

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143153/FH/2025
Date registered valid: 9 June 2025
Proposal: Erection of single storey rear extension to form additional living accommodation
Address: 47 Hardcastle Avenue, Manchester, M21 7LJ
Ward(s): Chorlton Park Ward

Applicant: Mr & Mrs Scott
Agent (if any): R Watson, Design Services Ltd
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 23 July 2025



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 2 July 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 12 June 2025 Expired: 3 July 2025

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The property that is subject of this householder application is a two-storey brick built terraced C3 dwellinghouse. It features a pitched roof and to the front of the property is a small hardstanding driveway, bordered by hedging. The property features a substantial rear garden that is long in length.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

Hardcastle Avenue is a residential street situated in the Chorlton ward of Manchester. The property is surrounded by similar built family properties. Other dwellings in the area consist of terraced and semi-detached houses of a similar brick design and age. To the south east the property is bordered by rear gardens and is surrounded by residential homes to all other aspects.

Description of development

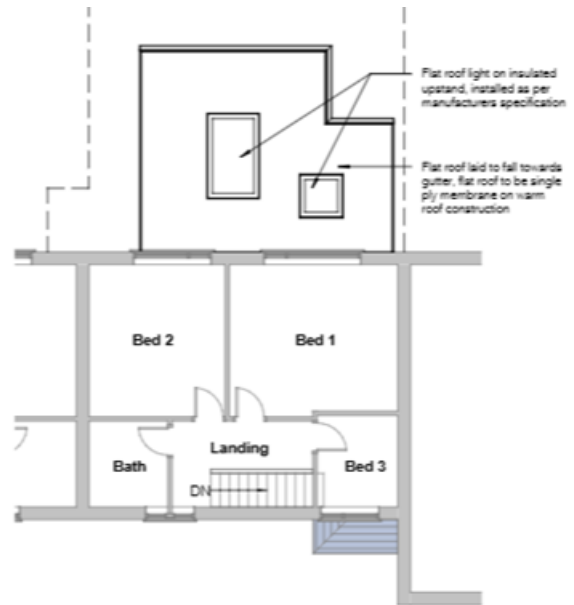
The applicant is seeking planning permission for the erection of a single storey rear extension to form additional living accommodation.

Proposed plans and elevations.



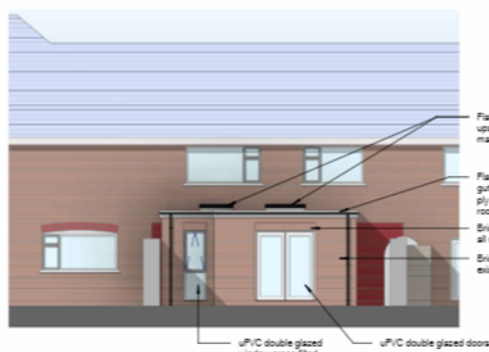
Proposed Ground Floor Plan

Scale: 1 : 100



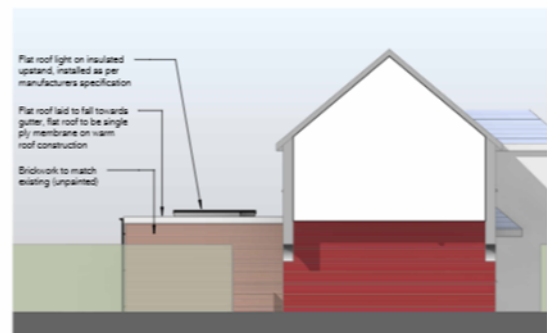
Proposed First Floor Plan

Scale: 1 : 100



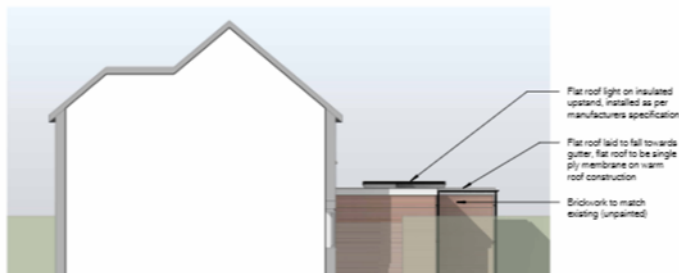
Proposed South East Elevation

Scale: 1 : 100



Proposed North East Elevation

Scale: 1 : 100



Consultations & Notification Responses

Neighbours, as per appendix 1 – no comments or objections received.

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seeks to ensure that any development enhances or creates character, meets local needs, and enhances the built environment and the design, scale and appearance of the proposed development that is appropriate to its context. Policies DC.1, DC1.2 and DC1.3 of the UDP for the City of Manchester relate specifically to

residential extensions and set out several criteria against which proposals for extensions will be assessed. National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future residents.

POLICY

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

The Manchester Core Strategy- Development Plan Document 2012-2027 (The Core Strategy) was adopted by the City Council on the 11th of July 2012, it is a key document for the local plan which provides a framework that planning applications are assessed against.

Policy DM1- Development Management

Policy SP1- Spatial Principles

Policy EN19- Waste

The National Planning Policy Framework (December 2024)- The Governments own planning policies for England and how they are expected to be applied.

-Chapter 8- Promoting healthy and safe communities

-Chapter 12- Achieving well-designed and beautiful places

Places for Everyone- 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 (Bolton, Bury, Rochdale, Oldham, Tameside, Stockport, Manchester, Trafford, Salford, Wigan) and took into effect and become part of the statutory development plan on March 21, 2024.

-Policy JP-P1: Sustainable Places.

Planning History

No relevant planning history

Principle

The principle of erecting a single storey rear extension for a family dwellinghouse is acceptable given that many individuals prefer to extend their homes and alter their homes to meet changing needs and circumstances. However, consideration must be given to the proposal's siting scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Negotiations

No negotiations have been made over the course of this application.

Siting Scale and Massing

The single storey rear extension would be situated south-east of the property. It is proposed to project approx. 4.8m from the host dwellinghouse and extend approx. 5.9m length ways along the property. The western side of the extension, closest to adjoining neighbour no. 11, is

reduced in length by 2m. This element of the extension projects approx. 3m from the host dwellinghouse. The roof height is approx. 2.8m where it features a flat roof.

The extension proposes the addition of 3 new windows and two patio doors, two of the windows are proposed to be roof lights. The third window and proposed patio doors on the south-east elevation faces directly into the applicant's rear garden.

The gap between the 2m element of the extension and the shared south-western boundary is approx. 20cm and the 5m element of the extension is approx. 1.7m away from the shared boundary. On the other side, the smallest gap maintained to the southeastern boundary will be 1.2m. The single storey rear extension would create a small addition in the street scene and the proposed windows would not give rise to any amenity implications to the street scene.

The scale of the extension exceeds the limit stipulated within the saved policy DC1 of the Unitary Development Plan for the City of Manchester (3.65m.) It is within the limitations for a larger homes extension application and therefore this variance could be accommodated in this location in this instance.

The overall siting scale and massing of the proposal is acceptable as the extension is understood as being subservient to the host dwelling house even considering the larger dimensions. This is not considered to cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. Sufficient private outdoor amenity space would also be retained to the rear.

Appearance and visual amenity

The submitted application form provides information on the materials to be used and states that the extension would be built of red facing brick to match the existing walls. The roof will match the existing roof tiles by being single ply membrane. The patio doors and windows will be made of white Upvc to match the existing windows.

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 on this locale. The overall character of this property and its surrounding area should not be significantly harmed by these works. The design and appearance of this extension therefore accords with saved policy DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning policy Framework.

Residential Amenity- Sunlight, Overbearing, Privacy & Relationship to Neighbours

The east-side adjoining neighbour, no. 45 Hardcastle Avenue is the other middle terraced property along the row. The shared boundary at present is not open and is bordered by a substantial size hedge between the two properties, which will help in reducing the impact of the 5m extension for this neighbour. Regarding sunlight, the proposed extension would cause additional overshadowing on no. 45 Hardcastle Avenue's Garden in the summer afternoon hours. However, this loss of light would not be so undue as to warrant a reason for refusal. The proposed extension would result in a 1.2m gap between the neighbouring properties, this gap will help in lessening the feelings of overbearing on no. 45 Hardcastle Avenue. The one storey element of the extension will also help in lessening any feelings of overbearingness for this neighbour.

The west-side adjoining neighbour, no. 49. Hardcastle Avenue is the end property of the terraced row. The proposed extension maintains a gap of 20cm against the shared boundary. On this side of the extension, the length decreases by 2m to be 3m along the shared boundary,

this leaves a gap of approx. 1.7 between the boundary and the 5m point of the extension. The 'stepped in' aspect of the proposed extension will lessen any feelings of overbearingness for no. 45 Hardcastle Avenue and the one storey element of the extension will help in lessening any impact along the shared boundary. At present, the boundary is also separated by a substantial sized hedge of approx. 2m, which will be able to shield the majority of the extension. Additionally, none of the proposed windows will face towards no. 49 Hardcastle Avenue therefore there are no issues associated with onlooking or privacy.

The rear neighbour is currently over 40m away and they have a outbuilding at the end of the garden which is over 20m away from the proposed extension. This distance is considered to be an adequate distance in terms of overlooking and privacy and is not thought to impact upon the proposed development.

The proposed extension would be in keeping with providing enough private external amenity space. Moreover, none of the windows should give rise to issues of overlooking or loss of privacy. Therefore, privacy between neighbouring residential units will be unaffected. Overall, the proposal is not considered to give rise to any overlooking, significant loss of light nor privacy implications to the surrounding properties, pursuant to Policy DC1 of the UDP and the Core Strategy policies SP1 and DM1.

Waste Storage and Parking

The current parking arrangements would be unaffected by the proposal as there will be no creation of new parking spaces for the property.

Accessibility

The proposal does not affect the entrance or threshold of the building

Use

No change of use.

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 and Chapter 12 of the National planning Policy Framework.

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 policies 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 applicant 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) The development must have begun no later than the expiration of three years beginning with the date of permission. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act of 1990.
- (2) The development hereby approved shall be carried out in accordance with the following documents:

Proposed floor plans ref: 10-002

Proposed elevations ref: 10-003

Existing and proposed site plans ref: 10-001

Location plan ref: 00-001

Received on the 9th of June 2025.

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) The materials to be used on the external surfaces of the extension hereby permitted shall match those specified on the submitted application form in type, size, colour and texture including:

-Red brick to match existing

-Single ply membrane

-White Upvc DG framed windows and doors to match existing

Reason- to ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, 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.

Appendix 1 – List of consultees & neighbours notified

56 Burrows Avenue, Manchester, M21 7LD
49 Hardcastle Avenue, Manchester, M21 7LJ
43 Hardcastle Avenue, Manchester, M21 7LJ
20 Judson Avenue, Manchester, M21 7LW
50 Hardcastle Avenue, Manchester, M21 7LH
51 Hardcastle Avenue, Manchester, M21 7LJ
45 Hardcastle Avenue, Manchester, M21 7LJ
41 Hardcastle Avenue, Manchester, M21 7LJ
48 Hardcastle Avenue, Manchester, M21 7LH
18 Judson Avenue, Manchester, M21 7LW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA