

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142353/FH/2025

Date registered valid: 7 March 2025

Proposal: Erection of single storey side and rear extension to form additional living accommodation

Address: 3 Huntley Road, Manchester, M8 4JF

Ward(s): Crumpsall Ward

Applicant: Shammim Malik

Agent (if any): Mr Ian Grainger, Blu Room Architecture

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 29 April 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 24 April 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 14 March 2025 Expired: 4 April 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

The application relates to a two-storey semi-detached C3 dwellinghouse of redbrick and cream-coloured smooth render with a red concrete tile hipped roof. The property features white uPVC windows, including a ground floor bay to the front, a front driveway and garden bordered by a low-level redbrick wall, a front porch extension, a part-single / part-two storey rear extension and a detached outbuilding situated within a spacious rear garden.







Description of area

Huntley Road is a residential street situated within the Crumpsall ward of Manchester, close to Heaton Park, Bowker Vale Metrolink tram station, and Middleton (A576). The area is predominantly residential in terms of its character, consisting of semi-detached and terraced dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

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

Planning history

090670/FH/2009/N1 - First floor rear extension above existing single storey extension – Approved (15.09.2009).

Consultations & Notification Responses

Local residents, as per appendix 1 – no representations received.

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:

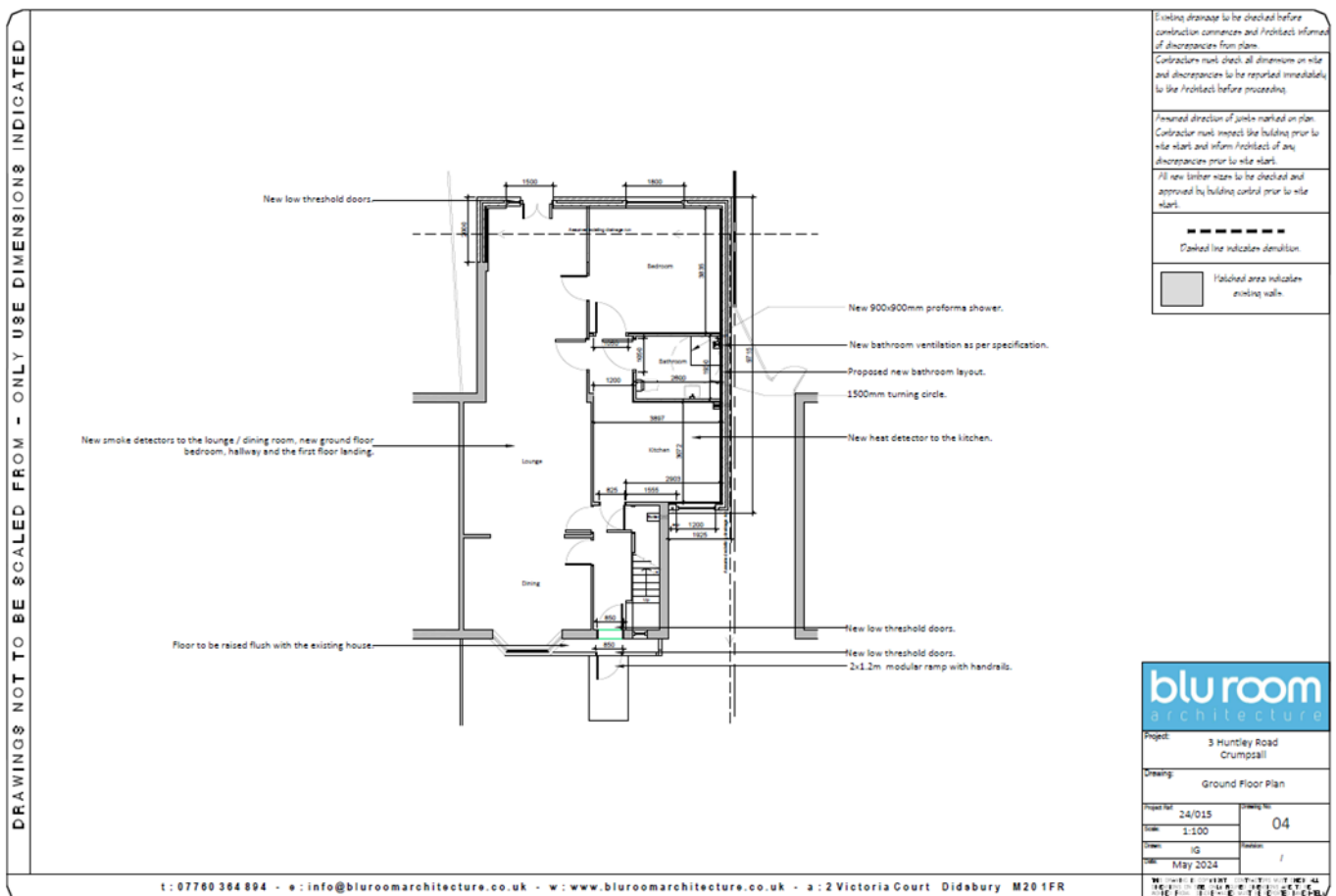
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places

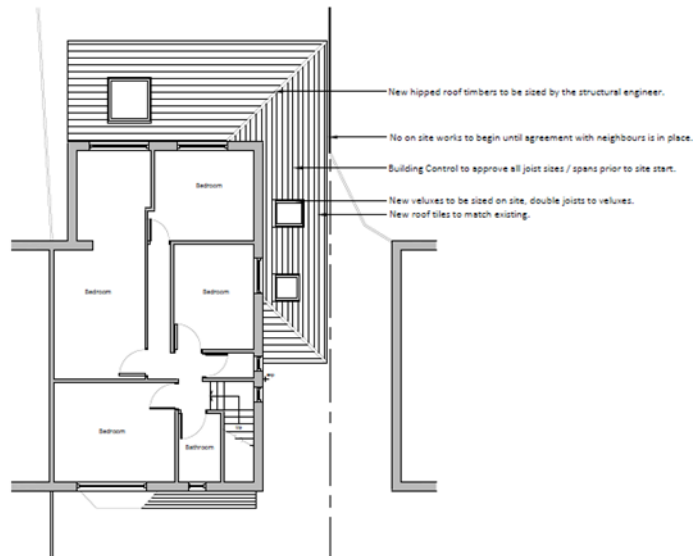
Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1: Sustainable Places



Submitted proposed ground floor plan

DRAWINGS NOT TO BE SCALED FROM - ONLY USE DIMENSIONS INDICATED



Existing drainage to be checked before construction commences and Architects informed of discrepancies from plans.

Contractors must check all dimensions on site and discrepancies to be reported immediately to the Architects before proceeding.

Assumed direction of joists marked on plan. Contractor must inspect the building prior to site start and inform Architects of any discrepancies prior to site start.

All new timber sizes to be checked and approved by building control prior to site start.

Dashed line indicates demolition.

▒ Hatched area indicates existing walls.

blu room
architecture

Project: 3 Huntley Road Crumppall

Drawing: First Floor Plan

Project No: 24/015 Drawing No: 05

Scale: 1:100

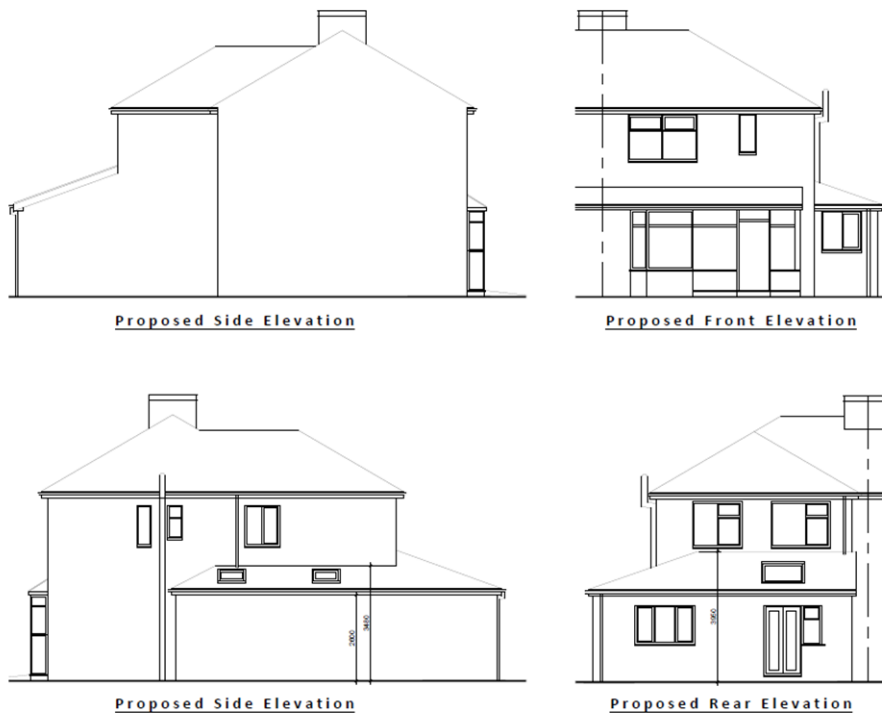
Client: IG

Date: May 2024

t: 07760 364 894 - e: info@bluroomarchitecture.co.uk - w: www.bluroomarchitecture.co.uk - a: 2 Victoria Court Didsbury M20 1FR

Submitted proposed roof plan

DRAWINGS NOT TO BE SCALED FROM - ONLY USE DIMENSIONS INDICATED



Existing drainage to be checked before construction commences and Architects informed of discrepancies from plans.

Contractors must check all dimensions on site and discrepancies to be reported immediately to the Architects before proceeding.

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All new timber sizes to be checked and approved by building control prior to site start.

blu room
architecture

Project: 3 Huntley Road Crumppall

Drawing: Proposed Elevations

Project No: 24/015 Drawing No: 06

Scale: 1:100

Client: IG

Date: May 2024

t: 07760 364 894 - e: info@bluroomarchitecture.co.uk - w: www.bluroomarchitecture.co.uk - a: 2 Victoria Court Didsbury M20 1FR

Submitted proposed elevations

Issues

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.

Principle – the principle of erecting a single storey side and rear extension to provide additional living accommodation for 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 side and rear of the property, wrapping around its south and west elevations, adjoining the existing extension. It would project a further 2m rearwards from the property (taking the total rearward projection from the host dwellinghouse to 6m, when considering previous additions on site), with a length/depth of 9.715m, a sideward projection of 1.925m, a width of 7.951m, a hipped roof height of 3.95m to the rear and 3.48m to the side and an eaves height of 2.6m. It would be sited along the boundary shared with No.5 Huntley Road and would maintain a gap of 0.399m to the boundary shared with No.1 Huntley Road.

The 6m total rearward projection of the combined additions to the host dwellinghouse exceeds the limit stipulated within saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m), however, is considered acceptable in these circumstances given the existing precedent for works of this scale within the surrounding area with large extensions present at No.21, No.22, No.26, No.28, and No.31 Huntley Road, No.37 and No.39 Rothesay Road, No.12, No.15, No.27 and No.28 Haversham Road, amongst others. Further to this, the proposal is not considered to have an unduly harmful impact upon the residential amenity of neighbouring occupiers, given its single storey nature together, with a maximum roof height of 3.95m and a hipped roof form which would shift its mass and bulk away from the plot's shared boundaries. Moreover, no objections were received from local residents in response to the proposal.

With the above reasoning in mind, 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 indicates that the extension would be built of brickwork, roof tiles, windows, and doors to match the existing dwellinghouse. However, during their site visit the case officer documented two different types of brickwork at the property – the original mottled brickwork of the host dwellinghouse and the smooth orange/red brickwork of the existing extension. As the side and rear extension would adjoin the existing extension, a condition requiring its materials to match the existing extension has been attached to ensure the proposed extension blends with previous additions on site.

The submitted plans indicate that the proposed extension would feature blank side elevations, 1no. window to the front, 3no. windows and a set of inward-opening doors to the rear, 1no. skylight to its south-facing roof slope, and 2no. skylights to its west-facing roof slope.

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 in this locale. Sited at the side and rear of the property, elements of the proposal would be visible within the street scene and public realm, however, its use of matching materials should provide a blended appearance with the host dwellinghouse and existing extension, ensuring that it does not form a prominent visual feature. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the extension therefore accords 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, with a maximum roof height of 3.95m and would feature a hipped roof form which would shift its mass and bulk away from the plot's shared boundaries, it is considered that it should not cause issues associated with 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.

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 extension would result in external access to the rear of the property being lost. However, sufficient space would be retained along the side of the dwellinghouse to allow the property's bins to be stored away from the public footpath and highway, minimising their impact upon the visual amenity of the area. These arrangements are considered acceptable, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

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

Elevational alterations – none proposed.

Other matters – the proposal also includes the installation of a 2m by 1.2m modular access ramp with handrails to the front of the property, as indicated on the submitted proposed ground floor plan. This would facilitate improved access to the property for a disabled resident and is therefore considered acceptable, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester.

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

'Ground Floor Plan', numbered '04', stamped as received by the City Council as Local Planning Authority on the 7th March 2025.

'First Floor Plan', numbered '05', stamped as received by the City Council as Local Planning Authority on the 7th March 2025.

'Proposed Elevations', numbered '06', stamped as received by the City Council as Local Planning Authority on the 28th April 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 extensions hereby permitted shall match those of the existing part-single / part-two storey rear extension in type, size, colour and texture.

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

6 Huntley Road, Manchester, M8 4JF
4 Huntley Road, Manchester, M8 4JF
2 Huntley Road, Manchester, M8 4JF
5 Huntley Road, Manchester, M8 4JF
2 Haversham Road, Manchester, M8 4JB
6 Haversham Road, Manchester, M8 4JB
1 Huntley Road, Manchester, M8 4JF
4 Haversham Road, Manchester, M8 4JB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA