# Planning

## Growth & Development

## Delegated officer report for planning application

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| **Application no.** | 141105/FH/2024 |
| **Date registered valid:** | 18 October 2024 |
| **Proposal:** | Erection of a part single, part two storey rear and single storey side extension |
| **Address:** | 19 Hexagon Close, Manchester, M9 8RN |
| **Ward(s):** | Harpurhey Ward |
| **Applicant:** | Ms S Koser |
| **Agent (if any):** | Mr Dean King, NK Architectural |
| **Case officer:** | Ellie Knowles<br>Tel: 0161 219 6633<br>Email: ellie.knowles@manchester.gov.uk |
| **Recommendation:** | Approve |

**Date of recommendation:** **21 March 2025**

## Application details

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 15 November 2024

**Standard consultations:**
Printed: 28 October 2024 Expired: 18 November 2024

**Neighbour notifications**
Printed: 28 October 2024 Expired: 18 November 2024
Printed: 11 February 2025 Expired: 25 March 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/area

This application relates to a two-storey detached property situated within a residential area of Harpurhey. The property is constructed from red brick and is designed with a gable roofs, finished in grey roof tiles. To the front of the site is an area of soft landscaping alongside hardstanding used for parking 2 cars off street and private garden to the rear. A single storey timber clad outbuilding has been erected along the southern side boundary, which will be removed to facilitate the proposed single storey side extension.

Boundary treatment consists of mid-height brick walling with timber fence and trellising atop along the southern side and rear boundary, alongside timber fencing to the northern shared boundary. The application site affords established vegetation around the site curtilage, in the form of hedging and trees. The rear elevation of the host property is highly visible from Hexagon Close given its east-west orientation.

The surrounding area is predominately residential in character, comprising properties of a similar character, with varying scale and forms. Hexagon Tower lies circa 115m to the west.



**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

## Description of development

The application seeks consent for the erection of a part single, part two storey rear and single storey side extension, to form additional living accommodation. The existing outbuilding along the side boundary would be demolished.

The proposed rear extensions would project 3.365m to the rear, accommodating a gable roof at two storey slightly set down from the main ridge (100mm) with matching eaves height and flat roof with one rooflight at single storey level. In the rear elevation, three windows are proposed at first floor alongside sliding glazed doors and two windows at ground floor level. One window is proposed in the front elevation of the side extension.

The proposed side extension would project 2.4m to the southern side and accommodate a flat roof with three rooflights, running terminating at 3.365m from the original rear elevation.

The extensions would create a large open plan kitchen/dining/living area and cinema room at ground floor and enlarged principal bedroom with en-suite at first floor.

Proposed extensions would be constructed in matching brick and roof tiling, notwithstanding flat roofed elements.













## Consultations & Notification Responses

*Local responses*
None

*Consultee responses*

Environmental Health – recommend imposition of a pre-commencement condition for the submission and approval of appropriate and comprehensive construction designs for the installation of gas/vapour protection measures.

The following measures are required in accordance with the approved remediation strategy for planning permission 094285/MO/2010/N1:

- Sub-floor venting and vapour protection membranes to protect all above ground structures.
- Venting to include 150mm void beneath suspended floor slabs.
- Vapour protection to include an appropriate HDPE membrane with aluminium foil insert.
- Installation of membrane undertaken by competent persons.

## Relevant Planning History

094285/MO/2010/N1 – RESERVED MATTERS approval for the layout, scale, appearance and landscaping for the erection of 81 dwellings, with associated parking, landscaping and boundary

treatment (previously approved under outline application 075914/OO/2007/N1). Approved 03.03.2011.

## History of negotiations

The planning officer requested that the fenestration to the proposed rear elevation was amended to assimilate better with the residential character of the host property and immediate area, given its prominent position visible from public vantage points.

The agent submitted full corrected and revised plans by 27/3/25 demonstrating a revised fenestration pattern and corrected plans which was deemed acceptable.

## Local Planning Policies

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 PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-P1 – Sustainable Places

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
H 3 – North Manchester
EN 18 – Contaminated Land and Ground Stability
EN 19 – Waste

The relevant saved **UDP** policies for this application are:

DC1– Residential Extensions

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester's Emerging Space Standards)

**National Planning Policy Framework**

The NPPF (December 2024) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places

**Issues**

Principle of development:

The principle of erecting a part single, part two storey rear and single storey side extension to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's impact upon visual amenity and residential amenity, waste storage, and parking.

Impact on visual amenity and the streetscene:

The proposed extensions would be sited at the side and rear of the property, wrapping around its eastern (rear) and southern (side) elevations, replacing the existing single storey outbuilding present on site.

At ground floor level, extensions would project 3.365m from the original rear elevation and 2.4m from the original southern side elevation. Single storey elements would comprise flat roofs with rooflights, measuring 2.65m to the eaves level and 2.7m maximum height to the rooflight.

At first floor level the proposed two storey rear element would project 3.365m from the original rear elevation and measure 7.04m in width, inset 2.77m from the northern side elevation of the host property. This element would comprise a gable roof height of 7.2m (set 100mm below the main ridge line) and eaves level to match the existing dwellinghouse.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the extension is understood as being subservient to the host dwellinghouse in terms of its dimensions, on account of its reduced ridge height, matching eaves and inset from the existing northern side elevation at first floor level, which would avoid resulting in an 'excessively large or bulky' addition to the host property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area (on account of the gaps maintained to the plot's shared boundaries). Windows are proposed in the front and rear elevations only. Sufficient private outdoor amenity space would also be retained to the rear.

Sited at the southern side and rear of the property, the proposal would be visible within the street scene and public realm, however its use of matching materials (including brickwork and grey roof tiles) should provide a blended appearance with the host dwellinghouse, ensuring that

it does not form a prominent visual feature. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the extensions therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Impact on residential amenity:

The proposal has been sufficiently set away from the northern shared boundary at first floor level and features no windows in this side elevation, which is considered to mitigate issues associated with loss of privacy, overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence, for those occupying the adjacent semi-detached properties of No.2-4 Millers Brow Walk. A condition removing insertion of openings in the development will be applied to ensure privacy is maintained.

Approximately 19.5m would be retained between the rear elevation of the extended application property and gable end of 21 Hexagon Close, which features one obscure glazed first floor side window, this is considered acceptable on balance in terms of outlook and privacy.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Impact on Highway Safety:

The proposed development would not interfere with the existing parking provision, front driveway within the site curtilage, as such is considered acceptable in this regard.

Waste:

The current waste storage arrangements would be displaced by the proposal; therefore the applicant proposes a replacement store within the front area of the site curtilage (as shown on plan ref: A100 E), which is considered acceptable.

## 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 was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan, Place for Everyone and other material considerations. In this instance negotiations took place with regards to the proposed fenestration to the rear elevation and corrections to the submitted plans. Amended plans were submitted showing revised fenestration and the application has been determined with the attachment of appropriate conditions.

**Condition(s) 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 drawings
   The development hereby approved shall be carried out in accordance with the documents labelled:

   - 'Proposed GF, 1ST and LOFT GA Plans', numbered 'A100 E', stamped as received by the City Council as Local Planning Authority on the 27/03/2025.
   - 'Proposed Elevations', numbered 'A103 E', stamped as received by the City Council as Local Planning Authority on the 27/03/2025.
   - 'Proposed 3D Visuals', numbered 'A104 D', stamped as received by the City Council as Local Planning Authority on the 27/03/2025.

   Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3) Matching materials
   The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing dwellinghouse 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 extension, pursuant to saved policies DC1.1, DC1.2, and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) PD – no insertion of windows
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no windows or doors shall be inserted in the development hereby approved, other than those expressly authorised by the granting of this planning permission.

Reason - In the interests of residential and visual amenity since any additions to the approved dwelling may adversely impact upon the neighbouring occupiers, pursuant to saved policy DC1 of the Unitary Development for the City of Manchester Policies DM1 and SP1 of the Manchester Core Strategy.

5) Gas membrane
Prior to the commencement of development appropriate and comprehensive construction designs for the installation of gas/vapour protection measures, in order to alleviate any possibility of gas/vapour ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Any further development shall not compromise any existing remedial measures previously installed at the site as part of Planning Permission 094285/MO/2010/N1. Upon completion of the works, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to ensure that the existing remedial measures have not been compromised.

Reason – The existing development has had remedial measures installed as part of Planning Permission 094285/MO/2010/N1. The current works shall not compromise the protection afforded by these earlier measures, pursuant to EN18 of the Unitary Development Plan for the City of Manchester.

**Informatives**

Contamination
In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and call Contact Manchester on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

Technical guidance relating to contaminated land can be found at MCC's Information for Developers webpage - https://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3.

Soil Cover
The applicant should also be aware that a 600mm clean soil cover system is in place in garden areas at the property and must be retained.

**Appendix 1 – List of consultees & neighbours notified**

Environmental Health

46 Hexagon Close, Manchester, M9 8RN
48 Hexagon Close, Manchester, M9 8RN
2 Millers Brow Walk, Manchester, M9 8RA
4 Millers Brow Walk, Manchester, M9 8RA
22 Hexagon Close, Manchester, M9 8RN
21 Hexagon Close, Manchester, M9 8RN
15 Cody Avenue, Manchester, M9 8FZ
Flat 11, 1 Millers Brow Walk, Manchester, M9 8RA
Flat 10, 1 Millers Brow Walk, Manchester, M9 8RA
Flat 9, 1 Millers Brow Walk, Manchester, M9 8RA
Flat 7, 1 Millers Brow Walk, Manchester, M9 8RA
Flat 8, 1 Millers Brow Walk, Manchester, M9 8RA
Flat 6, 1 Millers Brow Walk, Manchester, M9 8RA
Flat 5, 1 Millers Brow Walk, Manchester, M9 8RA
Flat 4, 1 Millers Brow Walk, Manchester, M9 8RA
Flat 3, 1 Millers Brow Walk, Manchester, M9 8RA
Flat 2, 1 Millers Brow Walk, Manchester, M9 8RA
Flat 1, 1 Millers Brow Walk, Manchester, M9 8RA
1 Millers Brow Walk, Manchester, M9 8RA

**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
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA