

Planning

Delegated Officer Report

Summary of application details

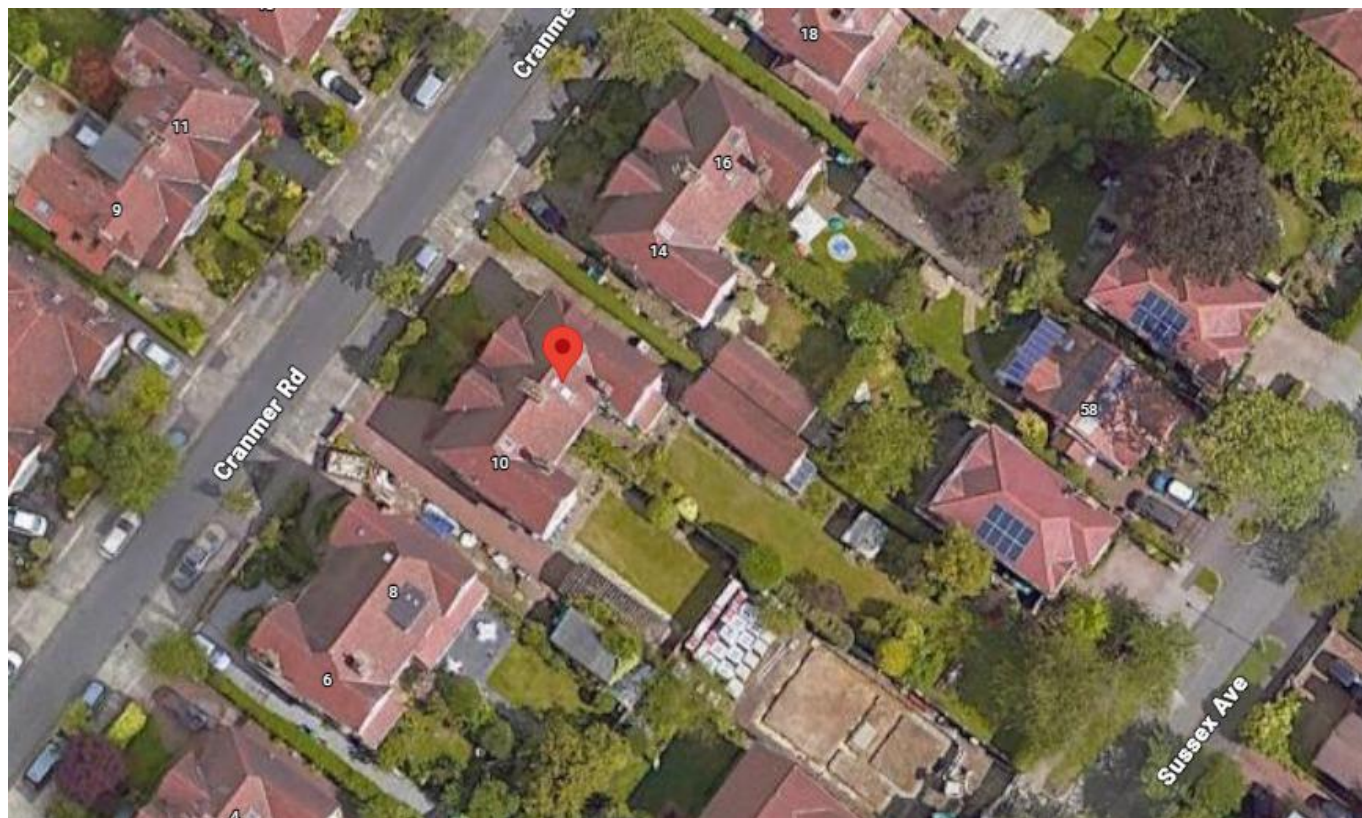
Application reference:	145642/FH/2026
Application type:	Householder planning permission
Proposal:	Erection of extension to single-storey outbuilding, new solar panels and rooflights and modification to existing garage to use part as garden room/store.
Site address:	12 Cranmer Road Manchester M20 6AW
Ward(s):	Didsbury East
Date application valid:	09 April 2026
Applicant name:	Mr Ray Routledge
Agent (if any):	Mr Simon Miles
Case officer:	Holly Wright
Recommendation:	Approve
Date of recommendation:	28 May 2026

Description of site, building and/or area

The application relates to a two-storey semi-detached dwellinghouse of redbrick and white render with a red tiled roof with a catslide gable to the front and a dual-pitch roof form to the rear. The property features white uPVC-framed windows, including a ground and first-floor bay to the front and a dormer window to the side, a paved driveway and modest front garden bordered by a brick wall, a single storey rear extension, and a detached outbuilding/garage, timber-framed greenhouse and timber shed situated within a spacious rear garden.

Cranmer Road is a residential cul-de-sac situated within the Didsbury East ward of Manchester, close to Fog Lane Park, Kingsway (A34), and Wilmslow Road (B5095). The area is predominantly residential in terms of its character, consisting of terraced, semi-detached, and detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

The property is not listed, nor is it sited within a conservation area.







Description of development

The applicant is seeking planning permission for the “Erection of extension to single-storey outbuilding, new solar panels and rooflights and modification to existing garage to use part as garden room/store.”

Relevant planning history

F00672 - Erection of a detached dwelling house in rear garden of existing house – Approved (1974).

Consultation, notification and publicity responses

One letter of support was received from **a local resident** in response to the application; the comments are summarised as follows:

- We fully support our neighbour’s garage extension and solar panel installation.

MCC’s Flood Risk Management requested a condition requiring the submission of a Flood Risk Assessment be attached in the event of an approval as well as an informative note containing details regarding a culvert nearby.

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

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 EN14 – Flood Risk
- Policy EN19 – Waste

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

The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places

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

Assessment

Principle – the principle of the proposal, to extend an existing single storey detached outbuilding together with the installation of solar panels to the outbuilding's roof slopes and part-use as a garden room/store is acceptable. Notwithstanding this, consideration must be given to the proposal's siting, scale, and massing, appearance, impact upon visual and residential amenity, parking, waste, and flood risk implications, amongst other matters.

Siting, scale, and massing – the extension would be sited at the southeastern end of the existing outbuilding, replacing the existing attached greenhouse structure present in this location with the detached shed also shown as being removed on the submitted proposed drawings. The proposed extension would measure to 2.5m in length and 3.475m in width with a dual-pitch roof height of 3.386m and an eaves height of 2.1m (to match the existing outbuilding proportions). It would be sited adjacent to the boundary shared with No.5c Sussex Avenue, would retain a 26m gap to the rear boundary bordering Sussex Avenue, and would retain a 7.2m gap to the boundary shared with No.10 Cranmer Road.

Overall, the siting, scale and massing of the development is considered acceptable. The proposed extension would represent a modest and proportionate addition to the existing outbuilding and would remain visually subordinate to the application site on account of its single storey form and appropriate length, width and height. As such, the development would not appear excessively large or bulky within the site, nor would it result in an overbearing form of development within the street scene or for neighbouring occupiers. In addition, sufficient private amenity space would be retained to the rear of the existing dwellinghouse.

Appearance and visual amenity – the extension is proposed to feature off-white render to all its elevations with red clay tiles to its roof slopes (which would match the appearance of the existing outbuilding) together with a grey composite timber effect door to the garden store room and black uPVC fascias, soffits, and rainwater goods. Its rear and northeastern elevations would be blank, whilst its southwestern side elevation would feature an outward-opening door. The proposal also includes alterations to the existing outbuilding including the replacement of an existing window and door in the southwest elevation with a grey uPVC-framed window and door set. On the southwestern roof slope of the outbuilding, four solar panels are proposed at the northwestern end of the outbuilding, and three solar panels are proposed at the southeastern end with two PK04 rooflights between the solar panel arrangements.

The proposal is relatively standard in terms of its design for developments of this type and would be in-keeping with the existing precedent of detached outbuildings and residential extensions in this locale. Sited to the rear of the existing outbuilding, the proposal would not be highly visible within the street scene. Further to this, its use of matching and sympathetic materials (i.e., off-white render and red clay roof tiles) should provide a blended appearance and cohesive relationship with the existing outbuilding as well as the host dwellinghouse, ensuring that the outbuilding extension does not form an overly prominent visual feature. Hence, the proposal is not anticipated to result in any significant adverse impact upon the character of the application property or the wider area.

Residential amenity – given that the proposed outbuilding extension would be single storey with a maximum dual pitched roof height of 3.386m and would be sited away from neighbouring dwellinghouses bordering the rear end of No.5c Sussex Avenue's garden, replacing the existing greenhouse structure present on site, it is not considered that the development would result in significant harm in terms of overshadowing, loss of light, or loss of outlook.

Further to this, the proposal would not include any windows positioned in close proximity to neighbouring plots or dwellinghouses. As such, the development is not considered to give rise to unacceptable impacts relating to loss of privacy or overlooking.

Waste storage – the waste storage and management 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 property's driveway space would be retained.

Flood risk – the application site lies within an area identified as having a medium risk of surface water flooding. MCC's Flood Risk Management Team therefore requested that a Flood Risk Assessment (FRA) be secured by condition. However, given the limited scale and domestic nature of the proposed works, requiring the submission of a full FRA is considered to be disproportionate and unnecessarily onerous. Instead of imposing such a condition, an informative has been added to ensure appropriate mitigation is considered. The informative states: "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". This approach is considered sufficient to address the level of flood risk associated with the development while maintaining proportionality in the requirements placed on the applicant.

Use – the drawings indicate that the outbuilding is to be partitioned into a garage space, garden room, and garden store, which are understood as remaining ancillary to the host dwellinghouse. This has been conditioned accordingly to avoid intensification in the use of the application site.

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, waste storage and parking as it broadly complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

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 policies 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.

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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

Recommendation: Approve

Conditions attached to this decision:

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

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

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

'Proposed Floor Plans and Elevations', numbered '25 505 PL200 P1, received by the City Council as Local Planning Authority on the 6th May 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) 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 '25 505 PL200 P1, received by the City Council as Local Planning Authority on the 6th May 2026.

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) 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 northeastern elevation 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, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

- 5) The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as No.12 Cranmer Road, Manchester, M20 6AW. The proposed outbuilding is not to be used as an additional dwelling at the location or for short-term lettings and is explicitly for the private enjoyment of the occupants of the main dwellinghouse.

Reason - To ensure the proposed use remains ancillary to the principle use on the site. In the interest of residential amenity, in accordance with policies DM1 and SP1 of the Manchester Core Strategy.

Informatives:

- 1) 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.
- 2) MCC records highlight that the underground Ball brook is located within close proximity to the site (approximately 94m to the southwest of the site) and underground Fog Lane brook is located within close proximity to the site (approximately 64m to the northeast of the site). While our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link:
https://manchester.portal.uk.empro.verintcloudservices.com/site/myaccount/request/pr_watercourse_land.