

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144370/FH/2025
Date registered valid: 6 November 2025
Proposal: Erection of single storey rear extension including rear terrace
Address: 22 Chorlton Villas, 105 Hardy Lane, Manchester, M21 8DN
Ward(s): Chorlton Park Ward

Applicant: Mr Ricky Yip
Agent (if any): Miss Sarah Hegab, Creative Forge Ltd
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 20 January 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 3 December 2025

Standard consultations:

Printed: 19 November 2025

Expired: 10 December 2025

Neighbour notifications

No neighbour notifications have been printed and sent.

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 application is a three-storey detached C3 dwellinghouse. The property features a front facing terrace on the third floor, a small rear garden and to the front of the property is a driveway which has the capacity to hold one car parking space. The property is of a contemporary design with large full-length windows as a main feature of the design.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

Hardy Lane is situated in the Chorlton ward of Manchester. The neighbouring properties are of a similar design and age to the applicant property, 'Chorlton Villas' was a scheme approved in 2014 which consisted of twenty-eight family dwellinghouses with associated parking and landscaping. Along Hardy Lane, there are other family dwellings of different designs. The area benefits from sustainable transport networks, with the Metrolink line running north of the neighbourhood. The residents also benefit from the local green space as Chorlton water park sits south of the site and Chorlton nature reserve north.

Description of development

The applicant is seeking planning permission for the erection of a single storey rear extension including a terrace and a garage conversion into living accommodation.

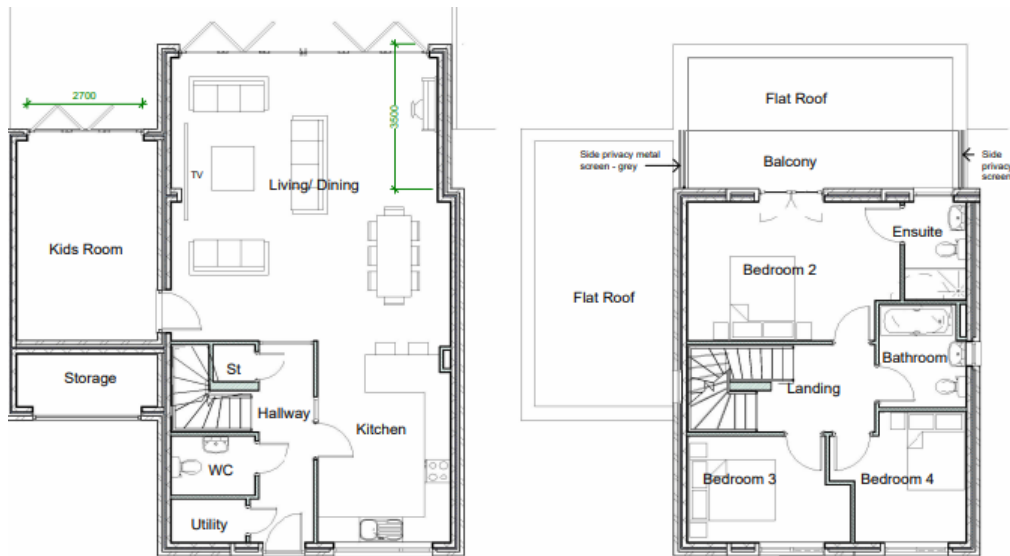
Consultations & Notification Responses

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

Environmental Health: Recommended a condition to be attached regarding landfill gas ingress.

Transport for Greater Manchester: Metrolink have no objection to this application and whilst the development proposals are unlikely to affect Metrolink operations the site does adjoin the Metrolink boundary and therefore we would like the applicant to be advised that the details of working safely near Metrolink can be found on the Metrolink Website at:- [Working safely near Metrolink | Bee Network | Powered by TfGM](#)

Proposed Plans:



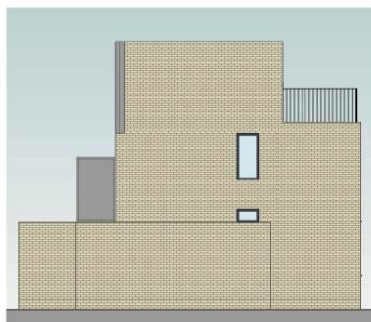
Ground floor plans



Front_Elevation
1 : 100



Rear_Elevation
1 : 100



Side_Elevation 1
1 : 100



Side_Elevation 2
1 : 100

Proposed elevations

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 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, 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 2024)- 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

Pollution, Public Protection and Security

Policy P2- Ground Conditions

Policy P3- Living Conditions and Pollution

Places for Everyone- 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 (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 enhances 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 DC.1, 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 extensions 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.

Planning History

105936/FO/2014/S1- Erection of 28 three-storey family dwelling houses with associated parking, landscaping, boundary treatment and access road, following the demolition of the existing student accommodation. APPROVED 2014.

Principle

The principle of erecting a rear extension, terrace and associated privacy screens 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. Resident's homes should enable growth by providing sufficient space to accommodate changing needs and circumstances. However, consideration must be given to the proposals siting scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking. As the property is to remain a single family dwellinghouse, it is not considered that the conversion would give rise to any significant additional waste or car parking pressures.

Siting Scale and Massing

The single storey rear extension would project backwards from the host dwellinghouse by 3.5m and expand lengthways across the rear of the property by 6.9m. The extension would measure to 2.8m and feature a flat roof. The rearward projection of the extension follows the limit stipulated within the saved policy DC1 of the Unitary Development Plan for the City of Manchester (3.65m.)

The rear extension would propose the addition of six windows to face into the applicant's rear garden. The garage conversion would also result in an additional three bi-fold doors facing into the garden. Both side elevations of the extension would be blank. The garage conversion would not result in any exterior alterations to the building and the retractable door on the front elevation would be maintained.

The rear terrace would be situated above the extension and would project backwards from the dwellinghouse by 1.3m. The terrace would expand along the rear extension to 6.5m and have screens on both sides that would measure, 1.3m (W) by 2m (L) and would replicate any implications of a two-storey extension.

The overall siting scale and massing of the proposal is acceptable as the development is understood as being subservient to the host dwellinghouse and given the remaining amenity space to the rear, the proposed layout 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.

Appearance and Visual Amenity

The submitted application form indicates that the development would be built from brickwork to match the existing extension, the windows would be made from aluminium windows to match the existing and the flat roof would be made of matching materials to the original roof. The balcony railings would also match the existing balcony on the front elevation. The garage conversion would not result in a new feature to the street as the existing front elevation would be maintained including the retractable door.

The screens to be inserted on the side of the balcony would be made from toughened glazing, frosted/ opaque, set within a stainless-steel frame and retaining system. The use of the opaque

materials would improve the visual appearance of the screens and would reduce any potential overshadowing. Considering that neighbours were re-consulted on the inclusion of the privacy screens and no objections were received, the screens are considered acceptable.

Through the use of matching materials, the extension would ensure that the overall character of the property and its surrounding area would not be significantly harmed by these works. The addition of the rear terrace would not be out of character as this is a prominent feature of the properties within Chorlton Villas. Given there has been no objections to the proposal of the associated insertion of the screens, the appearance and visual amenity of the proposed is considered to be acceptable.

The development would be in-keeping with maintaining private outdoor amenity space to the rear of the property. 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 development is considered a small addition to the street scene and would not be unusual or out of character for the area. 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.

Residential Amenity

Neighbour, no. 21 Chorlton Villas sits west of the applicant property. The proposed would not affect the current distance between the shared boundaries. As existing the garage projects 1.4m along the shared boundary. The rear extension would project to 2m past the rear building line, however, would be separated by 3.6m by the existing garage. Although the development includes the garage conversion, this would not externally affect the building and is therefore not considered to cause any significant residential amenity implications. In order to maintain existing privacy between the neighbouring properties a screen would be inserted on the side elevation of the rear terrace. The screen would measure 1.3m in width and 2m in length. Although the screen may resemble the presence of a two-storey extension, the small scale of the screen is not considered to cause significant impacts on the neighbouring property, especially considering the 3.6m distance between. As the garden faces north, the development is not considered to cause significant overshadowing. As such, it is considered that the insertion of the screen to protect the privacy of neighbours outweighs any associated residential amenity implications. An assessment has been carried out, and the insertion of the screens would not cause any significant effects in terms of residential amenity including, overshadowing and introducing an overbearing presence.

The neighbour no. 23 Chorlton Villas, sits east of the applicant property. The rear extension would be set back from the shared boundary by 0.3m. Although the shared boundary is currently open, no. 23 Chorlton Villa's garage extends along the boundary by approximately 1.5m. Therefore, the extension would pass the rear building line by 2m. Considering the distance to the shared boundary and the one storey element, the rear extension is not considered to introduce an overbearing feature into the area. In order to maintain existing levels of privacy, the proposed rear terrace would have screens inserted. Considering the small scale of the screen, 1.3m (W) by 2m (L) it is not considered to result an overbearing feature. The proposed is not considered to cause any significant overshadowing to the neighbouring property. Additionally, the neighbour would be separated from the garage conversion and therefore would not be impacted by any residential amenity implications associated with the development.

The proposal would be in-keeping with providing enough private external amenity space. Considering there has been no objections to the proposal from neighbours; it is not considered to affect the current residential amenity of the neighbouring occupiers. Overall, the proposal is

not considered to give rise to any overlooking, significant loss of light nor privacy implications to the surrounding properties, pursuant to Policy DC1 of the UDP and the Core Strategy policies SP1 and DM1.

Waste Storage and Parking

The development is not considered to affect the current parking provision to the front of the property. Although the proposed extension would reduce the garage space and access to the rear of the property, storage would be retained for bins and other items.

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 with 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 Rev C, ref- 24-031-101
Proposed Site Plan, ref- 24-031
Drawing- Location Plan, ref- 24-031

Received on 11 December 2025

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 external surfaces of the development hereby approved shall be as follows:
- *[main brick: buff brickwork to match existing]*
 - *[window frames: aluminium windows to match existing]*
 - *[roof: flat roof covering and balcony railings to match existing]*
 - *[screens: toughened glazing, frosted/ opaque in a stainless-steel frame]*

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) GAS01

Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented prior to occupation as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012)

- (5) Prior to the first use of the external balcony area as shown on drawing no. 24-031 101 Rev C received on 12 December 2025 hereby approved, the privacy screen identified on the approved plan comprising an obscurely glazed screen to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent shall be installed and shall thereafter be retained and maintained whilst the balcony areas is in use.

Reason - In the interests of residential amenity, pursuant to Policy DM1 in the Manchester Core Strategy.

(6) The flat roof of the extension as indicated on submitted drawing no. 24-031 101 Rev C received on 12 December 2025 shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Transport For Greater Manchester

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Historic Landfill Site 50m Buffer -
Area Team Boundary - Name: SOUTH AREA