MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-000108
Application type:	Householder planning permission
Proposal:	Erection of a part-single/part-two storey rear extension following the demolition of the existing single storey outrigger together with a single-storey side extension with associated elevational alterations.
Site address:	18 South Drive Manchester M21 8DY
Ward(s):	Chorlton
Date application valid:	09 June 2026
Applicant name:	Mr Keval Patel
Agent (if any):	Mr Joe Jennings
Case officer:	Holly Wright
Recommendation:	Approve
Date of recommendation:	28 July 2026

Description of site, building and/or area

The semi-detached dwelling is on the western side of South Drive which is a curved highway east of Southgate in the Chorltonville Conservation Area (designated 1991). There are some views of the rear elevation glimpsed between dwellings at The Thorns. Views within Conservation Areas are material in the assessment of applications affecting heritage assets.

The dwelling (and no.20 adjoining) is one of 15 house types in the conservation area designed in an Arts and Crafts Movement style by Albert Cuneo, opening in 1911. There is an emphasis on the quality of design and materials, interesting and artistic architectural detailing, and the whole estate having a strong visual interest with symmetrical pairs of semi's laid out on Garden Village principles, including two village greens. These elements and the relatively intact nature of the estate lend special interest to the significance of the conservation area which still has a semi-rural character as originally intended.


South Dr
Green-Printers
14
16
2
18 South Dr
Recently viewed
South Dr
29
22
24
South Dr
33
26




MF11 PNK
MJ14 FDC







Description of development

The applicant is seeking planning permission for the erection of a part-single / part-two storey rear extension following the demolition of the existing single storey outrigger together with a single-storey side extension with associated elevational alterations.

Relevant planning history

Planning Application - 144761/FH/2025 - Erection of a part-single / part-two storey rear extension following the demolition of the existing single storey outrigger with elevational alterations – Approved (2026).



Approved plans of 144761/FH/2025

Planning Application - OTH-2026-000058 - Non-Material Amendment to Planning Permission 144761/FH/2025 to allow increase in height of extension – Refused (2026).

Consultation, notification and publicity responses

Consultations

Chorlton Civic Society – no representations received.

Chorltonville Owners' Committee – no representations received.

Notifications and publicity

Local residents – no representations received.

Negotiations

Concerns were initially raised regarding the installation of an Air Source Heat Pump (shown on the drawings but not included in the description of development), the proposed materiality of the extensions, and the roof form of the proposed side extension.

However, following email correspondence and the submission of revised drawings received on 26th June, the agent confirmed that the Air Source Heat Pump would be installed under permitted development rights. The agent also confirmed that the materials for the proposed extensions would match those of the existing dwellinghouse.

In addition, it was clarified that the roof form of the proposed side extension is intended to reflect that of the neighbouring property, incorporating a pitched roof to the front and a flat roof to the rear. The agent further advised that the overall height of the side extension is constrained by the position and height of existing side-facing windows within the host dwelling, whilst the front roof slope is restricted by the inclusion of a window within the front elevation of the extension.

Concerns were also raised regarding the impact of the proposal on the property's off-street parking provision due to the loss of the detached garage. However, in an email dated 10th July, the agent advised that the existing detached garage is not of sufficient size to accommodate a modern vehicle. A revised site plan was subsequently submitted, which demonstrates the retention of an off-street parking space to the front of the dwellinghouse, whilst also retaining the existing front garden tree. The agent confirmed that the tree would not be affected by the proposed parking arrangements.

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

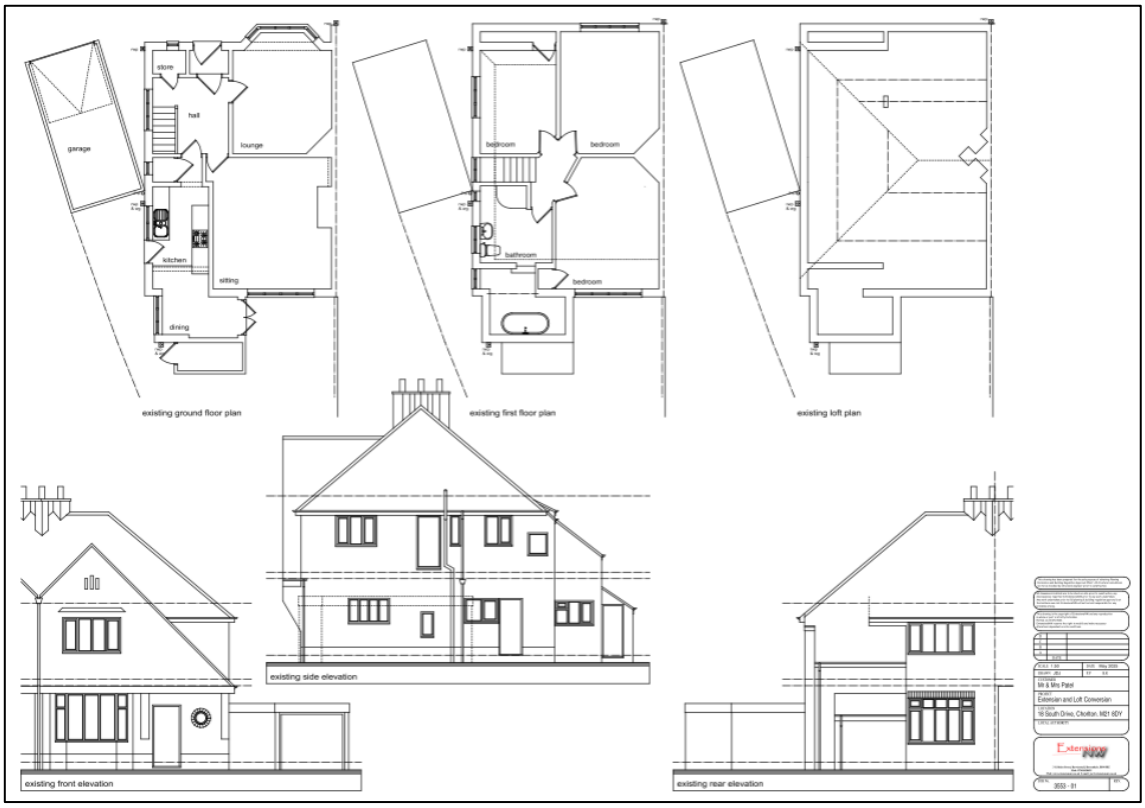
The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN3 – Heritage

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

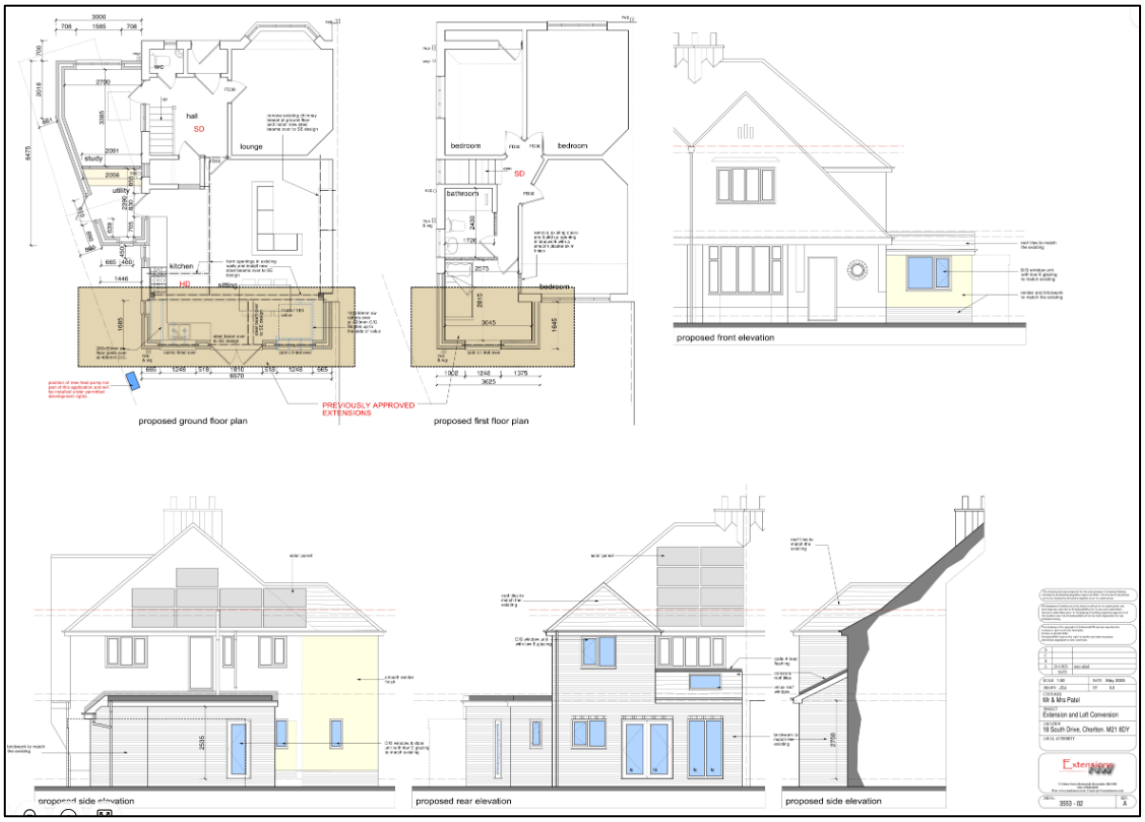
The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

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 existing plans and elevations



Submitted proposed plans and elevations

Principle – the principle of the proposal, to erect a single storey side extension together with a part-single / part-two storey rear extension following the demolition of the existing single storey outrigger with elevational alterations, is acceptable. Notwithstanding this, consideration must be given to the proposal's siting, scale, and massing, appearance, impact upon visual and residential amenity, the Chorltonville conservation area, waste, and parking, amongst other matters.

Siting, scale, and massing – the single storey extension would be sited at the side of the property, replacing the existing detached garage. It would project 3m sidewards from the host dwellinghouse with a length of 6.475m, a width of 1.446m to the rear, a flat roof height of 3.358m with a pitched slope to the front with an eaves height of 2.334m. A gap of 0.661m would be maintained to the boundary shared with No.16 South Drive.

The part-single / part-two storey rear extension would be sited at the back of the property, replacing the existing outrigger in this location. At ground floor level, it would project 1.645m rearwards from the host dwellinghouse, with a width of 6.67m, a pitched roof height of 4m, and an eaves height of 2.933m. It would be set approximately 0.15m away from the boundary shared with the adjoining semi and would maintain a 0.914m gap to the boundary shared with No.16. At first floor level, the extension would project 1.645m rearwards from the host dwellinghouse with a width of 3.625m, a hipped roof height of 7.159m (set 3.257m below the existing ridge) with an eaves height of 5.295m (to match the existing). An approximate gap of 3.198m would be maintained to the boundary shared with the adjoining semi, with a 0.914m gap maintained to the boundary shared with No.16.

The overall siting, scale, and massing of the proposal is considered to be acceptable. This is on the basis that the proposed side extension would be single storey only, thus reading as a visually subservient addition to the host dwellinghouse, would replace an existing detached garage present at the site and would therefore avoid significantly altering the existing scale and massing of the property. With reference to the proposed rear extension, the 1.645m rearward projection of the extension would not exceed the limit specified within saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m). Further to this, the rear extension is considered to be visually subservient to the host dwellinghouse in terms of its dimensions on account of its reduced ridge height and subordinate width and length, and, as such, would avoid resulting in an excessively large or bulky addition to the property, nor would it introduce an overbearing feature into the area. Sufficient private amenity space would be retained to the rear.

Appearance and visual amenity – the submitted application form states that the extensions would be constructed using brickwork and render to match the existing dwelling, with a slate roof and PVC windows and doors also to match.

The submitted proposed elevations indicate that the side extension would feature a brick base with render above to the front and full brickwork to its side and rear elevations. Its front-facing roof slope would feature roof tiles to match the existing dwellinghouse, whilst the remainder of its roof would feature a flat roof form. Its front elevation would feature one window as would its rear elevation. Its side elevation would feature one outward-opening door.

With reference to the rear extension, the submitted elevations show the northeastern side elevation finished in smooth render with a brick base, whilst the rear and southwestern elevations are finished in full brickwork. During the case officer's site visit, it was noted that the

existing property features textured white render to the front and side (rather than smooth, as annotated on the drawings), brickwork to the rear, and red roof tiles. To ensure clarity and consistency in the appearance of the extended dwelling, a condition has been imposed requiring all external materials to be similar in appearance to the existing building in terms of type, size, colour, and texture. This will ensure the extension integrates appropriately with the host property and does not result in an unacceptable impact on the visual amenity of the area. In terms of the rear extension's elevational features, at ground floor level, the extension would feature one window in its northeastern side elevation, a blank southwestern side elevation and two windows and a set of doors to the rear. At first-floor level it would feature blank side elevations and one window to the rear. Its rear facing roof slope (at ground floor level) would feature one rooflight.

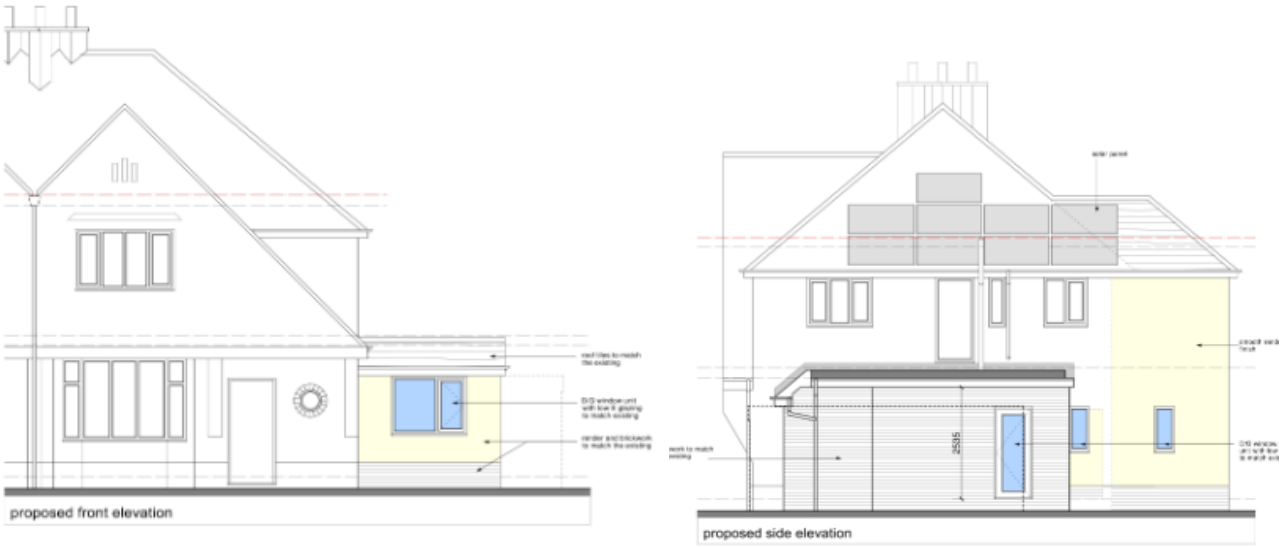
With the above safeguards in place regarding the materiality of the extension, the proposal is considered to be relatively standard in terms of its design for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale, with comparable side and rear extensions evident at the adjoining semi (i.e., No.20 South Drive). Sited at the side and rear of the dwellinghouse, elements of the proposal would be visible within the street scene and public realm. However, the extensions' use of matching materials (secured by condition) should provide a blended appearance and cohesive relationship with the host dwellinghouse, ensuring that the extensions do not form overly prominent visual features. The proposed side extension would also be setback slightly from the front elevation, would be subservient in scale and would allow for the removal of the existing detached garage which would improve the overall appearance of the site.

Initial concerns were raised regarding the proposed roof form of the side extension. However, following correspondence with the agent, it has been clarified that the design is intended to reflect that of the neighbouring property, incorporating a pitched roof to the front and a flat roof to the rear (see figure included below). The agent also confirmed that the overall height of the extension is constrained by the position and scale of existing side-facing windows within the host dwelling, while the front roof slope is influenced by the inclusion of a window within the front elevation of the extension.

With the above justification in mind, the proposal is not anticipated to result in an unduly harmful impact upon the character and appearance of the application property and visual amenity of the surrounding area.



No.20 South Drive with similar side extension roof form evident



Submitted proposed front and side elevations

Impact upon the Chorltonville Conservation Area – the proposal is not considered to have an unduly harmful impact upon the character, appearance, and significance of the Chorltonville Conservation Area.

Though visible within the street scene and public realm, the side extension's use of matching materials, setback from the front elevation, with subservient dimensions and a roof form comparable to the addition present at the adjoining semi would ensure that it does not form an overly prominent or visually intrusive feature within this locale and blends appropriately with the appearance of the existing dwellinghouse and setting of the wider conservation area.

Additionally, the rear extension's siting at the back of the property, away from the public highway and footpath, would ensure that it does not form an overly prominent or visually intrusive feature within this locale. Further to this, its use of matching materials (secured by condition) should provide a blended appearance and cohesive relationship with the host dwellinghouse, further ensuring the proposal's visual integration with its surrounding context.

In accordance with paragraph 215 of the National Planning Policy Framework, where a development proposal leads to less than substantial harm to the significance of a designated heritage asset, this harm must be weighed against the public benefits of the proposal. In this instance, any limited harm arising from the works would be outweighed by the benefits of providing improved and enlarged living accommodation for the occupiers, thereby enhancing the property's functional and long-term use.

It should also be noted that the proposal would not affect the defining characteristics of the conservation area which include the prevailing appearance of surrounding dwellinghouses, the established street layout, the distinctive tree-lined streets, and the verdant, leafy character, all of which would remain largely unchanged.

Residential amenity – the proposed side extension is not considered to significantly alter the existing conditions of the application site given that it would replace an existing detached garage present in this location, would be single storey in form and would feature subservient dimensions to the host dwellinghouse. For these reasons, it is not expected to result in unacceptable levels of overshadowing, loss of outlook, or loss of daylight. To mitigate unacceptable impacts associated with overlooking and loss of privacy, the proposed door in its northern side elevation has been conditioned to be obscurely glazed.

The proposed rear extension would be positioned to the north of No.20 South Drive with an approximate gap of 0.15m maintained to the shared boundary at ground floor level and a 3.198m gap maintained at first floor level. Given this relationship with the adjoining semi-detached property, and taking into account the separation distances maintained, the development is not considered to give rise to an unduly harmful impact on the residential amenity of these neighbouring occupiers. In particular, it is not expected to result in unacceptable levels of overshadowing, loss of outlook, or loss of daylight.

Moreover, whilst the extension would be sited to the south of No.16 South Drive and would therefore have a greater potential to affect the amenity of these occupiers, the degree of impact is not considered to be significant or harmful enough to justify refusal of the application. This is on the basis that the proposed extension would not project substantially beyond the existing outrigger of the application property, nor beyond the rear outrigger of No.16. Further to this, the extension's modest rearward projection of 1.645m, combined with its reduced ridge height, and hipped roof design would further soften its perceived scale and massing, thereby mitigating potential impacts. For these reasons, it is not considered to result in an unduly harmful impact upon the residential amenity of these occupiers, in terms of overshadowing, loss of outlook, or loss of light.

In terms of privacy, the proposed rear-facing windows would be located approximately 18m from the rear boundary of the plot and around 25m from the opposing properties on The Thorns. These distances are sufficient to safeguard against overlooking and loss of privacy. Furthermore, the window proposed in the northeastern side elevation of the extension has been

conditioned to be obscurely glazed so as to mitigate unacceptable impacts relating to overlooking and loss of privacy.

Waste – the current waste storage and management arrangements would be unaffected by the proposal.

Parking – the parking arrangements would be unaffected by the proposal as the existing detached garage (to be replaced by the proposed side extension) is not capable of accommodating a modern vehicle, and the space currently used for parking to the front of the dwellinghouse would be retained, as demonstrated on the proposed site plan and during the case officer's site visit.

Trees – concerns were raised regarding the proposal's potential impact upon trees within the site. However, the agent has confirmed that the tree located to the front of the dwellinghouse would remain unaffected by the proposed works. The revised site layout demonstrates that the off-street parking arrangements, located in proximity to the tree, would continue in broadly the same manner as the existing arrangements observed during the case officer's site visit (see figure below).



It should also be noted that the tree benefits from protection by virtue of its location within the Conservation Area. As such, any works to the tree would require prior notification to the Local Planning Authority, and any damage to or loss of the tree may result in enforcement action.

Air source heat pump – the submitted proposed ground-floor plan indicates that an air source heat pump is to be installed at the rear of the property. The agent of the application has confirmed that this is intended to be installed under permitted development rights. As such, it

should be noted that this planning permission does not grant consent for the installation of the air source heat pump unit annotated on the proposed ground floor plan lan, as this element has not been included within the description of development for the application nor within the description of the proposed works on the submitted application form. Should any such interventions fall outside, or exceed, the scope of permitted development allowances, a separate application for planning permission would be required to seek consent for the works.

Photovoltaic panels – the submitted drawings indicate the installation of photovoltaic panels on the northeast- and rear-facing roof slopes of the dwellinghouse. As these works can be carried out under permitted development without the need for Local Planning Authority approval, they are considered acceptable in this instance.

Other matters – the proposal also includes the following alterations:

- Infilling of a first-floor window in the northeast side elevation of the host dwellinghouse with materials to match.
- Replacement of a ground-floor window in the northeast side elevation of the host dwellinghouse with a smaller counterpart.

These alterations are considered acceptable given their minimal impact upon the visual and residential amenity of the area.

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 policies DC1 and DC18 of the Unitary Development Plan for the City of Manchester, policies DM1, SP1, and EN3 of the Manchester Core Strategy, policies JP-P1 and JP-P2 of Places for Everyone and chapters 12 and 16 of the National Planning Policy Framework (2024).

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

Condition(s) to be attached to decision for approval

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 plans and elevations shown on the drawing titled ‘Extension and Loft Conversion’, numbered ‘3553-02 Rev A’, received by the City Council as Local Planning Authority on the 2nd July 2026.
‘Proposed site plan’, received by the City Council as Local Planning Authority on the 10th July 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:

Notwithstanding the details included within the documents listed under condition no.2, the materials used in the external surfaces of the development hereby approved shall be as follows:

For the single storey side extension:
- Walls (front elevation): Brickwork and render similar in appearance to the existing building in terms of type, size, colour and texture.
- Walls (northern side elevation, northeastern side elevation and rear elevation): Brickwork similar in appearance to the existing building in terms of type, size, colour and texture.
- Roof (front-facing roof slope): Roof tiles similar in appearance to the existing building in terms of type, size, colour and texture.
- Roof: Flat roof.
- Windows: PVC-framed.
- Doors: PVC-framed.

For the part-single / part-two storey rear extension:
- Walls (northeastern elevation): Brickwork and render similar in appearance to the existing building in terms of type, size, colour and texture.
- Walls (rear and southwestern elevations): Brickwork similar in appearance to the existing building in terms of type, size, colour and texture.
- Roof: Roof tiles similar in appearance to the existing building in terms of type, size, colour and texture.
- Windows: PVC-framed.
- Doors: PVC-framed.

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) Obscure glazing (side extension):

The door in the ground floor of the northern side elevation of the side extension 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.

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

5) Obscure glazing (rear extension):

The window in the ground floor of the northeastern side elevation of the rear extension 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.

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

6) 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.

Informatives:

1) For the avoidance of doubt, this planning permission does not grant consent for the installation of the air source heat pump unit annotated on the proposed ground floor plan, as this element has not been included within the description of development for the application nor within the description of the proposed works on the submitted application form. Should any such interventions fall outside, or exceed, the scope of permitted development allowances, a separate application for planning permission would be required to seek consent for the works.