

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142506/FH/2025
Date registered valid: 24 March 2025
Proposal: Erection of a single storey rear extension
Address: 30 Heyscroft Road, Manchester, M20 4XL
Ward(s): Withington Ward

Applicant: Mr A Malik
Agent (if any): Mr Dean King, NK Architectural
Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve
Date of recommendation: **16/05/2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 15/05/2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 4 April 2025 Expired: 27 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

The application relates to a two-storey semidetached class C3 dwellinghouse on Hayescroft Road. The property is built from red brick with red clay roof tiles on a hipped roof. The property features hardstanding for vehicle parking to the front with low level brick boundary treatment around the curtilage, to the rear there is a long garden and an existing single storey outrigger.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Heyescroft Road is a residential street off Parrs Wood Road in the Withington Ward. The area is made up of two storey semidetached and terraced family dwellings.

Description of development

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

Consultations & Notification Responses

Neighbours, as per appendix 1 – No comments or objections received.

Amendments to the proposal

The applicant has reduced the rear projection on the boundary with the adjoining property from 6m to 4.

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.

Principal

The submitted application is for the erection of a single storey 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 rear extension projects part 4m part 6m from the main house, extending 4m from the existing original 2m single storey outrigger. The proposal would make use of a low-level flat roof with a maximum height of 2600mm. On the adjoining side, the extension would be set in from the shared boundary by 150mm, whilst it would be set on from the boundary with the other side neighbour by 1500mm.

Although large, the development makes use of a staggered rear elevation and a low-level flat roof. The proposal 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, therefore the proposal accord with policies SP1 and DM1 of the Core Strategy.

Residential Amenity

While the proposed extension is relatively substantial in terms of its length and extends close to the boundary, some degree of overshadowing to neighbouring properties is anticipated, as is common with developments of this nature. However, the use of low-level roof, 1.5m set back from the neighbouring property and a staggered rear projection to reduce the projection on the adjoining property ensures the resulting overshadowing is within acceptable limits.

The proposed extension would feature a glazed double door and window on the rear elevation, with an obscure glazed window on the side elevation, whilst the other side elevation is to remain blank and featureless. The new proposed windows and doors are not anticipated to cause privacy issues for the residents or neighbours as all windows are rear facing or obscurely glazed.

It is also noted that there have been no objections received in relation to this single storey rear extension, a proposal of this size could therefore have been completed under Permitted

Development larger homes extension (limitation of 6m on a semidetached property). There is also a downstairs bedroom accommodated and policy DC1 is therefore engaged with regards to changing family needs.

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

Visual Amenity

The proposed extension will be built of brickwork and uPVC windows and doors to match the existing dwellinghouse, the roof will be flat to match the existing single storey outrigger. Its side elevations to the adjoining property would be blank and featureless, whilst the other side elevation would feature a obscurely glazed window.

The extension would be sited at the rear of the property only and therefore would not be visible from the public highway and thus will not have a detrimental impact on the street scene. Although overall it is large in scale, the proposal is relatively standard in terms of its design and scale for developments of this type.

The design and appearance of the proposed developments therefore accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Parking

The current parking arrangements will be unaffected by the proposal.

Waste Storage

The current waste storage arrangements will be unaffected by the proposal.

Conclusion

Given the above issues, it is considered that the proposed rear 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 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. 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 – 24 March 2025
- b. Drawing – Proposed Elevations – 14 May 2025
- c. Drawing – Floor Plans – 14 May 2025

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.

5. Obscure Glazing:

Before first occupation the new windows in the side (As shown in Elevation Drawing) 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.

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

Appendix 1 – List of consultees & neighbours notified

32 Heyscroft Road, Manchester, M20 4XL

28 Heyscroft Road, Manchester, M20 4XL

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