MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142676/FH/2025
Date registered valid:	11 April 2025
Proposal:	Erection of single storey front porch extension, single storey side and rear extension and associated external alterations
Address:	6 Hartswood Road, Manchester, M20 4RL
Ward(s):	Withington Ward
Applicant:	Mr and Mrs Khan
Agent (if any):	Mr Dean Baker Vision Architecture & Design
Case officer:	Janet Lawless Tel: 0161 234 4535 Email: janet.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	4 June 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 22nd May 2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 28 April 2025 Expired: 20 May 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 planning application is a traditional two-storey bay-fronted semi-detached dwelling house on the south side of Hartswood Road in the Withington ward. The property is constructed of red brick under a red clay tile roof. There are gardens at the front and rear with a path at the side of the property that leads to a fence and gate into the rear garden. The property has a single storey outrigger at the rear which is characteristic of this house type. The boundary treatment along the common boundaries is made up of a combination of timber close boarded fences and the side walls of the neighbouring garages and extensions. There are gardens to the front and rear with the rear being laid mainly to lawn. The property is located within the Withington ward of the City.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
The surrounding area is predominantly residential comprising of houses of a similar type size and design to the proposal site. Many have had the benefit of very similar extensions, particularly number 8 Hartswood Road which has the same wrap around single storey extension together with a large porch extension and first floor extension to the rear. Ladybarn Park sits to the east of the proposal site. The area is well served by public transport providing alternative modes of transport to the car.

Description of development
The proposal is for the erection of a single storey wrap around side and rear extension with a hipped roof, French windows and Velux style rooflights, together with a new front porch and elevational alterations. The extensions will provide additional living accommodation comprising of a bedroom and bathroom and open plan reception room to the ground floor. In addition there

is a dual pitched modest porch extension proposed on the front of the property. The proposed extensions are to provide accommodation for a lifetime home for the applicant to provide accessible residential accommodation.

Consultations & Notification Responses
Local Residents were informed-no representations have been received

Issues

National Planning Policy Framework - December 2024 (as amended)
The NPPF was introduced in March 2012 as the overarching policy framework for England. It sets out the Government's priorities for the Planning system and is a material consideration in the decision-making process. It places emphasis on the three strands of sustainable development and its social, environmental and economic functions.

Core Strategy 2012 - 2027
The Core Strategy is a key policy document in the Local Development Framework for Manchester. It sets out the vision for Manchester from 2012 to 2027 and includes a full policy schedule to help deliver that vision. Extracts of policies relevant to this application include:

Policy DM1 - Development Management
All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.

Unitary Development Plan
The site is unallocated within the Manchester Unitary Development Plan (adopted 1995). The following policies are however of relevance to the application:

DC1.1 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 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 street-scene;
e) the effect of the loss of any on-site car parking.

DC1.2 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 the original buildings);
b) they do not create an 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 street scene by virtue of design, use of materials or constructional 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.

Places for Everyone Greater Manchester Joint Development Plan (March 2024) Places for Everyone Joint Development Plan was published in March 2024 and has been produced by Greater Manchester Combined Authority to provide a long-term plan for jobs, new homes, and sustainable growth for nine of Greater Manchester's districts.
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 significant weight in the planning balance.
The Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs.

For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.

Issues
Principle
The proposal is for residential extensions in an established residential area to create additional living accommodation. Therefore, the proposal is acceptable in principle. The matters which require consideration are the impacts on residential and visual amenity and character of the area.

Residential Amenity
The proposed single storey side and rear extension forms a wrap around the existing dwellinghouse and runs along the western and southern boundaries. There are no windows within the side elevation, with fenestration being only in the front or rear overlooking over the applicants own garden area. To the rear on the common boundary at number 8 Hartswood Road is a rear single storey extension which extends right up to the common boundary with number 6 Hartswood Road. The single storey rear element of the extension at the proposal site would extend marginally beyond that of the adjoining property at number 8 Hartswood by 1 metre. The dimensions of the proposal are 12 metres length down the side of the property and 2.7 metres width. It then runs across the rear of the property by 8.6 metres. The rearward projection is 4 metres. The roof has been hipped which reduces the massing on both of the common boundaries with numbers 4 and 8 Hartswood Road.

Whilst it is acknowledged that there are windows to the ground floor of number 4 these serve non habitable rooms and a side door. Given that the extension would be single storey, and with dimensions similar to those of the existing ground floor extensions at No.8 Hartswood 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 particularly number 4 Hartswood Road is not compromised as a result of the works. There would still be sufficenet external amenity space retained post development for the occupants of number 6 Hartswood Road.

There is also a modest porch extension proposed to the property frontage, this is smaller than those on other properties within the area including those of numbers 4 and 8 Hartswood Road, and like the other proposed extensions at the application site will be in matching materials and will not impact upon the residential amenity of the neighbouring properties having been set well in from the site boundaries.

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.

Visual Amenity
With respect to the visual impact, the side extension and front porch would be visible in the street scene but are not out of character with the original dwelling and not dissimilar to other extensions in the local area. The extension projects 2.7 metres off the side elevation to the common boundary, and is single storey only and has been designed with a hipped / mono-pitch roof which reduces the bulk of the proposal. The side extension will have a sloping hipped roof as it wraps around to the rear, which presents as a mono-pitched roof when viewed from the property frontage, whilst that of the front porch will be dual pitched.

Materials
The materials are proposed to match the existing which will help the extension assimilate into the street scene. It is not considered that the proposal would have a detrimental impact upon the visual amenity of the property itself or that of the neighbouring properties.

Design and Siting.
The design of the proposed extensions are considered acceptable, and in their styling mirror other neighbouring extensions. They are sympathetic to the host property and to the neighbouring properties. Given the location of previously approved extensions within the immediate area the siting of the proposed extensions are very similar, and are considered to be acceptable.

Parking
The proposal will still enable parking of a vehicle off road and within the curtilage of the property which is considered acceptable.

Waste Management
Previously the bins could be stored at the end of the driveway in front of the fence to the rear gardens, this will no longer be available as a location and as such a condition requiring the detail of materials and location of a bin store shall be attached to any consent granted.

For all of the above reasons, the proposed side and rear extensions are acceptable in light of saved UDP policy DC1 for residential extensions and policies SP1 and DM1 of the Manchester 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

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 accordance with both local and national policies.

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:
(10).001 Rev A Proposed Floor Plans received 11th April 2025
(10).002 Rev A Proposed Elevations received 11th April 2025
(10).003 Proposed Site Plan received 11th April 2025
(00).003 Location Plan received 11th April 2025

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 extensions hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture including patching in and mortar.

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 extensions, 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.

4) Notwithstanding the details shown on plan (10).001A prior to the occupation of the development hereby approved, the details of a bin store including size, location and materials shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall implemented and thereafter retained and maintained so long as the development hereby approved is in use.

Reason - In the interests of the provision of adequate waste storage, and the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

5) 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 drawings.

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

9 Haslemere Road, Manchester, M20 4RD
7 Haslemere Road, Manchester, M20 4RD
5 Haslemere Road, Manchester, M20 4RD
3 Haslemere Road, Manchester, M20 4RD
8 Hartswood Road, Manchester, M20 4RL
9 Hartswood Road, Manchester, M20 4RL
3 Hartswood Road, Manchester, M20 4RL
11 Haslemere Road, Manchester, M20 4RD
5 Hartswood Road, Manchester, M20 4RL
4 Hartswood Road, Manchester, M20 4RL
7 Hartswood Road, Manchester, M20 4RL

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