

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145012/FH/2026
Date registered valid: 22 January 2026
Proposal: Replacing a flat roof with a hipped roof on a previous two-storey extension and erection of a single storey rear and side extension.
Address: 27 Hatherley Road, Manchester, M20 4RN
Ward(s): Withington Ward

Applicant: Mr Handrean Soran
Agent (if any): Mr Stelios Kattou, Cheadle Architects
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 12 March 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 23 February 2026

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 11 February 2026 Expired: 4 March 2026

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 property that is subject of this householder planning application is a two-storey semi-detached C3 dwellinghouse. The property features brown uPVC window frames with red brickwork and brown roof tiles. The property features an existing two storey rear extension with a flat roof. To the front of the property is an area of hardstanding with parking provision, to the rear of the property is a small garden and an outbuilding.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

Hatherley road is a residential street located in the Withington ward of Manchester. The property is surrounded by similar built family dwellinghouses of a similar age and design. The street is located west of Ladybarn Park, an area of green space in which nearby residents can benefit from. Additionally, the area benefits from nearby sustainable transport routes such as multiple bus routes and the nearby 'Mauldeth Road' train station.

Description of development

The applicant is seeking planning permission for the erection of a single storey rear and side extension and the roof alteration on the existing two-storey extension from flat to a hipped roof. This would facilitate a ground-floor bedroom and en-suite and reconfiguration of the existing kitchen/ living room.

Consultations & Notification Responses

Neighbours, as per appendix 1- no comments or objections.

POLICY

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

Unitary Development Plan (UDP)- The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered relevance:

-Policy DC1- Residential Extensions

The Manchester Core Strategy- Development Plan Document 2012- 2027 (The Core Strategy) was adopted by the City Council on the 11th of July 2012, it is a key document for the local plan which provides a framework that planning applications are assessed against.

Policy DM1- Development Management

Policy SP1- Spatial Principles

Policy EN19- Waste

The National Planning Policy Framework (December 2025)- The Government's own planning policies for England and how they are expected to be applied.

-Chapter 8- Promoting healthy and safe communities

-Chapter 12- Achieving well-designed and beautiful places

The DRAFT National Planning Policy Framework (December 2025)- The Government's new national planning policies and how they are to be implemented through local authorities. Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it.

Achieving sustainable development

Policy S3- Presumption in favour of sustainable development

Policy S4- Principle of development within settlements

Achieving well-designed places

Policy DP3- Key principles for well-designed places

Policy DP4- The design process

Places for Everyone- Along 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 (Bolton, Bury, Rochdale, Oldham, Tameside, Stockport, Manchester, Trafford, Salford, Wigan) and took into effect and become part of the statutory development plan on March 21, 2024.

-Policy JP-P1: Sustainable Places

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seeks to ensure that any new built development enhance or creates character, meets local needs and enhances the built environment and its design, scale and appearance of the proposed development that is appropriate to its context. Policies DC1, DC1.2 and DC1.3 of the UDP for the City of

Manchester relate specifically to residential extensions and set out several criteria against which proposals for extension will be assessed. Although the latter policies are of age, they are of long-established practice with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future residents.

Principle

The principle of erecting a single storey rear and side extension and altering the two-storey roof design for additional living accommodation is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. Residents' homes should enable growth by providing sufficient space to accommodate changing needs and circumstances. However, consideration must be given to the proposal siting scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Planning History

No relevant planning history.

Siting Scale and Massing

The rear extension element:

The rear extension would project backwards from the host dwellinghouse by 4.2m and would measure 3.2m lengthways across the rear of the property to meet the existing two-storey rear extension. The extension would have a roof height of 3.2m and feature a flat roof. The extension would introduce two additional windows and a door which would face into the applicant's rear garden.

The side extension element:

The side extension would project sideways from the dwellinghouse by approx. 1.2m and would extend along the side of the property by 6.1m to meet the existing rear building line. The extension proposes a height of 3.5m sloping down to meet the eaves at 2.7m. The extension proposes two windows in total, one facing into the applicant's rear garden and one on the front elevation facing towards the street scene.

Two-storey extension roof

The proposal would include altering the existing flat roof of the two-storey rear extension to a hipped roof. The existing two-storey extension height would increase from, 5.1m to 6.1m sloping down to meet the eaves at 4.9m.

The overall siting scale and massing of the proposal is acceptable as the extension is understood as being subservient to the host dwellinghouse and given the remaining amenity space, is considered to be acceptable in this instance. The proposal is not considered to cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. The proposed site plan demonstrates the private outdoor amenity space that would be retained to the rear.

Residential Amenity

The adjoining property, no. 25 Hatherley Road sits north of the applicant property. As existing, this property features a single storey side and rear extension that projects backwards from the dwellinghouse by approx. 4.5m. The rear extension is not considered to significantly impact the neighbouring property as it would not pass the neighbour's existing rear building line. The rear extension would also be set back slightly from the shared boundary. The development is not considered to cause any additional overshadowing onto the neighbouring property than that is existing, the alteration of the two-storey extension roof is not considered to cause any more shadowing than is currently experienced from the existing. This neighbour is not considered to

experience any residential amenity implications as it would be separated from the side extension. Overall, the development is not considered to create an overbearing feature to the neighbouring property and would not cause any significant residential amenity implications. No windows would face towards this neighbouring property and therefore would not affect the existing levels of privacy between the neighbouring residential units.

The non-adjoining neighbour, no. 29 Hatherley Road sits south of the applicant property. This property would be separated from the rear extension and is not considered to be affected by residential amenity implications from this element of the development. The addition of the hipped roof to the existing flat roof of the two-storey extension would not cause any significant overshadowing than that is of existing. No windows are proposed to face towards this property and therefore the existing levels of privacy between the neighbouring residential units will remain. Given this property features an existing side extension that extends up until the shared boundary and the 1m set back of the applicant property, the side extension is not considered to cause any significant residential impacts upon the neighbouring property.

The property to the rear, no. 2 Haslemere Road is located approximately 11m away. This property is not considered to be significantly impacted upon from the proposed development. Although windows would face towards this property, it would not give rise to any further overlooking than that is existing and the distance between the properties is considered to be adequate enough in terms of privacy.

Given the above reasons and considering there has been no objections received, the proposed extension should not give issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. The proposal therefore accords with saved Policy DC1 of the Unitary Development Plan for the City of Manchester and Policies SM1 and SP1 of the Manchester Core Strategy.

Visual Amenity and Appearance

The submitted application form indicates that the roof tiles would be built with red tiles to match the existing roof. The agent confirmed that the materials to be used would be of matching materials to the original dwellinghouse, including brickwork and uPVC window frames. The alteration of the existing two-storey roof is considered to be an improvement to the existing flat roof and would result in an overall improved appearance for the dwellinghouse.

The use of matching materials would ensure that the overall character of this property and its surrounding area should not be significantly harmed by these works. The side extension would be set back from the street scene and appear subservient to the host dwellinghouse. The other elements of the proposal would not be visible from the street scene. The development would not be out of place for the character of the street as many other residents have benefitted from planning permission. The design and appearance of the extension therefore accord with saved Policy DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework.

The extensions are not considered excessively large or bulky in pursuant with Policy DC1.2. The location plan demonstrates that sufficient private outdoor amenity space would be retained to the rear, and the parking provision would be maintained. A materials condition has been attached to ensure that materials are adhered to pursuant with the Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved policies DC1 of the UDP.

Waste Storage and Parking

The development would not affect the existing parking arrangements at the property. The side extension would leave approximately 1m between the development and the shared boundary

which would provide enough space to wheel bins back and forth from the front to the rear of the property.

Conclusion

Given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies 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 8 and 12 of the National Planning Policy Framework and Policies JP-P1 of the Places for Everyone joint development plan document.

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

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, and the applicant has been determined in a timely manner, in accordance with the policies in the development plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- (1) The development must have begun no later than the expiration of three years beginning with the date of permission. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act of 1990.

(2) The development hereby approved shall be carried out in accordance with the following documents:

Proposed Plans and Elevations

Location Plan

Proposed Site Plan

Received 10 February 2026

Reason- to ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

(3) The materials used in the walls, roof or other element of any exterior work of the development hereby approved shall be similar in appearance to the materials used in the majority of the equivalent element of the existing building, in terms of type, size, colour and texture.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

33 Hatherley Road, Manchester, M20 4RN
57 School Grove, Manchester, M20 4RT
34 Hatherley Road, Manchester, M20 4RN
25 Hatherley Road, Manchester, M20 4RN
2 Haslemere Road, Manchester, M20 4RD
55 School Grove, Manchester, M20 4RT
36 Hatherley Road, Manchester, M20 4RN
31 Hatherley Road, Manchester, M20 4RN
29 Hatherley Road, Manchester, M20 4RN

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