

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142026/FH/2025
Date registered valid: 30 January 2025
Proposal: Erection of a single storey side and rear extension.
Address: 24 Hurstville Road, Manchester, M21 8DH
Ward(s): Chorlton Park Ward

Applicant: Joan Purcell
Agent (if any): Mr Ian Grainger Blu Room Architecture
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 17th March 2025



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 25 February 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 4 February 2025 Expired: 25 February 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 relates to a two storey semi-detached dwelling house on Hurstville Road in the Chorlton Park ward area of Manchester. The property features an existing single storey outrigger and roof dormer. The property features hardstanding to the front for vehicle parking and landscaping to the rear.



Listed building: Not applicable

Conservation area: Not applicable

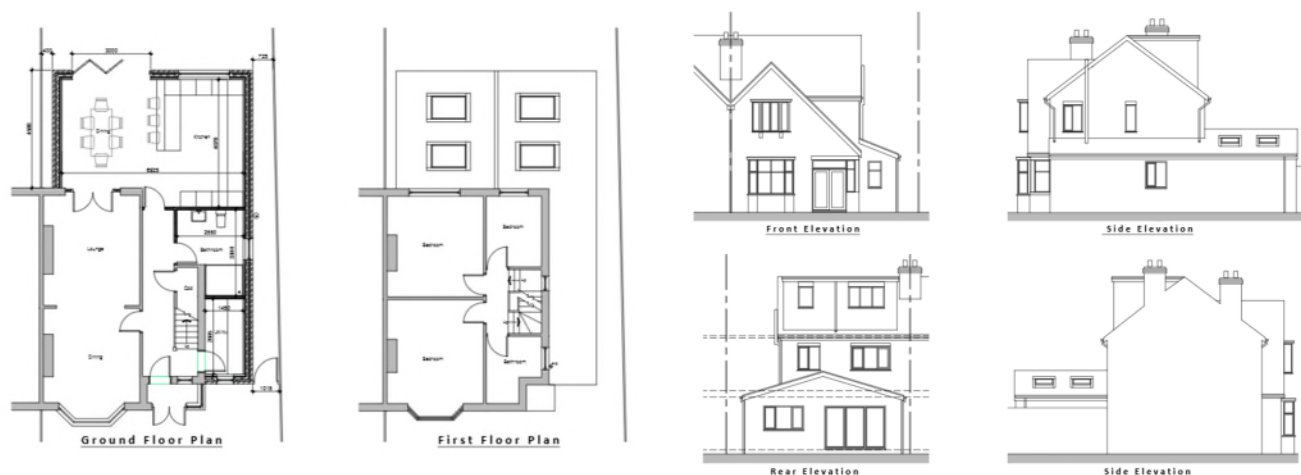
Tree Preservation Order: Not applicable

Description of area

The proposal is located in a residential part of the Chorlton Park ward of Manchester. The surrounding properties are mostly semi detached dwellings. At the end of Hurstville Road is the Chorltonville Conservation Area.

Description of development

The applicant is seeking planning permission for the erection of a single storey side and rear extension. This would provide additional living space for the occupants of the property.



Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. One letter of objection has been received in relation to this proposal. Summary of comments are as follows:

- Trees in the gap growing between my conservatory and the proposed rear extension. Will the trees and boundary fence panels be removed as part of the development?

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 changes are deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History relating to 24 Hurstville Road

137423/FH/2023 - Erection of single storey extensions to the side and rear to form additional living accommodation. This application was approved on 10th August 2023

Residential Amenity

The applicant is seeking planning permission for the erection of single storey side and rear extension. The extension would provide additional living space for the occupants of the property.

The extension would be in line with front wall of house, extending rearwards with a projection beyond the rear wall measuring 4.5m. The extension would wrap around the property extending across the rear up to the shared boundary with the adjoining semi detached property no. 26 Hurstville Road retaining a gap to the shared boundary measuring 400mm. A gap of 1.0m and 725mm respectively retained to shared boundary of adjacent property no. 22 Hurstville Road. The extension encapsulates the existing outrigger to form a large kitchen/dining space.

The roof would have a dual pitch with the inclusion of 4 x no. roof lights on the rear with mono pitch sloping roof to the front.

The proposal would see the installation of a window on the front, side and rear with the addition of bi folding doors across the rear. The window on the side elevation has condition attached for obscure glaze to ensure that there is no overlooking or loss of privacy

Given the existing projections to the rear of properties either side of the host dwelling, it is considered that the introduction of a 4.5m projection in this location would not be considered to be a harmful addition.

Although the extension projects further than what DC1 policy would allow, it is considered that given the orientation of the property together with the fact that the proposal is single storey, there would be no overshadowing or loss of light as a result of the proposal.

It is considered that in this instance, this is an acceptable addition to the property and would not provide an impact within the street scene or upon the occupiers of surrounding properties.

The extension would be visible from the public highway and therefore would be a feature within the street scene. However, the character of the area has been retained although over time the houses in the immediate vicinity are themselves altered and extended. Therefore, the appearance is acceptable and its impact upon visual amenity is considered negligible.

Overall, given the developments height, projection and relationship to adjacent properties, it is considered that the proportions of the extension to the side and rear are acceptable and can be acceptably accommodated at the application property. The footprint is not considered to create a bulky or disproportionate scale addition to the property. In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore the proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan.

Scale and Mass

The size and footprint of the proposal 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 changes are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design and appearance

The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use matching brick as specified in the application form.

The design is detailed as what is normally expected of such a structure and would not unduly impact upon residential amenity or the character of the area.

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

Bins

There is sufficient room along the side of the property for the movement of refuse bins along the side and therefore, the proposal complies with Policy EN19 of the CS

Vehicular access and car parking

The proposal has no effect on the existing vehicle access and car parking at the property and is therefore in accordance with this development management principle.

Conclusion

On balance, it is believed that the proposal would not interfere with the character of the area and in terms of residential amenity it is not considered that there will be any significant impact and the

proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

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. The application has been determined in a timely manner and in accordance with the policies within the Development Plan

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 on 30th January 2025 numbered 03 Proposed Ground and First Floor Plans

Received on 30th January 2025 numbered 04 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 of the existing dwellinghouse as specified on the application form in type, size, colour, and texture. That being: the front elevation of the extension matching the brickwork to the front elevation of the existing dwellinghouse; and, the side and rear elevations of the extension matching the brickwork to the side and rear walls of the existing dwellinghouse.

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

4) Before first occupation the windows in the side elevation facing no. 22 Hurstville Road 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) 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.

Appendix 1 – List of consultees & neighbours notified

21 Hurstville Road, Manchester, M21 8DJ
25 Cundiff Road, Manchester, M21 8FS
23 Cundiff Road, Manchester, M21 8FS
23 Hurstville Road, Manchester, M21 8DJ
19 Hurstville Road, Manchester, M21 8DJ
26 Hurstville Road, Manchester, M21 8DH
22 Hurstville Road, Manchester, M21 8DH

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: SOUTH AREA