Planning

Growth & Development

Delegated officer report for planning application

Application no.	142375/FH/2025
Date registered valid:	11 March 2025
Proposal:	Erection of single storey side extension to form additional living accommodation
Address:	61 Hemmons Road, Manchester, M12 5ST
Ward(s):	Levenshulme Ward
Applicant:	Mr S Amin
Agent (if any):	Mr Dean King, NK Architectural
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**17 June 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 7 January 2025 (from planning application 141658/FH/2024)

Standard consultations:
Printed: 8 April 2025 Expired: 1 May 2025

Neighbour notifications
Printed: 2 June 2025 Expired: 12 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site relates to 61 Hemmons Road within the north Manchester ward of Levenshulme. The application site relates to a red brick, semi-detached, two storey dwellinghouse characterised by a hipped roof, red tile patterned gable and curved bay windows. The property sits on the corner of Hemmons Road and Ringwood Avenue. The site has an irregular plot due to its corner plot, with a pinch point to the rear of the applicant site. The property benefits from a historic white timber garage, and a historic single storey outrigger which has been infilled up to the shared boundary with the adjoining neighbour.

Description of area

The surrounding area is residential in nature, except for a small industrial area to the south of the applicant site, accessed from Hemmons Road.

Description of development

The application seeks consent for the erection of single storey side extension to form additional living accommodation.

The extension would have a cranked side elevation to reflect the splayed nature of the plot and would retain a 1 metre gap to the common boundary with no.2 Ringwood Avenue. The proposal

would create a new bedroom and en-suite, although the application has not been applied for as being for access needs.

The proposal would have, at the largest point, approximate dimensions of Height: 4 x Length: 7.2 x Width: 4 metres. The proposal would involve the insertion of a window within the primary elevation and a window in the side elevation.

Materials to be used throughout the proposal have been listed to match the host property as:
-facing brick walls
-concrete tiles
-window double glazed UPVC windows.

Negotiations during the Course of the Application

The initial scheme was a re-submission of 141658/FH/2024- Erection of part two, part single storey side extension- refused 30 January 2025. However, the revised scheme did not go far enough to overcome the reasons for refusal for 141658/FH/2024.

The scheme was amended to remove the first floor element and seek consent for the ground floor only.

A neighbour re-notification period was conducted for neighbours to review the revised scheme for a single storey extension only.

Planning History

141658/FH/2024-Erection of part two, part single storey side extension.
Refused 30.01.2025

Consultations & Notification Responses

Local Residents

During the initial consultation for the part single, part two storey side extension, responses were received from 2 neighbouring properties. The following concerns were raised:
-The proposal would further exaggerate the existing parking issues on the street.
-The two storey extension would block views of neighbouring properties.
-The proposal would result in overshadowing and loss of light to surrounding windows and private amenity spaces, exaggerated by the sun path of the properties in the streetscene.
-The proposal would result in an overbearing feature to the neighbouring properties.
-Any development should be restricted to single storey level as per development on other corner plots in the immediate area.

A re-notification process was undertaken for neighbours to review the revised scheme which restricts the development to single storey level. One further neighbour comment was received which raised concerns that the extension would result in the loss of off street parking spaces, which would add further pressure to on street parking spaces which is already saturated.

Environmental Health

Environmental Health made contact during the course of the application to confirm they have no comments to make on the scheme.

Issues

POLICY

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):
a) an economic objective
b) a social objective and
c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:
i. Chapter 8. Promoting healthy and safe communities.
ii. Chapter 12. Achieving well-designed places.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:
Policy DM1 (Development Management),
Policy SP1 (Spatial Principles)
Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:
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.
d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:
a. rearward extensions greater than 3.65m (12 ft) 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 Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:
a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.
As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.
Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

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 Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.
The following policies are relevant:
i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for the erection of a single storey side extension. The scheme has been amended to omit the first floor level which was previously refused under 141658/FH/2024, and gave rise to concerns following a reduction in the amount of built form at first floor level. With the extension restricted to single storey level only, the scheme is considered acceptable in principle as many people prefer to alter and adapt 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 dwelling house, it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

In regard to the two storey extension, concern was raised with the loss of light and overbearing feature that would be created to the detriment of no.2 Ringwood Avenue. The applicant site already benefits from a single storey garage, although the proposal would come closer to the shared boundary than the existing structure. The single storey extension is not considered to give rise to a loss of light to the neighbouring windows within their side elevation as the structure is restricted to single storey. From the single storey, the proposal is not considered to give rise to significant loss of light implications.

The proposal would be cranked to follow the splayed nature of the plot and would be set away from the shared boundary with no.2 Ringwood Avenue by 1 metre. As a 1 metre gap is retained and the structure is single storey, it is not considered to give rise to adverse overbearing implications to the detriment of no.2 Ringwood Avenue.

Although a window would be inserted in the side elevation facing the direction of the neighbouring property, given the 1 metre set back and the dense hedging for boundary treatment separating the two properties, the location of the window can be considered on balance acceptable in this location on the basis the window is obscure glazed and top opening only. A condition to this effect would be attached to any approval granted.

The adjoining property, no.63 Hemmons Road would not be impacted by the proposal given the extension would not extend beyond the host property’s rear building line.

The single storey side extension would align with the primary elevation of the host property and at single storey level, would not create an overly large structure. As such, the development is not considered to create a visually intrusive feature to the detriment of the streetscene.

Overall, the proposal is not considered to give rise to any overlooking, loss of light nor privacy implications to the surrounding properties, pursuant to Policy DC1 of the UDP and Core Strategy policies SP1 and DM1. A condition would also be attached to any approval granted to

ensure no windows or doors are inserted beyond those approved by this consent. A further condition would be attached to any approval granted to ensure the proposed en-suite window is obscure glazed.

Design and Appearance

The side extension would be single storey and is considered to be a small addition to the property. It is noted that single storey side extensions can be considered permitted development and so in this context, the proposal is considered acceptable in design, pursuant to policy DC1 of the UDP.

The loss of the first floor extension ensures the development is in keeping with the existing form of development on Hemmons Road and the surrounding streets. As such, it is considered the proposal introduces a sympathetic addition to the streetscene.

Materials to be used throughout the proposal have been listed to match the host property as:
-facing brick walls
-concrete tiles
-window double glazed UPVC windows.

The use of materials are considered appropriate and would be conditioned within any approval granted. With the inclusion of such condition, the proposal is considered to be sympathetic to the host property, pursuant to policy DC1 of the UDP and Core Strategy policies SP1 and DM1.

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.

Car Parking

The side extension will not come forwards of the building line, and so would not differ from the existing circumstances. This is considered acceptable.

Bin Storage

A 1 metre gap would be retained between the extension and the shared boundary with no.2 Ringwood Avenue. As such, adequate room would be retained for bins to be stored in the rear amenity space and brought forwards on the day of collection. This is considered acceptable.

Neighbour Comments Received

During the initial consultation for the part single, part two storey side extension, responses were received from 2 neighbouring properties. One further neighbour comment was received during the re-notification process (see earlier in report for a summary of received comments).

The omission of the first floor element is considered to overcome issues in relation to loss of light and overbearing.

With the retention of the off street parking space, it is not considered the proposal would result in the build up of on street parking.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner, a revised scheme has been received which overcomes concerns received and appropriate conditions have been attached to any approval granted.

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:

-Location Plan, stamped as received by the City Council as Local Planning Authority on 11 March 2025.
-Application Form, stamped as received by the City Council as Local Planning Authority on 11 March 2025. (Description of development superseded by the below)
-Correspondence- Amendment to Description of Development, stamped as received by the City Council as Local Planning Authority on 20 May 2025.
-Drawing- Proposed- Floor Plans, numbered A102 REV C, stamped as received by the City Council as Local Planning Authority on 20 May 2025.
-Drawing- Proposed- Elevations, numbered A104 REV B, stamped as received by the City Council as Local Planning Authority on 20 May 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) The materials used to construct the external elevations of the extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved 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 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) Before first occupation, the proposed en-suite window as shown on the approved ‘Drawing- Proposed- Floor Plans, numbered A102 REV C’, stamped as received by the City Council as Local Planning Authority on 20 May 2025, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

The window shall be top opening and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

4 Sutcliffe Avenue, Manchester, M12 5TN
62 Hemmons Road, Manchester, M12 5TW
6 Ringwood Avenue, Manchester, M12 5TP
10 Ringwood Avenue, Manchester, M12 5TP
1 Ringwood Avenue, Manchester, M12 5TP
59 Hemmons Road, Manchester, M12 5TW
8 Ringwood Avenue, Manchester, M12 5TP
56 Hemmons Road, Manchester, M12 5TW
63 Hemmons Road, Manchester, M12 5ST
7 Ringwood Avenue, Manchester, M12 5TP
5 Ringwood Avenue, Manchester, M12 5TP
3 Ringwood Avenue, Manchester, M12 5TP
2 Ringwood Avenue, Manchester, M12 5TP
60 Hemmons Road, Manchester, M12 5TW
4 Ringwood Avenue, Manchester, M12 5TP
2 Sutcliffe Avenue, Manchester, M12 5TN
58 Hemmons Road, Manchester, M12 5TW

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
Historic Landfill Site 50m Buffer -
Area Team Boundary - Name: NORTH AREA