MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143648/FH/2025
Date registered valid:	5 August 2025
Proposal:	Erection of single storey rear extension and front extension to existing porch
Address:	54 Hollyhedge Road, Manchester, M22 8HN
Ward(s):	Sharston Ward
Applicant:	Mr Ako Raza
Agent (if any):	Mr Hassan Naqvi, Alphan Planning & Design Ltd
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**29th September 2025**



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 9 September 2025
Standard consultations:
No consultations have been printed and sent.
Neighbour notifications
Printed: 14 August 2025 Expired: 5 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 site relates to a two-storey, semi-detached residential dwelling located in the Sharston Ward area of Manchester. The property features a front porch, a garden to the front, side access, and a rear garden. Boundary treatments include an open frontage, hedging along the shared boundary, and timber fencing to the side and rear of the property.



Listed building: Not applicable
Conservation area: Not applicable

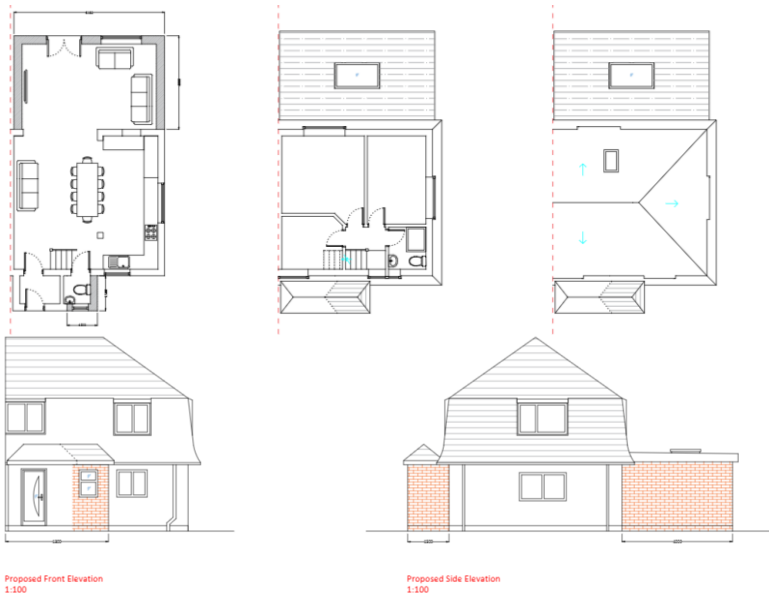
Tree Preservation Order: Not applicable

Description of area

The site is predominantly residential in nature

Description of development

The applicant is seeking planning permission for the erection of single story rear extension and front extension to existing porch.



Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. There have been no comments received in respect of this application.

Policy and Issues

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

o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
o Policy DM 1 - Development Management
o Policy SP1 - Spatial Principles
o Policy EN1 - Design Principles
o Policy EN 19 - Waste Management
o The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development
JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (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 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History relating to 54 Hollyhedge Road

No previous planning applications relating to this site.

Residential Amenity

The applicant is seeking planning permission for the erection of single story rear extension and front extension to existing porch. This would provide additional living space for the occupants of the property.

The proposed extension would be sited across the back wall measuring 6.460m up to the shared boundary with no. 56 Hollyhedge Road and the side wall of the host dwelling. Projection measures 4.0m from the rear wall of the property. The roof would be flat with the addition of a raised roof light. Proposed fenestration is a window and double doors on the rear elevation and would be in keeping with the existing fenestration in the property.

In terms of visual amenity, appear to be acceptable to the character of the property; no fenestration is proposed on the side elevations of the extension and therefore the proposed development would not result in any overlooking or loss of privacy to adjacent properties. The

windows positioned along the rear elevation would not introduce any additional outlook beyond that of the existing windows being replaced. As such, the proposal is considered acceptable in terms of residential amenity.

It is not anticipated that the introduction of a single storey extension in this location would provide any undue harm on the occupiers of properties either side of the application site. While the proposal would result in some impact along the shared boundary, the limited projection and the presence of a flat roof design help to mitigate any loss of light or sense of overbearingness. It is therefore not considered that the development would have a significant adverse effect on the adjoining property which would warrant refusal of the application.

It is noted that although the proposal exceeds City Council's saved Policy DC1 of 3.65 metres, there has been no objections from the adjoining properties. In addition, should the applicant build a single storey extension under the Larger Homes scheme in the same materials independently and receive no objection and comply with all other relevant limitation, this would be allowed to be built under permitted development.

Front porch

The property currently features a front porch, which the applicant proposes to widen resulting in an overall width of approximately 3.5m. Projection would be in line with the current measuring 1.5m. The revised design includes a hipped roof with the addition of a small window overlooking the street. Given that windows are already present on the front elevation, the introduction of an additional window is not considered to result in any further outlook than that already afforded by the existing fenestration. As such, the proposal is not expected to give rise to any concerns regarding overlooking or loss of privacy.

The scale and positioning of the porch are considered appropriate and would not result in any adverse impact on neighbouring properties or the surrounding street scene, particularly to no. 52 Hollyhedge Road as there is a sufficient gap retained to the shared boundary. Overall, the porch extension is regarded as an acceptable addition to the dwelling.

It is felt that the proposal can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area. Overall, given the height, projection and relationship to adjacent properties, it is considered that the proportions of the extension are acceptable. The footprint is not considered to create a bulky or disproportionate scale addition to the property and therefore the development accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Scale and massing

The scale and massing of the proposal is considered would not cause undue harm to the current levels of amenity being enjoyed by the occupiers of surrounding properties. The extension is considered would not present an unusual feature in the immediate area due to the existence of other similar additions to a variety of house types in the area. The size of the extension is considered acceptable within the surrounding environmental context and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties.

It is therefore considered that the design, scale and appearance of the proposed extension is satisfactory and is considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials, a condition has been attached to ensure material matches to the existing property. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring properties at the rear and is considered acceptable. It is believed that the proposed works would not detract from the character and appearance of the property and the design of the works would complement the host dwelling detailed as what is normally expected of such a structure.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable

Waste management

The proposed development would have no impact on the existing arrangements for refuse and recycling storage. As such, the existing bin storage provision will remain unchanged and continue to operate without obstruction or alteration.

Parking

Current parking arrangements are unaffected by this proposal.

Conclusion

The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

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

Positive and proactive working 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 a timely manner and in accordance with the policies within the Development Plan.

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:

Received on 5th August 2025 numbered PP - 54HRDM22 - P3 Proposed Floor Plans
Received on 5th August 2025 numbered PP - 54HRDM22 - P4 Proposed Elevations
Received on 5th August 2025 numbered PP - 54HRDM22 - P5 Proposed Site Plan

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 of the extension hereby permitted shall match those of the existing building in type, size, colour and texture. For the avoidance of doubt, the arrangement and finishes of all bricks to external elevations of the extension shall match the corresponding facing brick of the elevation of the original dwelling at ground and first floor.

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 policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy 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 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

Appendix 1 – List of consultees & neighbours notified

52 Hollyhedge Road, Manchester, M22 8HN
56 Hollyhedge Road, Manchester, M22 8HN
51 Hollyhedge Road, Manchester, M22 8HW
49 Hollyhedge Road, Manchester, M22 8HW
20 Gorsey Drive, Manchester, M22 9JE
19 Gorsey Drive, Manchester, M22 9JE
18 Gorsey Drive, Manchester, M22 9JE

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 (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA