MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-001134
Application type:	Householder planning permission
Proposal:	Erection of single storey front and side extension
Site address:	3 Twyford Close Manchester M20 2YR
Ward(s):	Didsbury West
Date application valid:	24 July 2026
Applicant name:	Mr & Mrs Aycan & Amy Jones-Simsek
Agent (if any):	Mr Simon Miles
Case officer:	Holly Wright
Recommendation:	Approve
Date of recommendation:	14 September 2026

Description of site, building and/or area

The application relates to a two-storey detached dwellinghouse of redbrick with a grey tile dual-pitch roof. The property features white uPVC-framed windows, including a ground-floor bay to the front, a front canopy overhang, a paved front driveway, a part-single / part-two storey side and rear extension, and a spacious rear garden.

Twyford Close is a residential cul-de-sac situated within the Didsbury West ward of Manchester, close to Marie Louise Gardens, Fletcher Moss Botanical Gardens, and the River Mersey. 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 spaces.

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


B5167
Palatine Rd
Hayescroft Gardens
Twyford Cl
Adamson Gardens
3 Twyford Cl
Recently viewed


TOURAN


KRAMER
TOURAN



Description of development

The applicant is seeking planning permission for the erection of a single storey front and side extension.

Relevant planning history

Planning Application - 073796/FH/2004/S2 - Erection of a 2 storey rear extension to form additional living accommodation and elevational alterations to side elevations to include the installation of additional windows – Approved (2004).

Consultation, notification and publicity responses

Consultations

HS2 – no response received.

Notifications and publicity

Local residents – no representations received.

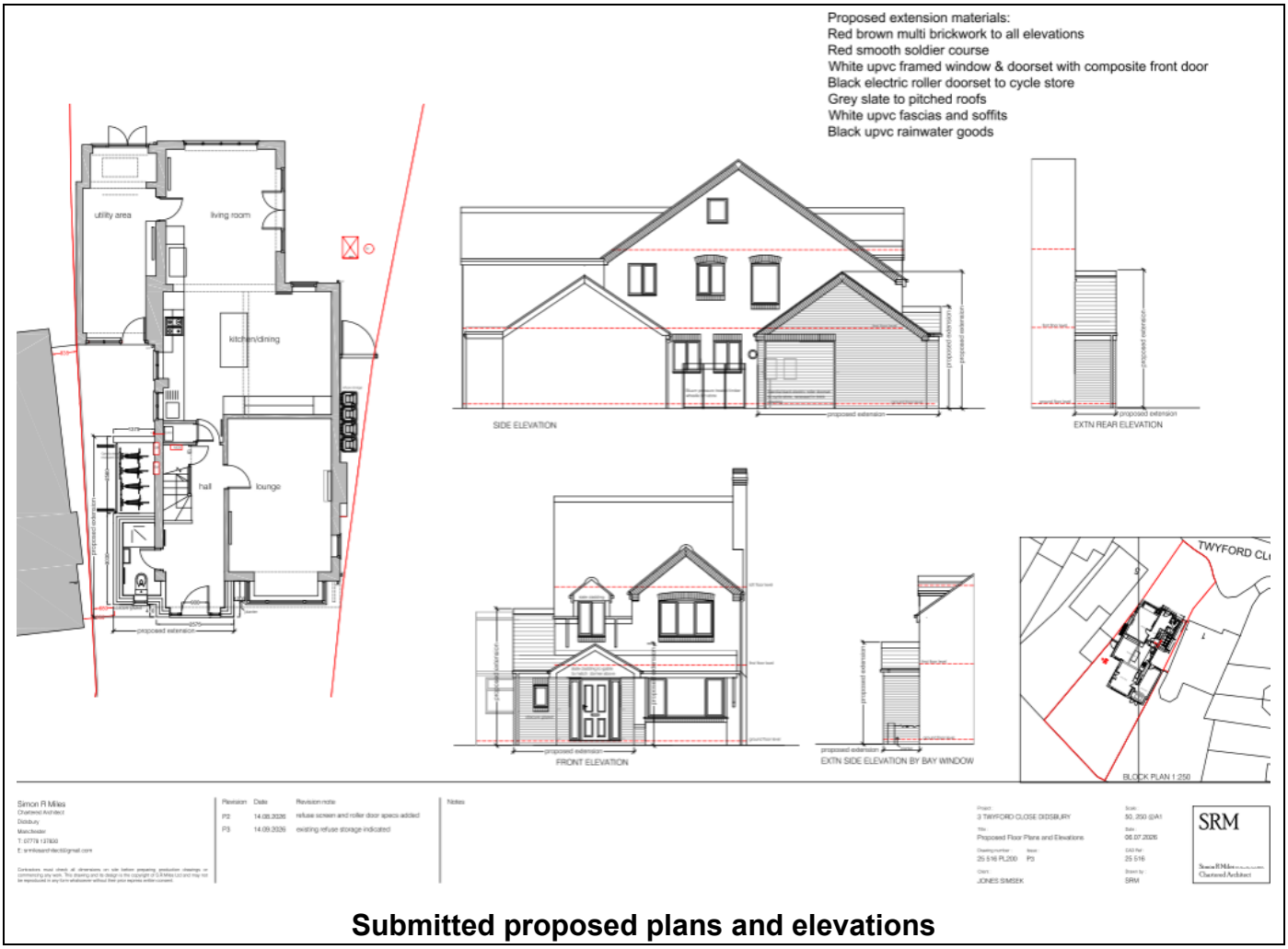
Relevant policies

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance: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

National Planning Policy Framework (NPPF, 2026)
- Chapter 14 – Achieving Well-Designed Places
- Policy DP3: Key principles for well-designed places



Submitted proposed plans and elevations

Assessment

Principle – the principle of the proposal, to erect a single storey front and side 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, waste storage, and parking, amongst other matters.

Siting, scale, and massing – the proposed extension would be sited at the front and side of the property. It would project approximately 1.2m frontwards from the host dwellinghouse, with a length of approximately 5.6m, a sideward projection of 1.375m, a width to the front of 3.9m, a dual-pitch roof height to the front of 3.2m with an eaves height of 2.2m, and a dual-pitch roof height to the side of 4.5m with an eaves height of 2.2m (mirroring that of the existing single storey side extension). A gap of approximately 0.68m would be maintained to the boundary shared with No.1 Twyford Close.

The overall siting, scale and massing of the proposal is considered acceptable. The front and side extension would remain visually subservient to the host dwellinghouse on account of its single storey form and modest footprint. The proposed dimensions, including its length, width and height, would be proportionate to the scale of the existing dwelling and would reflect the form and height of the existing single storey side extension on the site. For these reasons, the proposal would not appear excessively large, bulky or incongruous within the context of the application property. Sufficient private amenity space would also be retained to the rear of the dwellinghouse. Overall, the proposed extension is considered to represent an appropriately scaled addition that would sit comfortably within the site and would not result in undue visual prominence.

Appearance and visual amenity – the extension would be constructed of red/brown multi-facing brick with smooth red cill and head coursing, grey slate roof tiles, and white uPVC-framed windows to match the existing dwellinghouse. To the front, it would feature an inward-opening door framed by glazing and one window, whilst to its eastern side elevation it would feature an internally mounted Garolla black electric roller doorset. Its rear and western side 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. Sited to the front and side of the property, elements of the proposal would not 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 and would feature subservient dimensions to the host dwellinghouse with an approximate height of 4.5m, 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 – in email correspondence dated 1 September 2026, the agent of the application confirmed that the existing bin storage arrangements would be unaffected by the proposal as they are currently stored on the opposite side of the dwellinghouse from where the extension is proposed (i.e., facing No.5 Twyford Close), as shown on the submitted existing and proposed drawings.

Parking – the current parking arrangements would be unaffected by the proposal as sufficient space on the existing driveway (at least 2.4m by 4.8m) 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, 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 14 of the National Planning Policy Framework (2026), 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. 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 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 Floor Plans and Elevations’, numbered ’25 516 PL200 P3’, received by the City Council as Local Planning Authority on 14 September 2026.
Garolla electric garage door product specification, received by the City Council as Local Planning Authority on 14 August 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: Grey slate similar in appearance to the existing dwellinghouse in terms of type, size, colour and texture.
- Windows: White uPVC-framed similar in appearance to the existing dwellinghouse in terms of type, size, colour and texture.
- Door on front elevation: Composite PAS 24 compliant door system.
- Door on eastern side elevation: Garolla black electric roller doorset as shown on the Garolla electric garage door product specification, received by the City Council as Local Planning Authority on 14 August 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 inserted into 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, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.