MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-000344
Application type:	Householder planning permission
Proposal:	Erection of a single storey front, side and rear extension following the demolition of the existing side and rear extensions.
Site address:	10 Elford Grove Manchester M18 7NB
Ward(s):	Gorton & Abbey Hey
Date application valid:	26 June 2026
Applicant name:	Mr James Marriott
Agent (if any):	Mr Steven Mellor
Case officer:	Holly Wright
Recommendation:	Approve
Date of recommendation:	14 August 2026

Description of site, building and/or area

The application relates to a two-storey semi-detached dwellinghouse of redbrick with a red tiled hipped roof. The property features white uPVC windows including a two-storey bay to the front, a brick driveway bordered by a mid-level brick wall and brick piers, an inset front porch canopy, a single storey side extension, a single storey rear outrigger, and a rear garden space.

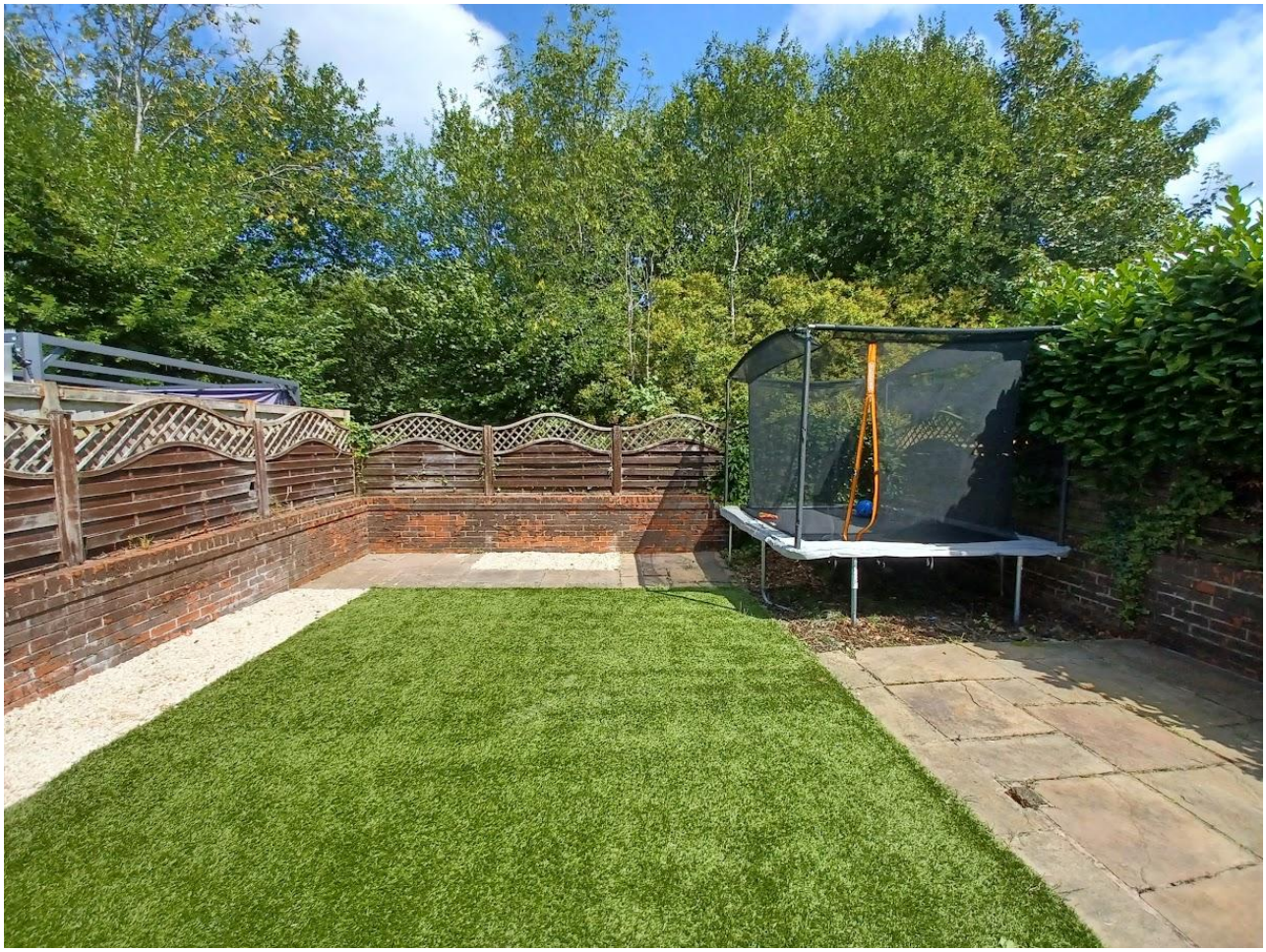
Elford Grove is a residential cul-de-sac situated within Gorton & Abbey Hey ward of Manchester, close to Debdale Park, Denton Golf Club, and Gorton Reservoir. The surrounding area is predominantly residential in terms of its character, consisting of terraced and semi-detached dwellinghouses, and benefits 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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ASR Projects Mcr
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PLEASE
DO NOT
PARK IN FRONT
OF THE
DRIVEWAY





Description of development

The applicant is seeking planning permission for the erection of a single storey front, side and rear extension following the demolition of the existing side and rear extensions.

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Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance: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



Submitted existing and proposed plans and elevations

Assessment

Principle – the principle of the proposal, to erect a single storey front, side, and rear extension following the demolition of the existing single storey additions on site, 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 single storey extension would be sited at the front, side, and rear of the dwellinghouse, replacing the existing single storey additions on site. It would project approximately 3m rearwards from the host dwellinghouse, with a frontward projection of 1.3m, a length of 11.7m, a sideward projection of 2m, a width to the front of 4.2m, and a width to the rear of 7.7m. To the front, it would feature a dual-pitch roof height of 3.2m with an eaves height of 2.3m, whilst to the rear it would feature a hipped roof height of 3.5m and an eaves height of 2.3m. The extension would be sited adjacent to the boundaries shared with No.8 and No.12 Elford Grove.

The overall siting, scale, and massing of the proposal is considered acceptable. The 3m rearward projection of the rear extension would not exceed the limit stipulated in saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m) and is therefore considered acceptable as well as being in-keeping with the existing rear extensions evident in the surrounding area. Further to this, the rear extension would feature subservient dimensions to the host dwellinghouse on account of its single storey form, and appropriate length, width, and height. For these reasons, the extension would avoid reading as an excessively large or bulky addition to the dwellinghouse. Sufficient private amenity space would also be retained to the rear of the dwellinghouse.

Appearance and visual amenity – the extension would be constructed of brickwork, roof tiles, and uPVC-framed windows and doors to match the existing dwellinghouse. To the front, it would feature an up-and-over garage door and a window and door set, whilst to the rear it would feature a set of bi-folding doors. Its side elevations would be blank. Its rear and side-facing roof slopes would each feature two rooflights.

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 extensions evident in the surrounding area. Sited to the front, 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, roof tiles, and windows) 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 extension would be single storey only, would replace existing additions present at the site and would feature subservient dimensions to the host dwellinghouse, significant issues associated with overshadowing, loss of light, loss of outlook, and the introduction of an overbearing feature are not anticipated. Additionally, as the extension would not include any side-facing windows in proximity to shared boundaries, no unacceptable impacts in terms of overlooking or loss of privacy are anticipated.

Waste storage – details of an enclosed timber bin store (able to accommodate 4no. 240L refuse bins) located to the front of the property have been provided on the submitted proposed site plan. This would screen the property's bins from view, thus mitigating the potential for harm to be caused to the visual amenity of the area. Retention and maintenance of the bin store has been conditioned accordingly.

Parking – sufficient space for the parking of at least one vehicle (measuring approximately 2.4m by 4.8m) would be retained on the property's driveway space. These arrangements are considered acceptable.

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 & Proposed Plans & Elevations’, numbered ‘04/26/42 1 of 2’, received by the City Council as Local Planning Authority on 14 May 2026.
Proposed site plan shown on the document titled ‘Site & Location Plans’, numbered ‘04/26/42 2 of 2’, received by the City Council as Local Planning Authority on 14 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) Materials:

The materials used in the external surfaces of the development hereby approved shall be similar in appearance to the existing dwellinghouse in terms of type, size, colour and texture.

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) Bin store:

The bin store, shown on the drawing titled ‘Site & Location Plans’, numbered ‘04/26/42 2 of 2’, received by the City Council as Local Planning Authority on 14 May 2026, shall be implemented and be in place prior to the first occupation of the extension and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the appearance of the street scene, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

5) 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.