MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-000564
Application type:	Householder planning permission
Proposal:	Erection of outbuilding following demolition of existing outbuilding.
Site address:	43 Dalston Drive Manchester M20 5LQ
Ward(s):	Didsbury East
Date application valid:	18 June 2026
Applicant name:	Mr Kieth Smith
Agent (if any):	Mr Mike Carr
Case officer:	Holly Wright
Recommendation:	Approve
Date of recommendation:	06 August 2026

Description of site, building and/or area

The application relates to a two-storey semi-detached dwellinghouse of redbrick and, prior to works taking place, white textured render. The property features white uPVC-framed windows, including a ground-floor bay to the front, a front porch canopy, a modest front garden and paved driveway bordered by mature hedging, brick piers, and black-painted metal gates, a single storey glazed conservatory extension, and a detached garage situated within a spacious rear garden.

Dalston Drive is a residential street situated within the Didsbury East ward of Manchester, close to Didsbury Park, the Metrolink line, and Didsbury Village. The surrounding area is predominantly residential in terms of its character, consisting of terraced and semi-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.


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Dalston Dr


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Description of development

The applicant is seeking planning permission for the erection of an outbuilding following the demolition of the existing outbuilding.

Relevant planning history

F05504 – Erection of single-storey lounge/kitchen extension rear of dwellinghouse after demolition of existing garage and coal shed – Permitted development (1976).

F15286 - Extension at front of house – Permitted development (1981).

141704/PDE/2024 – Prior notification of proposed larger home extension projecting 3.5m to the rear with a maximum height of 3.24m and a height at eaves of 2.10m – Permitted Development (2025).

Consultation, notification and publicity responses

Consultations

Not applicable.

Notifications and publicity

No responses received.

Relevant policies

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance: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

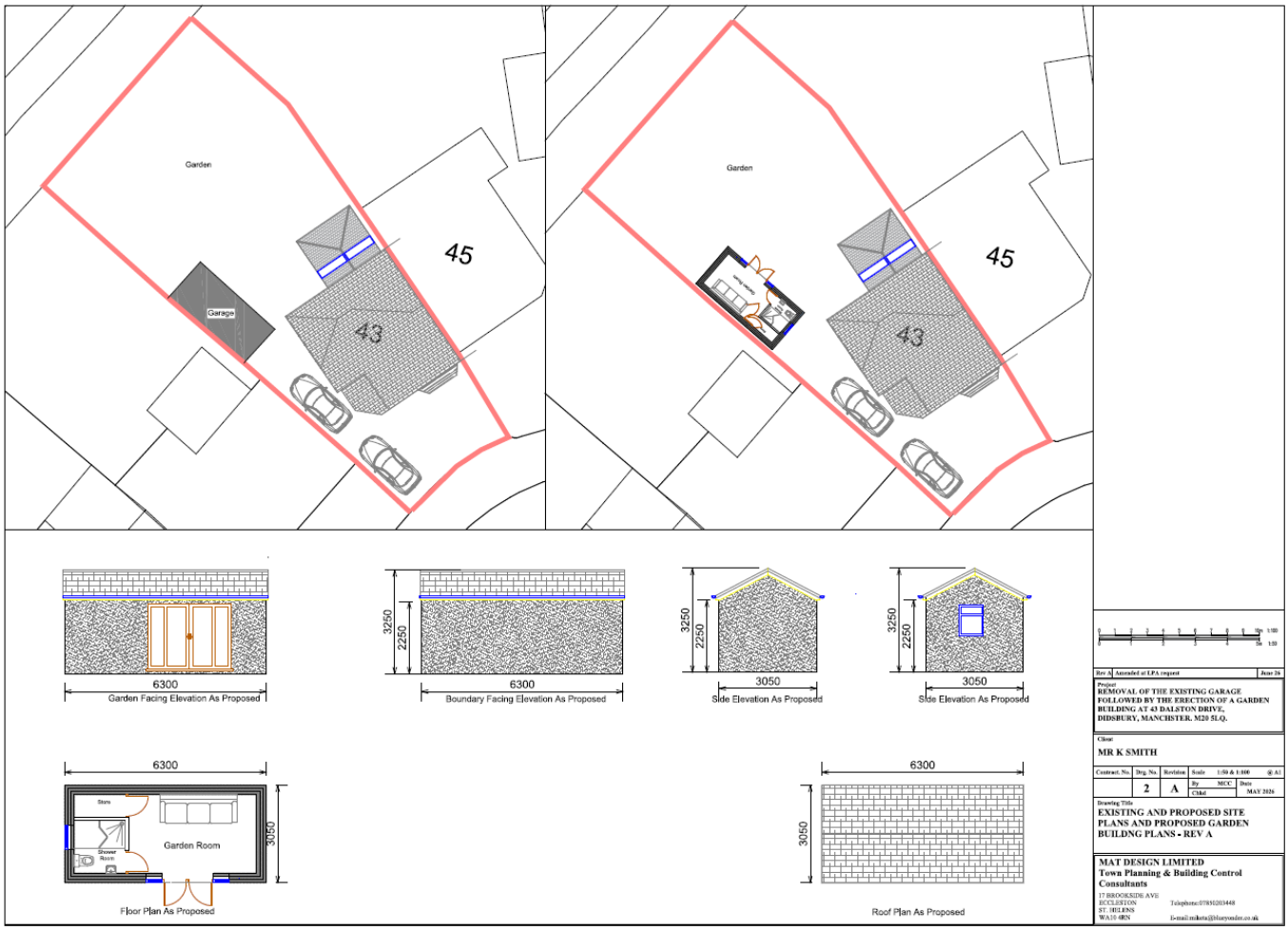
The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

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 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



Submitted proposed plans and elevations

Principle – the principle of the proposal, to erect a single storey detached outbuilding following the demolition of an existing outbuilding to provide ancillary accommodation for an existing dwellinghouse, is acceptable. Notwithstanding this, consideration must be given to the proposal's siting, scale, and massing, appearance, impact upon visual and residential amenity, waste storage, and parking, amongst other matters.

Siting, scale, and massing – the proposed outbuilding would replace the existing detached outbuilding located within the rear garden space of the property. The outbuilding would measure to approximately 6.3m in length, and 3.05m in width with a dual-pitch roof height of 3.25m and an eaves height of 2.25m. It would be sited adjacent to the boundary shared with No.41 Dalston Drive and would maintain a gap of approximately 8.5m to the boundary shared with No.45 Dalston Drive, and 9.1m to the rear boundary.

The proposed outbuilding is considered acceptable in terms of its siting, scale and massing. It would replace an existing outbuilding of comparable size and would remain visually subservient to the host dwellinghouse by virtue of its single storey form and modest footprint. Sufficient private outdoor amenity space would also be retained to serve the main dwellinghouse, and the development would therefore not result in an overdevelopment of the site.

Appearance and visual amenity – the details on the submitted application form indicate that the outbuilding would be constructed of brickwork and roof tiles to match the existing dwellinghouse together with uPVC-framed windows and doors. Its northeast elevation would feature a set of doors framed by windows, whilst its southeast elevation would feature a window. Its southwest and northwest elevations would be blank, as would its roof slopes.

The proposal is 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, with a number of comparable outbuildings evident in the surrounding area. Sited to the side and rear of the property, elements of the proposal would be visible within the street scene and public realm. However, its use of matching materials (i.e., brickwork and roof tiles) would ensure that the proposal does not form an overly prominent visual feature within the area. For these reasons, the proposal is not anticipated to give rise to significant harm to the character and appearance of the application property or the visual amenity of the surrounding area.

Residential amenity – given that the proposed outbuilding would replace an existing outbuilding of comparable scale, would be single storey only with an approximate height of 3.25m and an eaves height of 2.25m, significant issues associated with overshadowing, loss of light, loss of outlook, and the introduction of an overbearing feature are not anticipated. Additionally, as the outbuilding would not include any windows in proximity to shared boundaries, no unacceptable impacts in terms of overlooking or loss of privacy are anticipated.

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.

Use – in their email correspondence dated 30 June, the agent indicated “In terms of the use of the building, there is nothing on the plan that would suggest the creation of a self-contained flat and I can confirm that the building would be used as part of the enjoyment of the dwelling house”. These arrangements are considered acceptable and have been conditioned accordingly.

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, chapter 12 of the National Planning Policy Framework (2024), and policy JP-P1 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 drawings and documents:

Proposed drawings shown on the document titled ‘EXISTING AND PROPOSED SITE PLANS AND PROPOSED GARDEN BUILDING PLANS – REV A’, received by the City Council as Local Planning Authority on 30 June 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 as follows:

- Walls: brickwork similar in appearance to the existing dwellinghouse in terms of type, size, colour and texture.
- Roof: roof tiles similar in appearance to the existing dwellinghouse in terms of type, size, colour and texture.
- Windows: uPVC-framed.
- Doors: uPVC-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) 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 inserted into the elevations of the development hereby approved, without planning permission being granted by the Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

5) Outbuilding – ancillary use:

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.43 Dalston Drive, Manchester, M20 5LQ. 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.