



MANCHESTER
CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

APPLICATION NO. 142039/FH/2025

DATE REGISTERED VALID: 31 January 2025

PROPOSAL: Erection of single storey rear extension to form additional living accommodation

ADDRESS: 17 Kingshill Road, Manchester, M21 9EZ

WARD(S): Chorlton Ward

APPLICANT: Vasiliki Delimpasi

AGENT (IF ANY): Tom Attewell, Tom Attewell Architects

CASE OFFICER: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

RECOMMENDATION: Approve

DATE OF RECOMMENDATION: 18 March 2025

APPLICATION DETAILS

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	26 February 2025
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications:	Printed: 5 February 2025 Expired: 26 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
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

DESCRIPTION OF SITE/BUILDING

The proposal relates to a two-storey mid terrace dwellinghouse. The property features an existing single store rear outrigger extension and rear garden. The property has no off-street parking.



Figure 1. Street scene

DESCRIPTION OF AREA

The property is in a mostly residential part of the Chorlton ward of Manchester. The site is within the buffer zone for the historic Ivy Green Road landfill site.

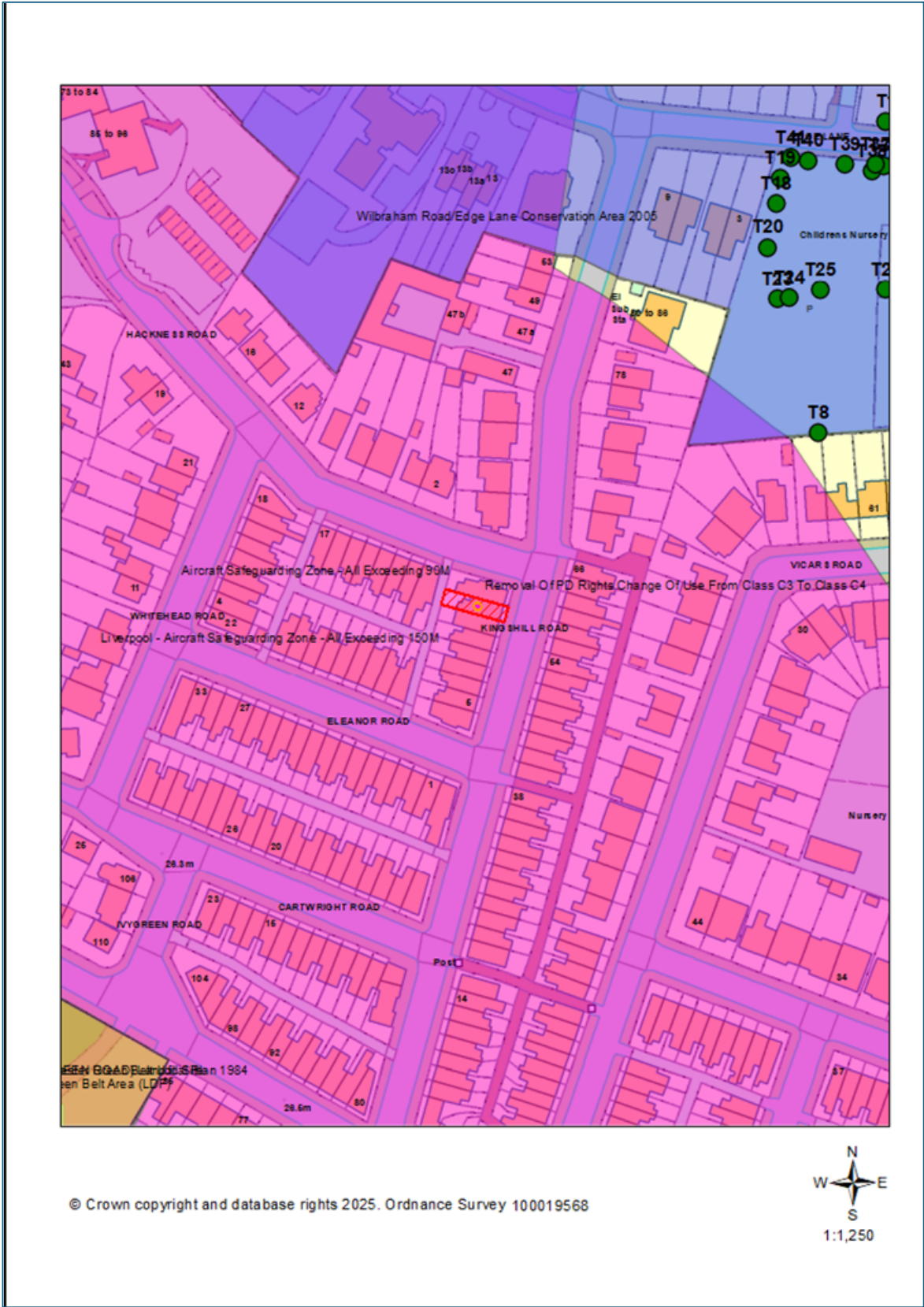


Figure 2. Location plan

DESCRIPTION OF DEVELOPMENT

Erection of single storey rear extension to form additional living accommodation/

The proposal demolishes the existing rear outrigger extension to be replaces with a full single storey extension projecting 3900mm from the existing rear elevation. The proposed extension is finished with a sloping tiled roof featuring 2no rooflights and bifold doors to the rear elevation.



Figure 3. Proposed plans

PLANNING HISTORY

There is no planning history at the address.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

CONSULTATIONS

MANCHESTER CITY COUNCIL ENVIRONMENTAL HEALTH

Environmental Health was consulted as the site is within the buffer zone for the historic Ivy Green Road landfill site. They had no objections and recommended a construction hours condition however given the scale of the development this is particularly onerous and had been attached as an informative instead.

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
 - EN 18 - Contaminated Land and Ground Stability
- [Extant Unitary Development Plan \(UDP\) –](#)
 - Citywide Development Control Policies
 - DC1 - Residential extensions
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern 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 prefer to extend and develop their existing homes rather than move. 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 using brick and slate to match.

The proposal is designed to be subservient to the original dwelling house being entirely at ground level and to the rear.

The proposed extension sits between an existing rear extension to no. 15 and the two-storey end terrace outrigger to No.19, so the massing impacts are minimal, and the rear projection sits in line with these existing extensions.

It is noted that the proposed projection is just 900mm beyond the 3000mm permitted development limit which would be the fallback position.

IMPACT ON THE SURROUNDING AREAS IN TERMS OF THE DESIGN, SCALE, AND APPEARANCE OF THE PROPOSED DEVELOPMENT.

The proposed extension can be marginally seen from the rear however given the size, scale, design and materials usage the impact to the character of the area is minimal.

Extensions on properties on this row, notably at no.15 have been accepted as a feature within the area.

EFFECTS ON AMENITY, INCLUDING PRIVACY, LIGHT, NOISE, VIBRATION, AIR QUALITY, ODOURS, LITTER, VERMIN, BIRDS, ROAD SAFETY AND TRAFFIC GENERATION.

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 rooflights are angled to avoid overlooking impacts.

LIGHT

The proposed extension sits between two rear extensions so the impact to light from the 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 with a small rear garden remaining.

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.

EFFECTS RELATING TO BIODIVERSITY, LANDSCAPE, ARCHAEOLOGICAL OR BUILT HERITAGE

The proposal is within the buffer zone for the historic Ivy Green Road landfill site. Environmental Health had no comments/objections to make.

GREEN INFRASTRUCTURE INCLUDING OPEN SPACE, BOTH PUBLIC AND PRIVATE

The dwelling benefits from a garden beyond the siting of the proposed development which would remain 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 and 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 single-storey rear extension at 17 Kingshill Road is designed to enhance the living accommodation while maintaining the character and appearance of the existing property and surrounding area. The extension is appropriately scaled, uses matching materials, and has minimal impact on neighbouring properties and the environment. The application has been reviewed and found to comply with relevant policies and guidelines, leading to the recommendation for approval.

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.

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 PLANS

The development hereby approved shall be carried out in accordance with the following drawings and documents:

a.	Application Form	31 Jan 2025		APPLICATION FORM
b.	Drawing - Location Plan	31 Jan 2025	001-3	THE LOCATION PLAN
c.	Drawing - Existing	31 Jan 2025	100_3	PLANS
d.	Drawing - Existing	31 Jan 2025	110_3	ELEVATIONS AND SECTIONS
e.	Drawing - Proposed	31 Jan 2025	200_2	PLANS
f.	Drawing - Proposed	31 Jan 2025	210_2	ELEVATIONS AND SECTIONS

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.

INFORMATIVE(S) TO BE ATTACHED TO THE DECISION FOR APPROVAL

1. CONSTRUCTION HOURS

Construction works should be confined to the following hours

- a. Monday - Friday: 7.30am - 6pm
- b. Saturday: 8.30am - 2pm
- c. Sunday / Bank holidays: No work

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

15 Kingshill Road, Manchester, M21 9EZ
3 Hackness Road, Manchester, M21 9HB
1 Hackness Road, Manchester, M21 9HB

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