Planning

Growth & Development

Delegated officer report for planning application

Application no.	143271/FH/2025
Date registered valid:	23 June 2025
Proposal:	Erection of single storey rear extension and external wall insulation, with replacement porch and external alterations to property including insertion of rooflights and erection of outbuilding with attached canopy (air source heat pump and boundary treatments)
Address:	202 Hamilton Road, Manchester, M13 0PX
Ward(s):	Longsight Ward
Applicant:	Mr Simon Chislett
Agent (if any):	Mr Daniel Kelso, Architecture Unknown
Case officer:	Ian Jarvis Tel: 0161 234 4079 Email: ian.jarvis@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	5 September 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 1 July 2025 Expired: 22 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

This application relates to a semi-detached property in a mostly residential area. The property benefits from a long rear garden (approximately 45 metres long), as does the attached semi-detached property (204 Hamilton Road) and the property to the north (200 Hamilton Road). There is a pond at the bottom of the garden, which appears to be shared with other properties, although the site does not lie in a flood zone.

The main house is two-storey with a single storey side extension, single storey front porch and a single storey outbuilding, which sits close to the common boundary with no. 200 Hamilton Road.

It is proposed to carry out the following extensions to the property:

Erection of a single storey rear extension, which would project approximately 4 metres along the common boundary, with no. 204 Hamilton Road, although that property currently has a two storey wall that runs along the common boundary, so the extension would project approximately 0.75 metres beyond that wall. This extension would have an angled rear wall, so its projection would then reduce, to approximately 2.5 metres at the edge/side wall of the main property. The height of the rear extension would be approximately 3.6 metres.

A replacement front porch is proposed, although the footprint and height, of the porch, are not increasing.

There is a rear garage/outbuilding, which is approximately 6.8 metres long with a dual pitched roof that has an eaves height of approximately 2.3 metres and a height to the apex of

approximately 3.6 metres. It is proposed to demolish this structure and to erect a new structure in its place, that would be approximately 13.5 metres long, with an eaves height of approximately 2.3 metres and a height to the apex of approximately 3.6 metres, although the dual pitched roof would not be uniform, with an apex that is right of centre, so it would have a steeper slope, along the common boundary with no. 200 Hamilton Road, than it would along the garden side of the structure. This new structure would be used as an art/hobby/storage/home working space.

In addition, the following works are proposed:

- Creation of a patio area, adjacent to the proposed rear extension, which would adjoin a canopy covered walkway attached to the front of the proposed outbuilding/hobby room.
- Installations of skylights on proposed rear extension and outbuilding.
- Installation of an air source heat pump, adjacent to the proposed porch.
- Thermal upgrades and internal reconfiguration.
- Rendering of the property with off-white cladding and new replacement roof tiles to match the existing.

The front porch would be constructed in brickwork/glazing. Elsewhere timber cladding with off-white cladding elements are proposed on the new extensions with corrugated fibre cement roof sheets.

Consultations & Notification Responses

Local residents - No representations have been received.

Issues

National Planning Policy Framework (December 2024) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:
a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;
b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So to is effective engagement between applicants. Communities, local planning authorities and other interests throughout the process (paragraph 131).

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-
- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-
- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is presently unallocated within the Manchester Unitary Development Plan.

Saved Policy DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:
a. The general character of the property;
b. The effect upon the amenity of the neighbouring occupiers;
c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
d. The overall appearance of the proposal in the a street scene;
e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:
a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
b. They do not create undue loss of sunlight, daylight or privacy;
c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

DC1.3 States that, notwithstanding the generality of the above policies, the council will not normally approve:
a) rearward extensions greater than 3.65m (12ft) in length
b) 2 storey extensions with a flat roof, particularly those which would be visible from the public highway
c) 2 storey extensions to terraced properties which occupy the full width of the house
d) flat roofed extensions to bungalows
e) extensions which conflict with the councils guidelines on privacy distances (which are published as supplementary guidance).

Impact of works (front porch) - The replacement front porch has the same height and footprint, as the existing front porch, so the change is of a cosmetic nature only. It would be constructed in brickwork, to match the existing house and, in visual terms, there would be a minimal change compared to the existing appearance of the property.

Impact of works (additional works along property frontage) - An air source heat pump is proposed adjacent to, but not forward of, the porch. It would be positioned at a low level, so its visual impact would be minimal. The property has an existing single storey side extension and some new external treatment is proposed by way of timber and off-white cladding, as part of the

aim of giving the house and extensions a uniform appearance. A 2 metre high timber fence is also proposed, adjacent to the extension, which is within permitted development limits.

Impact of works (rear extension) - Although the rear extension would project approximately 4 metres along the common boundary, with no. 204 Hamilton Road, the majority of this boundary comprises of the two storey side wall, of no.204), which projects approximately 3.25 metres, from the existing rear wall of the application property. On the side of no.204 a projection of just 0.75 metres would therefore be seen. beyond the rear wall of no.204. The extension would have a flat roof, and a height of approximately 3.6 metres, given the small element, that would be visible from the garden area of no.204, it is not considered that the rear extension would have an adverse impact upon the occupiers of no.204. Otherwise this extension is not easily visible from outside the property.

Impact of works (replacement outbuilding) – The proposed outbuilding would replace an existing garage/outbuilding, which is approximately 6.8 metres long with a dual pitched roof, an eaves height of approximately 2.3 metres and a height to the apex of approximately 3.6 metres. The proposed new building would have the same eaves height and height to apex, although the apex would be right of centre, so it would have a steeper slope, along the common boundary with no. 200 Hamilton Road, than it would along the garden side of the structure. The height of the structure has been reduced significantly, compared to the original submission, and it is considered that the proposed apex position, whilst giving the impression of some additional built form, along the common boundary, is not so significant that it would have a harmful impact upon the amenities of the occupiers of no. 200. The proposed outbuilding is significantly longer than the existing outbuilding, but, as it extends down the garden, it moves slightly away from the common boundary with no. 200. Also, there is existing hedging along this common boundary, which would largely screen the proposed outbuilding. Given the height/mass reduction made, by the applicant, it is therefore now considered that this proposed outbuilding would not have an adverse impact upon the occupiers of no.200. The proposed outbuilding also includes a covered walkway and patio area, on the garden side of the application site and these changes would not be visible from 200, and would be seen against the backdrop, of the outbuilding, from no.204.

Impact of works (general elevational treatment) - The cladding of the property is permitted development, and the external finishes proposed seek to give the house and extensions a uniform appearance, which is acceptable in principle. A condition is however proposed regarding the final approval of materials.

Generally, in terms of design, scale and appearance it is not considered that the proposal would have an adverse impact upon the amenities of local residents or the visual amenity of the surrounding area.

Use of Outbuilding - The applicant has confirmed the new outbuilding would be used as an art/hobby/storage/home working space as an ancillary use of the main house and would not be used for any business purposes.

Bins - A gate is indicated, to the rear garden, which allows bins to be transferred to the pavement.

Car parking - The works do not impact upon the frontage of the property and space will remain to park at least 2 vehicles.

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 / agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application, including making contact, during the application process. In particular negotiations took place in relation to the scale of the proposed works.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings numbered 25.182.201 and 25.182.203, and the Architecture Unknown Design and Access Statement, stamped as received by the City Council, as Local Planning Authority, on 23 June 2025.

Drawings numbered 25.182.302, 25.182.402 and 25.182.502, stamped as received by the City Council, as Local Planning Authority, on 3 September 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Prior to any above ground works commencing on site, samples and specifications of the proposed timber and roof materials shall be submitted to and approved in writing by the City Council as local planning authority. The development shall then be constructed in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1, EN1 and DM1 of the Manchester Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

5) The authorised outbuilding shall only be used as ancillary accommodation for use in conjunction with the occupation of 202 Hamilton Road, Manchester M13 0PX, as a dwellinghouse (Class C3), as indicated in the email from Daniel Kelso, dated 13 August 2025, and shall not be used at any time as separate or independent business premises

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

6) The proposed Air Source Heat Pump hereby approved should be installed and maintained in accordance with the MCS certified standards.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policy DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

20 Raincliff Avenue, Manchester, M13 0TD
3 Turnbull Road, Longsight, Manchester, M13 0PZ
19 Turnbull Road, Longsight, Manchester, M13 0PZ
15 Turnbull Road, Longsight, Manchester, M13 0PZ
194 Hamilton Road, Manchester, M13 0PX
200 Hamilton Road, Manchester, M13 0PX
198 Hamilton Road, Manchester, M13 0PX
196 Hamilton Road, Manchester, M13 0PX
22 Raincliff Avenue, Manchester, M13 0TD
19 Raincliff Avenue, Manchester, M13 0TD
18 Raincliff Avenue, Manchester, M13 0TD
5 Turnbull Road, Longsight, Manchester, M13 0PZ
204 Hamilton Road, Manchester, M13 0PX
9 Turnbull Road, Longsight, Manchester, M13 0PZ
7 Turnbull Road, Longsight, Manchester, M13 0PZ
21 Raincliff Avenue, Manchester, M13 0TD
St Agnes Rectory, Slade Lane, Manchester, M13 0GN
17 Turnbull Road, Longsight, Manchester, M13 0PZ
11 Turnbull Road, Longsight, Manchester, M13 0PZ
1 Turnbull Road, Longsight, Manchester, M13 0PZ
13 Turnbull Road, Longsight, Manchester, M13 0PZ

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) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA