MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142955/FH/2025
Date registered valid:	15 May 2025
Proposal:	Installation of air source heat pump to side of property
Address:	53 Butler Street, Manchester, M40 7XE
Ward(s):	Miles Platting & Newton Heath Ward
Applicant:	Steve Smith
Agent (if any):	Andy Walton, Octopus Energy Services
Case officer:	Harriet Aidoo Tel: 0161 234 4532 Email: harriet.aidoo@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	7 July 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 4 June 2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 23 May 2025 Expired: 14 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

Description of site / building / area

The application property is a pitched roof, new build, semi-detached dwellinghouse in Miles Platting and Newton Heath ward.

(Site visit 04.06.2025)

The site benefits from existing amenity space along the front, side and rear, together with boundary treatment along the perimeter whilst incorporating gated access along the gable elevation.

Car parking is along a front driveway and wheeled bins are stored within curtilage, screened behind boundary treatment.

Site Planning History

- Apart from the planning permissions granting consent for the development of the wider site, (reference numbers: 079633/OO/2006/N1, 080520/FO/2006/N1, 084944/MO/2007/N1, 111394/MO/2016/N1), there is no other record.

Description of development

The applicant is proposing the installation of air source heat pump along the gable elevation of no. 53 Butler Street. The proposed model would be: Daikin Altherma 3 Low Capacity Monobloc.

The proposed heat pump would be set-back from the front building line of the host dwelling approximately 3871mm. It would be stepped-away from the side elevation of the host dwelling approximately 300mm and would maintain a distance of approximately 1676mm from the common shared boundary with no. 55 Butler Street and would measure approximately 362mm deep x 1250mm wide x 870mm maximum height.

Consultations & Notification Responses

1. Local residents/public opinion

Occupiers of properties surrounding the application site were notified of the proposal. No objections, comments, or representations were received.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (December 2024)

The central theme to the revised NPPF is to achieve sustainable development. The government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role. The Framework underlines a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-

date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF. Relevant to this application is:

- Chapter 4 - Decision-making
- Chapter 12 - Achieving well-designed places
- Chapter 8 - Promoting healthy and safe communities
- Chapter 2 - Achieving sustainable development
- Chapter 14 - Meeting the challenge of climate change, flooding and coastal change

2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications and therefore be given significant weight in the planning balance. The following polices are considered to be relevant:

- JP-S1: Sustainable development
- JP-P1: Sustainable Places
- JP-S2: Carbon and Energy
- JP-S5: Clean Air
- JP-S6: Resource Efficiency

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

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN4 (Reducing CO2 emissions by enabling low and zero carbon development)
- Policy EN5 (Strategic Areas for low and zero carbon decentralised energy infrastructure)
- Policy EN6 (Target Framework for CO2 reductions from low to zero carbon energy supplies)
- Policy EN7 (Energy Infrastructure opportunities low to zero carbon decentralisation energy schemes)
- Policy EN8 (Adaptation to climate change)

4. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance to this application.

- Saved Policy DC1 - Residential Extensions.
- Saved Policy DC26 - Development Noise

5. Manchester Residential Quality Guidance 2016

The planning guidance document sets out the direction for the delivery of sustainable neighbourhoods of choice where people will want to live and raise the quality of life across Manchester. The delivering of high quality, flexible housing will be fundamental to ensuring the sustainable growth of Manchester. To achieve the city's target of carbon neutrality by 2025, residential schemes will also need to be forward thinking in terms incorporating the most appropriate and up to date technologies to significantly reduce emissions. It is therefore essential for applicants to consider and integrate the design principles contained within the guidance. The guidance is relevant to all stages of the planning process, construction and through to operational management. The guidance additionally sets standards for securing high quality and sustainable residential development in Manchester; including standards for internal space within new dwellings and is suitable for applications across all tenures.

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

- Chapter 2: Design
- Chapter 4: Environmental standards

ISSUES

Principle

The principle of retrofitting a residential dwellinghouse through the installation of an air source heat pump is generally acceptable where there overriding, unduly harmful impact upon either the character and use of the property, or upon visual and residential amenity of the neighbouring occupiers.

In case of this application, the principle of the proposal is considered to be acceptable as it is not believed that there are factors of sufficient weight in terms of residential amenity and potential noise disturbance that would warrant the refusal of this application.

On balance, the proposal is deemed not to conflict with the guidance and policy documents outlined above.

Sustainability and carbon emission reduction

The proposal would generate and lead to an increased reliance on green, renewable energy for the occupiers of the dwellinghouse, and thereby accords with policy EN4 of the Core Strategy and chapter 2 of the NPPF, by reducing the building's carbon footprint and emissions.

Impact of works (Residential Amenity) - In this instance, given the existing and resultant contextual relationship along the side boundary, combined with the fact that the proposal represents a relatively minor addition to the property in terms of scale and mass, and it would maintain sizable gaps from the shared boundaries, and the submitted plan has demonstrated that the proposed ASHP would not give rise to issues associate with overshadowing, loss of

light, loss of outlook, and loss of privacy; nor would it introduce a visually overbearing feature on the occupiers of the neighbouring property; specifically, no. 55 Butler Street, as it would face its blank elevation.

Moreover, the proposal would not exceed the permitted development noise of (42dB). The submitted Manual Sound Calculator sheet indicates a final noise level result at the assessment position to be below (40.5dB). On this basis, the proposal is considered to comply with policy DC26 of the UDP and policies SP1 and DM1 of the Core Strategy.

Impact of works (Visual Amenity, Design and appearance) - The proposed ASHP would be a Daikin Altherma 3 Low Capacity Monobloc model, measuring approximately 362mm deep x 1250mm wide x 870mm maximum height. It would be discreetly sited along the gable elevation; whilst maintaining a separation distance of approximately 1676mm from the common shared boundary with no. 55 Butler Street. It would not be visible from the immediate highway, and as such, the proposal would have minimal impact upon the visual amenity of the area and would cause less than substantial harm to the character and appearance of the host dwellinghouse; and thereby accords with policies DM1 AND SP1 of the Core Strategy.

Impact of works (Car parking) - The existing arrangement would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document policy DM1 and saved policy DC1 of the Unitary Development Plan.

Impact of works (Waste management) - The existing arrangement would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

Conclusions - For the reasons outlined above, and subject to planning conditions, it is considered that the proposed development responds positively to The National Planning Policy Framework (2021); The Manchester Core Strategy Development Plan Document (2012); saved Unitary Development Plan (1995); The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007); Manchester Residential Quality Guidance (2016) and Places for Everyone (2022 - 2039), and no comments or objections have been received in response to this application from local residents.

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 has been 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, the local planning authority had no issues to raise with the agent but have attached appropriate conditions to the approval.

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:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 15 May 2025.

- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 15 May 2025.

- Site Plan as Existing, Drawing No. 01, received by the City Council as the Local Planning Authority on 15 May 2025.

- Site Plan as Proposed, Drawing No. 03, received by the City Council as the Local Planning Authority on 15 May 2025.

- Existing Elevations, Drawing No. 02, received by the City Council as the Local Planning Authority on 15 May 2025.

- Proposed Elevations, Drawing No. 04, received by the City Council as the Local Planning Authority on 15 May 2025.

- NOISE ASSESSMENT/ Manual Sound Calculator Sheet, received by the City Council as the Local Planning Authority on 15 May 2025.

- Supporting Information - PLANNING STATEMENT, received by the City Council as the Local Planning Authority on 15 May 2025.

- Supporting Information - Daikin Altherma 3 Low Capacity Monobloc model data sheet, received by the City Council as the Local Planning Authority on 15 May 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 (1995) and policies SP1 and DM1 of the Core Strategy (2012).

3) The materials to be used throughout the development hereby approved shall be implemented in accordance with the approved details as set out in: Supporting Information - Daikin Altherma 3 Low Capacity Monobloc model data sheet, and as specified in Condition 2 of this approval, received by the City Council as the Local Planning Authority on 15 May 2025.

Reason - To ensure that 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 (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

4) The proposed Air Source Heat Pump should be installed and maintained in accordance with the MCS standards.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to Policy DM1 in the Manchester Core Strategy and saved UDP Policy DC26.

Appendix 1 – List of consultees & neighbours notified

5 Landos Road, Manchester, M40 7HY
3 Landos Road, Manchester, M40 7HY
55 Butler Street, Manchester, M40 7XE
51 Butler Street, Manchester, M40 7XE
1 Landos Road, Manchester, M40 7HY

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA