

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142571/FH/2025
Date registered valid: 28 March 2025
Proposal: Erection of single storey extension following demolition of existing single storey rear extension and bay window
Address: 10 Abberton Road, Manchester, M20 1HU
Ward(s): Old Moat Ward

Applicant: Mr Graeme Hunt
Agent (if any): Mr Tom Adshead, AG Architectural Solutions Ltd.
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 19th May 2025



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 13 May 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 16 April 2025 Expired: 10 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 site/building relates to a two storey semi detached property in the Old Moat ward area of Manchester. The property features bay windows to front and rear with two storey gable roof projection to the front. A garden lies to the front with hardstanding for off road car parking, access along the side and garden to the rear. A single storey outrigger is present on the rear. Boundary treatment comprises low brick wall with coping stone to the front and timber fencing to the side and rear of the property.



Listed building: Not applicable

Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature

Description of development

The applicant is seeking planning permission for the erection of single storey extension following demolition of existing single storey rear extension and bay window



Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. There have been no comments received in respect of this application.

Policy and Issues

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development

JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

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.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History relating to 10 Abberton Road

119760/FH/2018 - Recv: 09.05.2018 - Application Approved - 11.07.2018 10 Abberton Road, Manchester, M20 1HU, Erection of single-storey rear extension to form additional living accommodation

119531/PDE/2018 - Recv: 27.03.2018 - Application Turned Away (Legislative) - 11.04.2018 10 Abberton Road, Manchester, M20 1HU, Notification for a proposed larger home extension involving a single storey rear extension measuring 4.2 metres in length, 3.7 metres in height and 3 metres to eaves level

072637/TPO/2004/S1 - Recv: 28.07.2004 -Application Approved - 04.10.2004 10 Abberton Road, Withington NOTICE OF INTENT TO CARRY OUT WORKS TO TREES WITHIN BURTON ROAD/SANDHURST ROAD TREE PRESERVATION ORDER to lop 10 branches and any wood from 2 ash tress

057864/TPO/SOUTH1/99 - Recv: 25.10.1999 - Application Closed - 16.01.2008 10, Abberton Road,, Withington, NOTIFICATION OF INTENT TO CARRY OUT WORKS TO TREES WITHIN BURTON ROAD TREE PRESERVATION ORDER Remove dead wood and lift lower growth to 4 metres

Residential Amenity

The applicant is seeking planning permission for the erection of a single storey extension following demolition of existing single storey rear extension and bay window.

The applicant proposes to demolish the existing outrigger and rear bay window. The proposed extension would be sited across the back wall measuring 3.937m in projection up to the shared boundary with adjoining semi detached property retaining a small gap. The roof would be a

sloping glazed roof with bi folding doors across the rear facing the garden; no windows are proposed along the side elevations.

It is not anticipated that the introduction of a single storey extension in this location would provide any undue harm on the occupiers of properties either side of the application site by virtue of loss of light or overbearing impact. Although the proposal exceeds City Council's saved Policy DC1 of 3.65 metres, there has been no objection from the adjoining properties. Consent has previously been granted for a similar development proposal.

It is felt that the proposal can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area. Overall, given the height, projection and relationship to adjacent properties, it is considered that the proportions of the extension are acceptable. The footprint is not considered to create a bulky or disproportionate scale addition to the property and therefore the development accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Scale and massing

The scale and massing of the proposal is considered would not cause undue harm to the current levels of amenity being enjoyed by the occupiers of surrounding properties. The extension is considered would not present an unusual feature in the immediate area due to the existence of other similar additions to a variety of house types in the immediate area. The size of the extension is considered acceptable within the surrounding environmental context and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties.

It is therefore considered that the design, scale and appearance of the proposed extension is satisfactory and is considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials, it is intended to use matching materials as specified in the application form. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the rear and is considered acceptable. It is believed that the proposed works would not detract from the character and appearance of the property and the design of the works would complement the host dwelling detailed as what is normally expected of such a structure.

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

Waste management

The storage of bins is not affected by this proposal as adequate space along the side is retained. Therefore, the bins would accord with policy EN19 of the Core Strategy.

Parking

Current parking arrangements are unaffected by this proposal.

Conclusion

The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the 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 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

Positive and proactive working - 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.

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:

Received 28th March 2025 numbered 2024.22.P5A Proposed Site Plan

Received 28th March 2025 numbered 2024.22.P6A Proposed Ground Floor Plan

Received 28th March 2025 numbered 2024.22.P7A Proposed First Floor Plan

Received 28th March 2025 numbered 2024.22.P8A Proposed Elevations

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 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 policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Flat 5, Abberton House, 3 Abberton Road, Manchester, M20 1HQ
Flat 3, Abberton House, 3 Abberton Road, Manchester, M20 1HQ
Flat 2, Abberton House, 3 Abberton Road, Manchester, M20 1HQ
Flat 1, Abberton House, 3 Abberton Road, Manchester, M20 1HQ
Abberton House, 3A Abberton Road, Manchester, M20 1HQ
Abberton House, 3B Abberton Road, Manchester, M20 1HQ
Oak Lodge, 1B Abberton Road, Manchester, M20 1HQ
9 Stow Gardens, Manchester, M20 1HL
4 Sandhurst Avenue, Manchester, M20 1ED
8 Abberton Road, Manchester, M20 1HU
14 Abberton Road, Manchester, M20 1HU
12 Abberton Road, Manchester, M20 1HU
13 Stow Gardens, Manchester, M20 1HL
7 Abberton Road, Manchester, M20 1HQ
5 Abberton Road, Manchester, M20 1HQ
11 Stow Gardens, Manchester, M20 1HL
7 Stow Gardens, Manchester, M20 1HL
9 Abberton Road, Manchester, M20 1HQ
6 Abberton Road, Manchester, M20 1HU
4 Abberton Road, Manchester, M20 1HU
16 Abberton Road, Manchester, M20 1HU
8 Sandhurst Avenue, Manchester, M20 1ED
6 Sandhurst Avenue, Manchester, M20 1ED
2 Sandhurst Avenue, Manchester, M20 1ED
7A Abberton Road, Manchester, M20 1HQ
Flat 4, Abberton House, 3 Abberton Road, Manchester, M20 1HQ

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