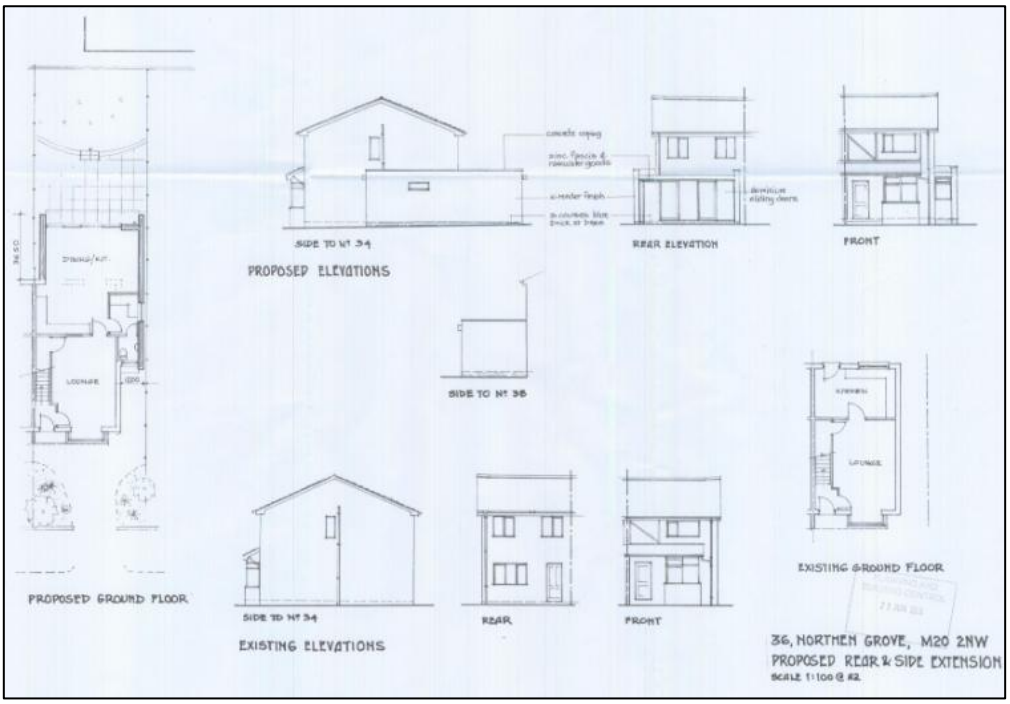
Siting, scale, and massing – the proposal would be sited at the back of the property, projecting northwest. It would project 3.64m rearwards from the main dwellinghouse, with a width of 4.8m, a pitched roof height of 3.598m and an eaves height of 2.44m. It would be sited adjacent to the boundary shared with the adjoining semi (No.36) and would maintain a gap of 0.779m to the boundary shared with No.40 Northen Grove.

Overall, the siting, scale, and massing of the proposal is considered acceptable. The 3.64m rearward projection of the extension would not exceed the limit stipulated within saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m) and is therefore considered acceptable. Further to this, it is considered that the extension would remain visually subservient to the host dwellinghouse on account of its single storey form and appropriate length, width, and height, which should ensure that it does not appear as an excessively large or bulky addition to the property. As a result, the development would avoid creating an overbearing presence within the street scene or for neighbouring occupiers. Adequate private amenity space would also be retained to the rear of the dwellinghouse.

Appearance and visual amenity – the planning submission indicates that the extension would feature white smooth render to all elevations, brown concrete pantiles to its pitched roof, and grey aluminium-framed windows and doors. Its side elevations would be blank, whilst its rear elevation would feature a set of doors. Its pitched roof would feature 3no. skylights.

The proposal is considered to be relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Although sited at the rear of the property, elements of the proposal

would be visible within the street scene and public realm (i.e., from specific viewpoints along Kenilworth Avenue located to the rear of the site). The proposal would introduce new external materials to the application property, specifically the smooth white render proposed to all elevations of the extension. Whilst the Council would typically encourage materials that match the main dwellinghouse, particularly given the site's location within the Albert Park Conservation Area, it is noted that the adjoining semi-detached property (No. 36) features a comparable rear extension, approved under reference 112644/FH/2016/S2 (see image included below). As such, in the absence of any subsequent policy changes, and having regard to the clear precedent established by the adjoining property, the proposed materials are considered acceptable. On this basis, it would be unreasonable to seek amendments to the materials proposed under the current application.



Approved plans of 112644/FH/2016/S2

Impact upon Albert Park conservation area – given that the proposal would be sited to the rear of the main dwellinghouse, it is unlikely that the extension would form an overly prominent visual feature within the principal street scene of Northen Grove. Whilst limited views of the extension would be available from certain viewpoints along Kenilworth Avenue to the rear, these would largely be restricted to the roof form of the proposal which would feature brown roof tiles broadly in-keeping with that of the main dwellinghouse.
As previously outlined, the proposal would introduce new materials to the application property in the form of smooth white render and, whilst the Council would ordinarily seek to material consistency with the host dwellinghouse (particularly given its siting within the Albert Park conservation area) it is noted that the adjoining semi-detached property (No.36) has a comparable rear extension incorporating similar materials, as approved under reference 112644/FH/2016/S2. This therefore establishes a clear and relevant precedent within the immediate context of the site. As such, given the absence of any subsequent changes in policy and given the primarily limited visibility of the extension from the public realm, the use of these materials is not considered to result in significant harm to the character or appearance of the Albert Park conservation area.

The proposal is therefore considered to accord with paragraph 215 of the National Planning Policy Framework (2024) which reads "where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its

optimum viable use", as well as saved policy DC18 of the Unitary Development Plan for the City of Manchester, policy EN3 of the Manchester Core Strategy and policy JP-P2 of Places for Everyone. The extension would provide private benefits in the form of improved and enlarged living accommodation for the property's occupiers, which would outweigh the potential harm caused to the Albert Park conservation area as a result of the works.

Residential amenity – given that the extension would be single storey in form, sited to the northwest of the existing dwellinghouse, adjacent to an existing extension with a comparable rearward projection with adequate gaps maintained to the plot's shared boundaries, the proposal is not considered to give rise to significant issues of overshadowing, loss of light, or loss of outlook. Moreover, as the proposal would not feature any side-facing windows or windows in close proximity to shared boundaries, it should also avoid causing significant issues associated with overlooking and loss of privacy.

Waste storage – the current waste storage arrangements would be unaffected by the proposal as external access to the rear would be retained.

Parking – the current parking arrangements would be unaffected by the proposal as the existing driveway space would be retained.

Conclusion

Given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, the Albert Park conservation area, waste storage and parking as it broadly complies with saved policies DC1 and DC18 of the Unitary Development Plan for the City of Manchester, policies DM1, SP1, and EN3 of the Manchester Core Strategy, chapters 12 and 16 of the National Planning Policy Framework (2024), and policies JP-P1 and JP-P2 of the Places for Everyone joint development plan document.

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.

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. No significant problems have arisen during the consideration of this application, and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse:

1) 3-year time limit:

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

Reason – Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) Specified plans:

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

‘Proposed Floor Plans and Elevations’, numbered ’25 507 PL200 P1’, received by the City Council as Local Planning Authority on the 27th April 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

3) Materials:

The materials used in the external surfaces of the development hereby approved shall be those as specified on approved drawings titled:

‘Proposed Floor Plans and Elevations’, numbered ’25 507 PL200 P1’, received by the City Council as Local Planning Authority on the 27th April 2026.

Reason – In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) Restriction on additional openings:

Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be installed in the elevations of the development hereby approved, without planning permission being granted by the City Council as Local Planning Authority.

Reason - In the interests of residential amenity in accordance with policies SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.