

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144921/FH/2026
Date registered valid: 12 January 2026
Proposal: Erection of single-storey side and rear extension
Address: 23 Hurstville Road, Manchester, M21 8DJ
Ward(s): Chorlton Park Ward

Applicant: Mr & Mrs Steven Boot
Agent (if any): Mr Jonathan Renshaw, ebrdesigns.com ltd
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 2nd March 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20 January 2026

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 16 January 2026 Expired: 6 February 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

Listed building: Not applicable

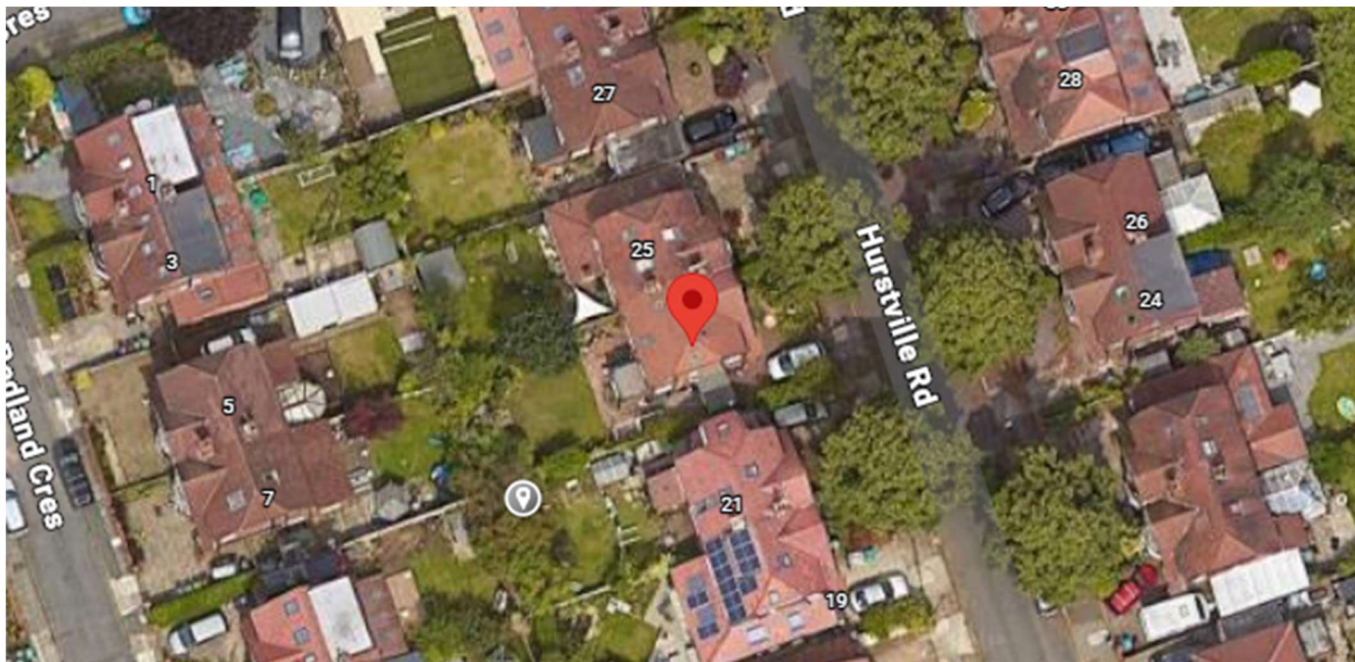
Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached dwellinghouse of redbrick and white render with a red tile hipped roof with a catslide gable to the front. The property features white uPVC windows, including angular bays to the front, a recessed porch, a brick driveway and modest front garden bordered by a mid-level brick wall and brick piers, a single storey side extension, a single storey rear outrigger, and a detached outbuilding situated within a spacious rear garden.

Hurstville Road is a residential street situated within the Chorlton Park ward of Manchester, close to Hardy Farm, West Didsbury & Chorlton AFC, and Chorlton Park. The area is predominantly residential in terms of its character, consisting of terraced and semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

The property is not listed nor is it sited within a Conservation Area.





Description of development

The applicant is seeking planning permission for the “Erection of single-storey side and rear extension”.

Planning history

No previous history.

Consultations & Notification Responses

Local residents, as per appendix 1 – no responses received.

Policies

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 of 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:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN19 – Waste

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.

- Policy JP-P1 – Sustainable Places

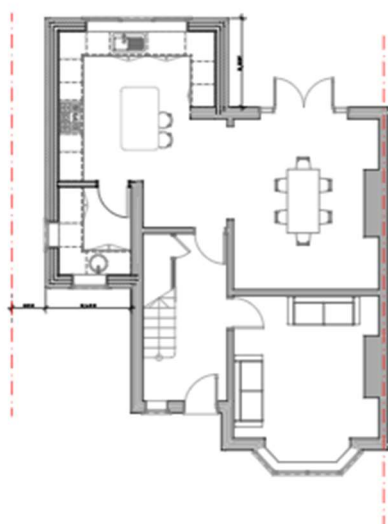
The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places

Draft National Planning Policy Framework (NPPF, 2025)

The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

- Chapter 4 – Achieving Sustainable Development
 - Policy S3: Presumption in favour of sustainable development
- Chapter 14 – Achieving Well-Designed Places
 - Policy DP3: Key principles for well-designed places



Ground floor



First floor

Submitted proposed plans



Front elevation



Side elevation



Rear elevation



Side_2 elevation

Submitted proposed elevations

Issues

Principle – the principle of the proposal, to erect a single storey side and rear extension, to provide additional and improved living accommodation for an existing dwellinghouse is acceptable, however, consideration must be given to the proposal's siting, scale, and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking, as well as other matters.

Siting, scale, and massing – the extension would be sited at the side and rear of the property, projecting south/southeastwards and west/southwestwards. It would project 2.227m rearwards from the host dwellinghouse, with a sideward projection of 2.15m, a width of 4.614m, a hipped roof height of 3.65m and an eaves height of 2.789m. A gap of 0.85m would be maintained to the boundary shared with No.21 (located to the south), whilst a gap of 3.9m would be maintained to the adjoining semi.

The overall siting, scale, and massing of the proposal is considered to be acceptable. The 2.227m rearward projection of the extension would not exceed the limit specified within saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m). Further to this, the extension is considered to be visually subservient to the host dwellinghouse in terms of its dimensions on account of its single storey form and subordinate width and length, and, as such, would avoid resulting in an excessively large or bulky addition to the property, nor would it introduce an overbearing feature into the area. Sufficient private amenity space would be retained to the rear.

Appearance and visual amenity – the extension would be constructed of facing bricks, roof tiles, and uPVC windows to match the existing dwellinghouse. It would feature 1no. window to the front, 1no. window to its south/southeastern side elevation (conditioned to be obscurely glazed), 1no. window to the rear, and a blank north/northwestern side elevation. It would feature 2no. skylights to its south/southeastern roof slope and 1no. skylight to the rear.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale, with comparable extensions evident in the surrounding area. Sited at the side and rear of the property, elements of the proposal would be visible within the street scene, however, its use of matching materials (i.e., brickwork, roof tiles, and windows) should provide a blended appearance and cohesive relationship with the host dwellinghouse, ensuring that the extension does not form an overly prominent visual feature. Hence, the proposal is not anticipated to result in any significant adverse impact upon the character of the application property or the wider area.

Residential amenity – given that the extension would be single storey in form, with a maximum height of 3.65m, an eaves height of 2.789m, and adequate gaps maintained to the plot's shared boundaries, the extension is not anticipated to give rise to significant issues of overshadowing, loss of light, or loss of outlook for neighbouring occupiers. Further to this, its side-facing window, located in proximity to the shared boundary, has been conditioned to be obscurely glazed and, as such, should not give rise to significant issues of overlooking and loss of privacy. Its rear facing window would be sited a sufficient distance away from the shared boundary so as to avoid raising concerns in this regard.

Waste storage – the existing waste storage and management arrangements would be unaffected by the proposal as external access to the rear would be retained. Bins could therefore continue to be stored away from the street scene.

Parking – the existing parking arrangements would be unaffected by the proposal as the driveway space located to the front of the property would be retained.

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 12 of the National Planning Policy Framework (2024).

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 application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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

1) 3-year time limit:

The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) Specified plans:

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

'Proposed floor plans', numbered 'A0.3', received by the City Council as Local Planning Authority on the 12th January 2026.

'Proposed elevations', numbered 'A0.4', received by the City Council as Local Planning Authority on the 12th January 2026.

'Site plan', numbered 'A0.5', received by the City Council as Local Planning Authority on the 12th January 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) Materials:

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.

4) Obscure glazing:

The window in the ground floor of the southern/southeastern elevation of the development hereby approved 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 be retained as such thereafter.

Reason - In order to protect the amenity of neighbouring residents and in accordance with policies SP1 and DM1 of the Core Strategy.

5) Restriction on additional openings:

Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be installed in the ground floor of the southern/southeastern and northern/northwestern elevations of the development hereby approved, without planning permission being granted by the City Council as Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

7 Redland Crescent, Manchester, M21 8DL
21 Hurstville Road, Manchester, M21 8DJ
9 Redland Crescent, Manchester, M21 8DL
5 Redland Crescent, Manchester, M21 8DL
25 Hurstville Road, Manchester, M21 8DJ
28 Hurstville Road, Manchester, M21 8DH
26 Hurstville Road, Manchester, M21 8DH
24 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
Area Team Boundary - Name: SOUTH AREA