MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-001022
Application type:	Householder planning permission
Proposal:	Erection of single-storey rear and side extension.
Site address:	26 CRESSWELL GROVE MANCHESTER M20 2NH
Ward(s):	Didsbury West
Date application valid:	29 July 2026
Applicant name:	Robert Hutchinson
Agent (if any):	Mr Karim
Case officer:	Holly Wright
Recommendation:	Approve
Date of recommendation:	21 September 2026

Description of site, building and/or area

The application relates to a two-storey semi-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 paved front driveway and modest front garden bordered by a mid-level brick wall and black railings, a two-storey rear outrigger, a rear dormer, and a rear garden space.

Creswell Grove is a residential street situated within the Didsbury West ward of Manchester, close to Cavendish Road Park, Burton Road, and the Metrolink tramline. The property benefits from its proximity to public outdoor amenity and green spaces.

The property is not listed, however, is sited within the Albert Park conservation area.


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Cresswell Grove
NJC Energy
Solar Installers
Cresswell Grove
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Description of development

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

Relevant planning history

Planning Application - 092977/FH/2010/S2 - Erection of rear dormer and 2 roof lights to form living space in loft – Approved (2010).

Consultation, notification and publicity responses

Local residents – no responses received.

West Didsbury Residents' Association – no response received.

Flood Risk Management made no objection to the application, recommending an informative note relating to Property Flood Resilience measures be attached in the event of an approval.

Relevant policies

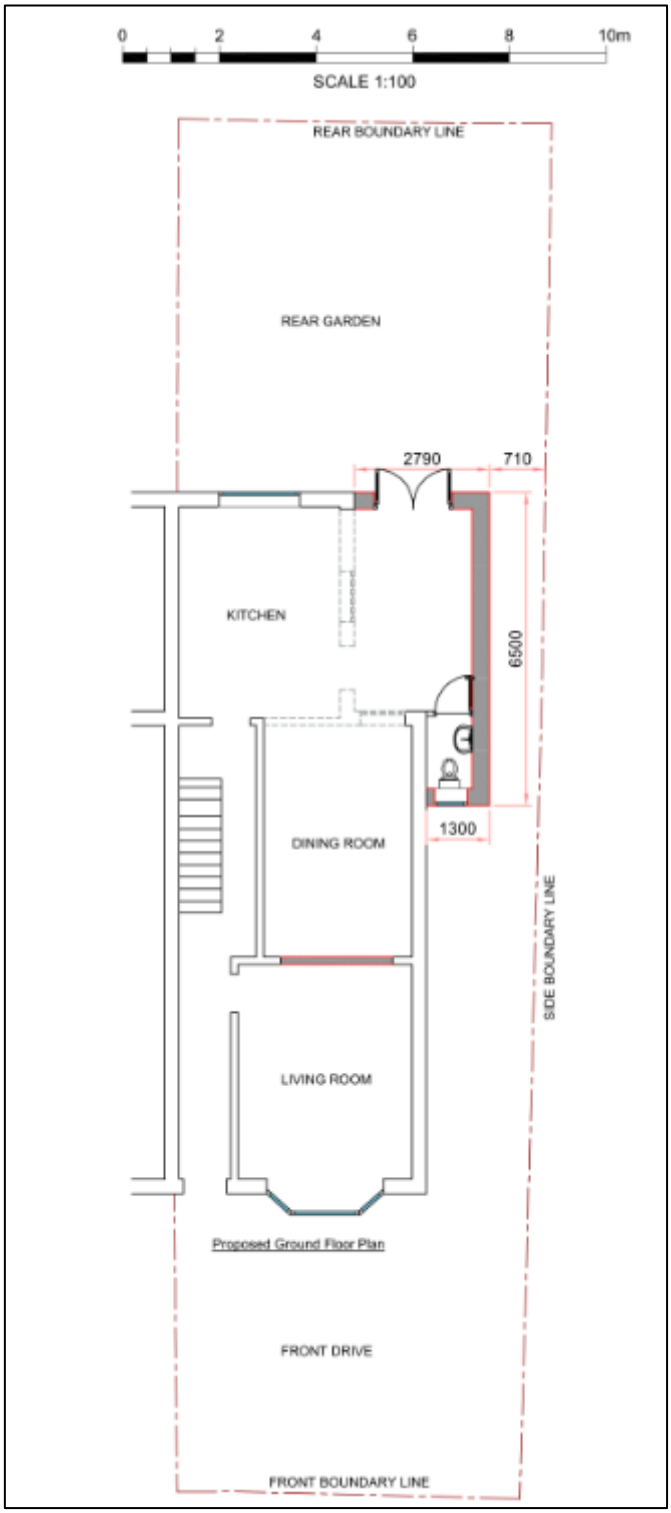
The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance: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

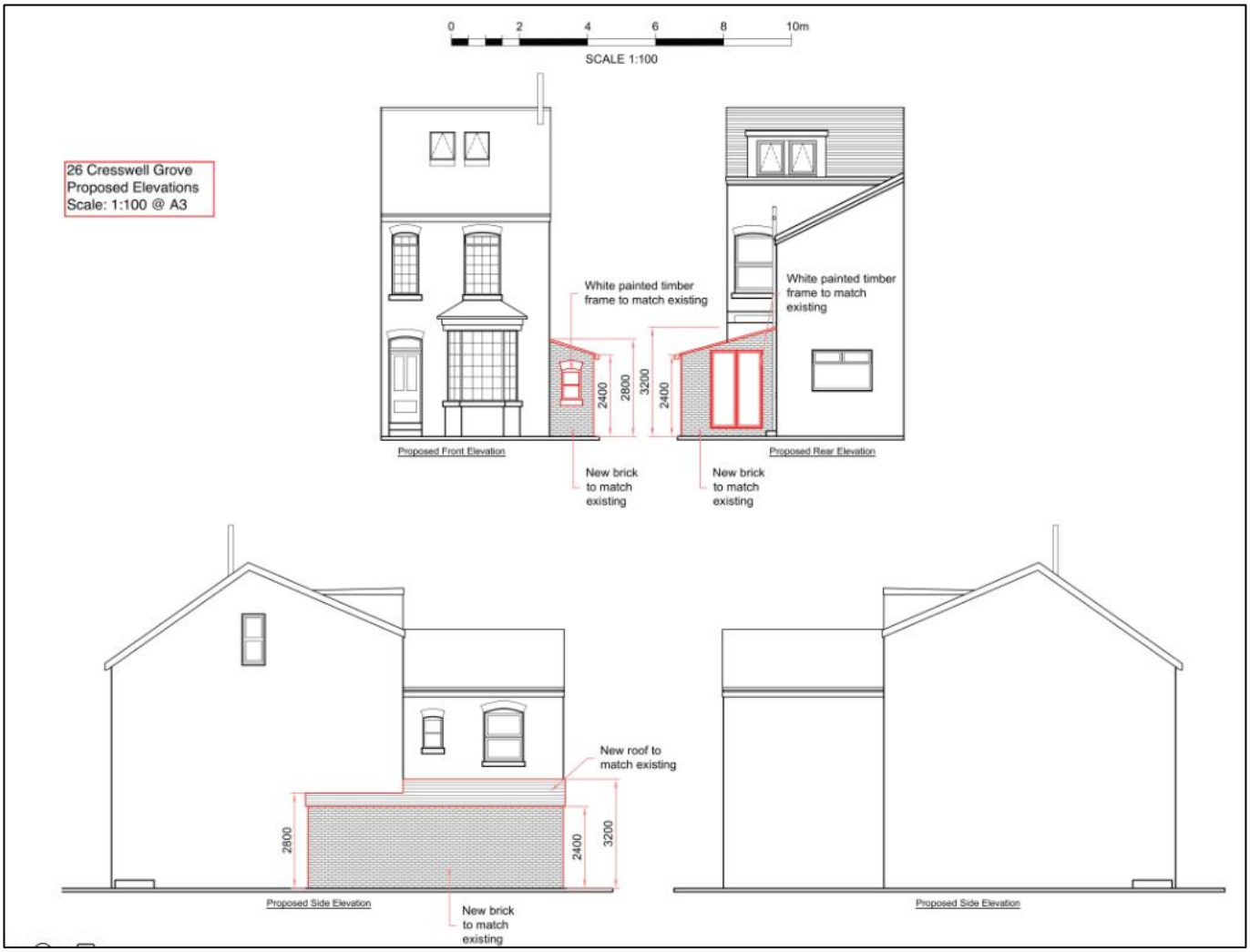
The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN3 – Heritage

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

National Planning Policy Framework (NPPF, 2026)
- 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 of heritage assets
- Policy HE5: Assessing effects on heritage assets
- Policy HE6: Proposals affecting designated heritage assets
- Policy HE9: Conservation areas



Submitted proposed ground floor plan



Submitted proposed elevations

Assessment

Principle – the principle of the proposal, to erect a single storey side and rear 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, the Albert Park conservation area, waste storage, and parking, amongst other matters.

Siting, scale, and massing – the proposal would be sited at the side and rear of the dwellinghouse, projecting northeast-wards and northwest-wards. It would project no further than the existing two-storey rear outrigger, with a length of approximately 6.5m, a sideward projection of 1.3m, a width of 2.79m, a pitched roof height of 3.2m and an eaves height of 2.4m. A gap of approximately 0.71m would be maintained to the plot's northern shared boundary.

Overall, the siting, scale, and massing of the proposal is considered acceptable. The extension would remain visually subservient to the host dwellinghouse on account of its single storey form and appropriate length, width, and height, which should ensure that it does not appear as an excessively large or bulky addition to the property. It is therefore considered that the proposal would avoid creating an overbearing presence within the street scene or for neighbouring occupiers. Adequate private amenity space would also be retained to the rear of the dwellinghouse.

Appearance and visual amenity – the proposed extension would be constructed of materials to match the existing dwellinghouse, including brickwork, roof tiles, and uPVC-framed windows. To the front, it would feature one window, whilst to the rear it would feature a set of doors. Its northern side elevation would be blank as would its roof slope.

The proposal is considered to be 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. Whilst elements of the proposal would be visible within the street scene and public realm, its siting to the side and rear of the property (setback from the principal elevation) combined with its use of matching materials (including brickwork, roof tiles, and windows), would ensure a cohesive and blended appearance with the host dwellinghouse. As such, the extension is not considered to form an overly prominent or incongruous visual feature, and the overall character of the property and surrounding area would not be significantly harmed by the proposed works.

Impact upon Albert Park Conservation Area – the application site is located within the Albert Park Conservation Area and, as such, the impact of the proposal on this designated heritage asset must be carefully considered.

The proposed extension would be set back approximately 5.7m from the principal elevation of the dwellinghouse. This substantial setback would ensure that the extension remains visually subordinate to the host dwellinghouse, thus preventing it from competing with the application property's original architectural form and appearance. As a result, the proposed extension would not appear as an overly prominent feature within the street scene and would primarily be viewed in the context of the existing dwellinghouse.

The proposed extension would be constructed using materials to match the existing property (i.e., brickwork, roof tiles, and windows), thus ensuring a high degree of visual integration and reinforcing the architectural coherence of the existing dwellinghouse. Further to this, the scale, massing and design of the proposal have been carefully considered to ensure that it remains proportionate to the host dwellinghouse.

Owing to its set back position, subordinate form and complementary material palette, the proposal would result in limited public visibility from the highway and would not erode the established spatial characteristics, building hierarchy or architectural qualities that contribute positively to the significance of the Albert Park Conservation Area. The proposal would therefore give rise to no more than a negligible level of harm to the designated heritage asset.

The proposal is therefore considered to accord with policy HE6 of the National Planning Policy Framework (2026), which states that where a development proposal would harm the significance of a designated heritage asset, that harm should be weighed against the public benefits arising from the proposal. The proposed extension would provide benefits in the form of improved and enlarged living accommodation for the occupiers, enhancing the functionality and long-term viability of the property, which would outweigh the potential harm caused to the Albert Park conservation area as a result of the works. For these reasons, the proposal is also considered to comply with saved policy DC18 of the Unitary Development Plan for the City of Manchester, policy EN3 of the Manchester Core Strategy and policy JP-P2 of Places for Everyone.

Residential amenity – given that the extension would be single storey in form, sited to the north of the existing dwellinghouse, adjacent to the existing two-storey rear outrigger with adequate gaps maintained to the plot's shared boundaries, the proposal is not considered to give rise to significant issues of overshadowing, loss of light, or loss of outlook. Moreover, as the proposal would not feature any side-facing windows or windows in close proximity to shared boundaries, it should also avoid causing significant issues associated with overlooking and loss of privacy.

Waste storage – unaffected by the proposal as access along the side of the property would be retained meaning bins could continue to be stored away from the street scene.

Parking – unaffected by the proposal as the existing driveway space to the front 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, the Albert Park conservation area, 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 the Places for Everyone joint development plan document, and the requirements of the National Planning Policy Framework (2026).

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 documents and drawings:

‘Proposed Elevations’, received by the City Council as Local Planning Authority on 20 August 2026.
‘Proposed Ground Floor Plan’, received by the City Council as Local Planning Authority on 19 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 similar in appearance to the existing building 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) 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) 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.