MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no.	142445/FH/2025
Date registered valid:	17 March 2025
Proposal:	Erection of single storey rear extension, installation of new window to side elevation and additional roof windows on front elevation
Address:	99 Old Hall Lane, Manchester, M14 6HL
Ward(s):	Rusholme Ward
Applicant:	Ms Magdalena Borkiewicz
Agent (if any):	Mr V Alyas, Architek
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **16 May 2025**

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 April 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 9 April 2025 Expired: 2 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The proposal is related to a two-storey semidetached dwellinghouse. The property features an existing part single, part two storey rear extension and part single part two storey side extension with front porch. The property features a rear garden with outbuilding and hardstanding to the rear for off street vehicle parking.

Description of area

The property is in a mostly residential part of the Rusholme ward. The University of Manchester Armitage Sports Centre and Unsworth Park Halls sit to the rear boundary.

Description of development

Erection of single storey rear extension, installation of new window to side elevation and additional roof windows on front elevation.

Single storey rear extension

The single storey rear extension projects 2585mm beyond the existing rear extension (for a total projection of 5985mm from the original rear elevation) The extension is finished in white render and flat roof with roof lantern. Large bifold glass doors sit on the rear elevation and a new obscured glazed side window sits on the detached side.

Installation of new window to side elevation.

The proposal adds a new obscure glazed, window to the first-floor side elevation replacing a similar, smaller, window.

Additional roof windows on front elevation.

The proposal adds 2no new Velux style roof lights to the front roof slope replacing 1no similar window.

PLANNING HISTORY

ENF/14776/20

Description: Enforcement Enquiry Development not in accordance with planning permission 122034/FH/2018
Decision: No further action 22/03/2021

124497/FH/2019
Description: Part retrospective application for the erection of part single - part two storey side and rear extension with associated elevational alterations together with the installation of a rear dormer and single storey front porch to form additional living accommodation
Decision: Refused 03/10/2019

122034/FH/2018
Description: Erection of part single, part two storey rear extension and part single part two storey side extension with front porch and alterations to the elevations

Decision: Approved 29/01/2019

119224/FH/2018
Description: Erection of a part single, part two storey rear extension and two storey side with front porch and alterations to the elevations

Decision: Refused 25/04/2018

Appeal dismissed: 20/07/2018

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents
No representations received.

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

Relevant Policies
Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- The Manchester Core Strategy Development Plan Document 2012-2027
  - Development Management and Planning Obligations
    - DM 1 - Development Management
  - Objective 1 - Spatial Principles
    - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
  - Objective 6 Environment
    - EN 1 - Design Principles and Strategic Character Areas
- Extant Unitary Development Plan (UDP) –
  - Citywide Development Control Policies
    - DC1 - Residential extensions
    - DC26 - Development and Noise
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
  - Strategy
    - JP-Strat5: Inner Areas
  - Sustainable and Resilient Places
    - JP-S1: Sustainable Development
  - Places for People
    - JP-P1 Sustainable Places
- The National Planning Policy Framework (The NPPF) –
  - Section 2 - Achieving sustainable development
  - Section 4 – Decision-making
  - Section 12 – Achieving well-designed places

Principle
The City Council recognises many people want to extend and develop their existing homes to provide more space and/or better living accommodation. The principle of a residential extension is accepted.

ISSUES

Appropriate siting, layout, scale, form, massing, materials, and detail
The new addition is designed to match the style and features of the current building by using matching render to the principal elevation of the existing dwellinghouse.

The proposal is designed to be subservient to the original dwelling house, with the rear extension entirely to the ground floor at the rear and the elevational alterations within the existing fabric.

No97 features existing rear extension which mitigates the full projection and would only project 2585mm beyond the elevation of the existing rear extensions. The existing gap to the boundary with No101 is maintained minimising massing effect to neighbours.

Due to its, size, position and location in relation to neighbours, the proposal would not create and over-dominant or overbearing feature.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.
Only minimal views of the main proposed works are capable of being seen from the street. Given the position of the extension and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected.

The elevational changes sit withing the existing fabric of the building and replace similar features in their respective locations.

The proposal is similar in size and scale to other buildings nearby, notably a large rear extension approved at 105 Old Hall Lane and would not therefore disrupt the area's existing features.

Effects on amenity

Privacy
The proposal includes adding bifold doors to the new rear elevation however given these are at ground floor and replace similar windows on this elevation the impact to privacy is minimal.

The new side facing first floor windows are required to be obscure glazed to minimise overlooking concerns. The side facing window is a bathroom window so shouldn’t be onerous on the applicant. This has been conditioned. The ground floor side windows to the single storey window are also denoted on plan as being obscurely glazed which is also conditioned.

The new rooflights have minimal impact to privacy given their location.

Light
Given the proposal is entirely at ground floor level and the impact to light from the added massing is minimal.

Noise
The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

Accessibility
The proposal does not change how people can get in and out of the building.

Adequacy of internal accommodation and external amenity space.
The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.
The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site.

Vehicular access and car parking
The proposal doesn't change how vehicles access and park at the property.

Green Infrastructure including open space, both public and private
The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

Flood risk and drainage.
The site is not located in a flood risk area and therefore does not require a flood statement or assessment. The proposal has a negligible impact on drainage using the existing drainage on site.

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.

CONCLUSION
The proposed development at 99 Old Hall Lane, which includes a single-storey rear extension, a new window on the side elevation, and additional roof windows on the front elevation, is considered acceptable. The design and materials are in keeping with the existing property and surrounding area, and the impact on neighbouring properties is minimal. The proposal complies with relevant local and national planning policies, and no objections have been received from local residents. Therefore, it is recommended that the application be approved, subject to the specified conditions.

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. The proposal is considered to be acceptable and therefore determined within a timely manner.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

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.	Application Form	17 Mar 2025		APPLICATION FORM
b.	Drawing - Location Plan	17 Mar 2025		SITE AND LOCATION PLAN
c.	Drawing - Existing	17 Mar 2025	A102 P1	FLOOR PLANS
d.	Drawing - Existing	17 Mar 2025	A103 P1	ELEVATIONS
e.	Drawing - Proposed	17 Mar 2025	A104 P1	FLOOR PLANS
f.	Drawing - Proposed	17 Mar 2025	A105 P1	ELEVATIONS

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

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 DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

4. Obscured glazing

Before first occupation the door and windows in the ground floor and first floor side elevation (shown on plan A105-P1 as being obscurely glazed) 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.

5. Flat roof restriction

The flat roof of the extensions shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

80 Old Hall Lane, Rusholme, Manchester, M14 6HN

101 Old Hall Lane, Rusholme, Manchester, M14 6HL

97 Old Hall Lane, Rusholme, Manchester, M14 6HL

84 Old Hall Lane, Rusholme, Manchester, M14 6HN

82 Old Hall Lane, Rusholme, Manchester, M14 6HN

Manchester High School For Girls, Corporate Body, Grangethorpe Road, Manchester, M14 6HS

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