

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143693/FH/2025
Date registered valid: 11 August 2025
Proposal: Erection of single storey rear extension to form additional living accommodation
Address: 8 Hatherley Road, Manchester, M20 4RN
Ward(s): Withington Ward

Applicant: Mr Ahmed Abdulaziz Al-Bajari
Agent (if any): Mrs Jouliana Tanous
Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 7 October 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 7th October 2025

Standard consultations:

Printed: 21 August 2025 Expired: 12 September 2025

Neighbour notifications

Printed: 21 August 2025 Expired: 12 September 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 the subject of this householder application is a 2 storey brick built semi-detached dwellinghouse. It has bay windows to the ground and first floors and a timber and tiled porch. It occupies a position towards the head of Hatherley Road in the Withington ward of the City. It has garden area to three sides with the boundaries comprising of timber fencing above on the side and rear boundaries and open plan frontage with the front garden having been paved over and used for off road parking spaces.

There is an existing single storey outrigger on the rear of the property which is an original feature of the house.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature with properties of a similar age and type to the proposal site. Many of the properties have had the benefit of extensions, the adjoining semi-detached house at number 6 Hatherley Road has a single storey extension on the rear in the same position as the one proposed a number 8 Hatherley Road.

Description of development

The proposal is for the erection of a single storey rear extension which comprises of a certain amount of infill along the boundary with number 6 Hatherley and then squares off to marginally extend the existing outrigger. The extension would measure 6m projection. It would project beyond the neighbouring extension at number 6 by 2.13m. The proposed extension would run across the rear of the property. It retains a gap to the common boundary with number 10 Hatherley Road of 1.35m. There is a small gap retained to the common boundary with number 6 Hatherley Road. The extension would create additional living accommodation in the form of

reconfiguration of the existing ground floor and will provide a large open plan living room and kitchen diner.

There are two roof lanterns proposed one of which would sit above the dining area, the other would be located over the large open plan living room.

Consultations & Notification Responses

Local residents were informed- one objection has been received the main points of which are as follows:

The proposed extension is too big. The other properties within the road have smaller extensions, which, would be acceptable.

There is not enough of a gap to the boundary, and the sky lights proposed are too high. The view, light, cramped feeling would all be compromised and not in keeping with all the other properties along the row of housing. More space between the properties and only extending the property by 4 metres would be acceptable.

Flood Risk Management- have recommended that a condition be attached relating to the submission of a flood risk assessment.

Issues

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

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

The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 - Achieving Well-Designed Places

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

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the 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 occupiers.

Issues

Principle - the principle of erecting a single storey rear extension to provide additional living accommodation to a family dwellinghouse is acceptable, given that many individuals prefer to

extend and alter their homes to meet changing household needs rather than move. 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.

Siting, scale, and massing - the single storey extension would be sited at the rear of the property, facing south. It would project outwards off the rear of the existing property, by 6m overall and runs the full width of the of the property. It is set in marginally of the common boundary with number 6 Hatherley Road and 1.35m to the common boundary with number 10 Hatherley Road. It has been designed with a flat roof which would accommodate two roof lights. In this instance, the adjoining property has had the benefit of a 4m single storey extension, which also sits along the boundary and therefore, the assessment in this case is primarily the impact that the additional 2.13m rearward projection would have in regard to the residential amenity, siting, scale or massing of the proposed extension.

The proposal is greater than the dimensions within saved policy DC1 of the Manchester Core Strategy. However, given the extension on the adjoining property, it is only the last 2.13 m that have the potential to impact. Given that an extension of 3.65 m is in line with policy, it is not considered that the 2.13m beyond the adjoining extension would have a detrimental impact. The adjoining extension has for many years projected beyond the rear elevation of number 8 Hatherley Road by 4m. Given the neighbouring extension and the design of the proposed extension, the mass and bulk is comparative to the flat roof extension to number 6 Hatherley Road.

There are also examples of extensions larger than the one applied for, and there are examples of 2 storey rear extensions within the same road.

With the above taken into consideration, the siting, scale, and massing of the proposal is considered acceptable, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Appearance and visual amenity - the submitted application form and plans indicate that the extension would be built of brickwork and roof tiles to match the existing in addition to uPVC windows and doors. Its side elevations would be blank with the absence of any fenestration, with windows overlooking the applicants own garden area only.

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 residential extensions in this vicinity. Sited at the rear of the property, the proposal would not be visible from within the street scene and public realm, only being readily viewed from the private spaces of the neighbouring properties. Moreover, its use of matching materials should provide a sympathetic appearance when viewed in the context of the host property, ensuring that the single storey addition does not form a prominent visual feature. It is therefore considered that the proposal would not result in a detrimental impact on the visual amenity of the property itself, or the area within which it is located.

The design and appearance of the extension therefore accord 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.

Residential amenity - given that the extension would be single storey, sited to the west of the host dwellinghouse, and with dimensions similar to those of the existing extension at No.6 Hatherley Road, it is not considered that the proposal would have a detrimental impact upon the level of residential amenity currently enjoyed in terms of overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its blank side elevations should ensure that the privacy of neighbouring occupiers is not compromised as a

result of the works. There would still be sufficient external amenity space retained post development for the occupants of number 8 Hatherley Road.

With regards to the maintenance of the proposed extensions, the extension currently on number 6 Hatherley could not be maintained without accessing the private garden of number 8 Hatherley Road, and should number 8 have constructed a smaller extension, the fallback position would be that it could have been constructed under permitted development, and, right up to the common boundary, therefore the situation of the larger projection would have no greater impact with regards to maintenance.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Waste storage - the current waste storage arrangements would be unaffected by the proposal.

Flood Risk- Confirmation has been received from the agent stating that the proposed floor level of the extension will either be greater than or equal to the existing floor level but will be no lower.

Parking - the current parking arrangements would be unaffected by the proposal.

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. The application

has been determined in accordance with both local and national policies, and appropriate conditions have been attached.

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:

Proposed Plans- A02 dated 29th July.

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

3) The materials to be used on the external surfaces hereby permitted shall match those on the relative elevations in type, size, colour, and texture including mortar and patching in.

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 structure. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

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 windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

7 Hatherley Road, Manchester, M20 4RN
6 Hatherley Road, Manchester, M20 4RN
9 Brookleigh Road, Manchester, M20 4NZ
5 Brookleigh Road, Manchester, M20 4NZ
7 Brookleigh Road, Manchester, M20 4NZ
10 Hatherley Road, Manchester, M20 4RN
5 Hatherley Road, Manchester, M20 4RN

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) -
Area Team Boundary - Name: SOUTH AREA