MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142544/FH/2025
Date registered valid:	22 May 2025
Proposal:	Erection of single storey wrap around front, side and rear extension, following demolition of side and rear extensions.
Address:	11 Macauley Road, Manchester, M16 0FA
Ward(s):	Chorlton Ward
Applicant:	Rosa Hirsch
Agent (if any):	Mrs Magdalena Haener, Pride Road Manchester South
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**10/07/2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 27/06/2025

Standard consultations:
Printed: 29 May 2025 Expired: 19 June 2025

Neighbour notifications
Printed: 29 May 2025 Expired: 19 June 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 application relates to a two storey semidetached class C3 dwellinghouse on Macauley Road. The building is finished in red brick with a two-storey bay window at the front, the roof is hipped with clay roof tiles. The property features hardstanding to the front for parking and a garden to the rear with a single store outrigger on the rear elevation.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
Macauley Road is a residential cul-de-sac in the Firswood area of Chorlton. The area is predominantly residential consisting of semidetached and detached family dwellings. The site is in close proximity to Chorlton District Centre.

Description of development
The applicant is seeking permission for a single storey wrap around front, rear and side extension to provide additional living accommodation.

Consultations & Notification Responses
Neighbours, as per appendix 1 – No comments or objections received.

Policy
The Manchester Core Strategy Development Plan Document 2012-2027 –
The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 – Waste

Extant Unitary Development Plan (UDP)
The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

Places for Everyone
Places for Everyone (2022-2039) – 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.
The following policies are relevant:

- S1- Sustainable development

The National Planning Policy Framework (December 2024)
The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

Principle

The submitted application is for the erection of single storey front, side and rear extension to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter or extend homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed alteration would give rise to any significant additional waste or car parking pressures.

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

Sitting, Scale and Mass

The proposed extension would be single storey and wrap around the entire the front, side and rear of the main house. To the front it would project forward by 1600mm, to the side it would project out by 2190mm, and to the rear it would project out by 3300mm. The roof would be hipped at the front corner with a gable above the front door with a maximum height of 3830, the rear section would also have a pitched roof with a maximum height of 3830mm, the eaves height around the entire addition would be 2930mm.

The side element would extend right up to the shared boundary with the rear gardens of 31 and 33 Erlington Avenue, whilst the rear element would be set back from the boundary with the adjoining property by 3500mm. Although the side addition comes up to the shared boundary, it is noted that the eaves height it relatively low at 2930mm. Furthermore, this boundary aligns with the rear ends of the gardens of the Erlington Avenue properties, rather than being adjacent to the houses themselves.

The rear projection is only marginally larger than the existing single storey outrigger and the 3300mm rearward projection does not exceed the limit stipulated within policy DC1 of the UDP (of 3650mm). As such, the development is considered to be subservient to the host dwellinghouse in terms of its dimensions and would not result in 'excessively large or bulky' addition to the property.

Residential Amenity

As the proposed extension is single storey, with a maximum roof height of 3830mm sloping down to 2930mm at the boundaries, it is considered unlikely to result in significant issues related to overshadowing, loss of light, or loss of outlook. While the side extension extends directly to the northern boundary, and some degree of shadowing may occur due to its position south of this boundary. Given that this boundary marks the rear ends of the neighbouring gardens, any overshadowing would affect only a small portion of the garden areas and would not be overbearing or impact the windows of the adjacent dwellings.

There is a glazed double door and full-length windows with gable windows above on the rear elevation, with a front door and white roller door at the front elevation, the side elevations would be blank while the roof would feature 8no. skylights. It is not anticipated that the new glazed doors or windows would cause any privacy issues for the residents or neighbours.

In addition, no objections have been received in response to the application.

The proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

Visual Amenity
The proposed addition would be built using brickwork and black slate roof tiles to match the existing host dwellinghouse. The side elevation would be blank and featureless, whilst the rear elevation will feature a glazed door with full length window surrounds and gable glazing in dark grey aluminium frames. The front elevation would feature a white roller door to create a storage area and a white front door, whilst the roof would feature 6no. skylights on the north side and 2no. skylights on the south side.

The proposed front extension would be hipped at the side with an open gable above the front door to match the style of the main house. In addition, the use of matching materials and roof forms contributes positively to the overall appearance of the property,

The proposal be in-keeping with the existing precedent of residential extensions in this area. The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor

Parking
Parking would be unaffected by this proposal.

Waste Storage
The proposal includes a storage area behind a roll up door to the front of the house for storage of bins.

Conclusion
Given the above issues, it is considered that the proposed single-storey front, side and rear extension is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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 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. 3-year time limit:
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. Specified plans:
The development hereby approved shall be carried out in accordance with the following drawings and documents:

a. Drawing - Location Plan – 10 April 2025.
b. Drawing – Floor Plans – 23 May 2025 – Drawing number: 11A
c. Drawing – Sections and elevations – 23 May 2023 - Drawing number: 12A

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Specified materials:
The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form 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 structure. Pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

4. Additional glazing restriction:
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on

the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Trafford Council

30 Crimsworth Avenue, Manchester, M16 0FB
28 Crimsworth Avenue, Manchester, M16 0FB
9 Macauley Road, Manchester, M16 0FA
18 Macauley Road, Manchester, M16 0FA
29 Erlington Avenue, Stretford, Manchester
31 Erlington Avenue, Stretford, Manchester
33 Erlington Avenue, Stretford, Manchester
35 Erlington Avenue, Stretford, Manchester
20 Macauley Road, Manchester, M16 0FA

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