MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144418/FH/2025
Date registered valid:	3 November 2025
Proposal:	Erection of two storey side extension (including hip to gable conversion) and single-story rear extension
Address:	10 Hackness Road, Manchester, M21 9HB
Ward(s):	Chorlton Ward
Applicant:	Mrs Naima Begum
Agent (if any):	Mr Hassan Naqvi Alphan Planning & Design Ltd
Case officer:	Ciara Gettinby Tel: 0161 234 3048 Email: ciara.gettinby@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**22 December 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 3 December 2025

Standard consultations:
Printed: 17 November 2025 Expired: 8 December 2025

Neighbour notifications
Printed: 17 November 2025 Expired: 8 December 2025

Site notice
Posted: 26 November 2025 Expired: 17 December 2025

Press advert
Published: 25 November 2025 Expired: 16 December 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building
The property that is subject of this householder application is a detached C3, two storey family dwellinghouse. The property features red brickwork, white uPVC window frames and grey roof tiles. To the front of the property is a midrise wooden fence and shrubbery, to the rear of the property is a mid-size garden.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area
Hackness Road is a residential street situated in the Chorlton ward of Manchester. The property is surrounded by similar built family properties. Other dwellings in the area consist of semi-detached houses of a similar design and age. Many other properties in the area benefit from planning permission. North of the applicant site is the Wilbraham Road/ Edge Lane Conservation Area which is recognised as possessing buildings and spaces of character and quality dating back to the late 19th century.

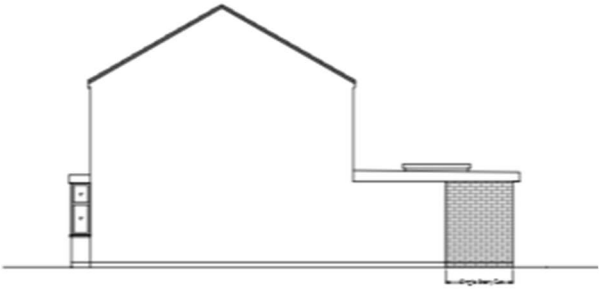
Description of development
The applicant is seeking planning permission for the erection of a two-side storey extension including a hip to gable conversion and a single storey rear extension. The rear extension would facilitate a larger kitchen and dining area. The two-storey side extension would create an enlarged bathroom and improved bedroom.

Consultations & Notification Responses
Neighbours, as per appendix 1- no comments or objections.

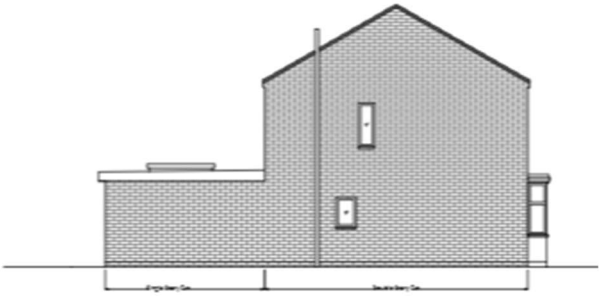
Chorlton Civic Society, no comments received.

Proposed Plans:









Site Photos:





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

Policy S4- Achieving sustainable development
Policy DP2, DP3 and DP4 - Achieving well-designed places
Policy HE4, HE5 and HE6- Conserving and enhancing the historic environment

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, meet 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

- 036348- Two storey extension at the side and single storey extension at the rear, Application not proceeded with 1990.

- 109260/PDE/2015/S1- Proposed single storey rear extension of 6.4 metres with a height of 3 metres at the eaves and 3.295 metres at the highest point Approved 2015.

Principle
The principle of erecting a single storey rear and two storey side extension with a hip to gable roof conversion is acceptable given that many individuals prefer to extend their homes and later their homes to meet 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.

Siting Scale and Massing

The rear extension element:
The single storey rear extension would project backwards from the dwellinghouse by 4.7m. As existing there is a single storey rear extension that measures to approx. 3m, the addition of the proposed extension would result in the development passing the rear building line by 1.7m. The extension would expand 6.8m across the rear of the building. The roof would measure to 2.8m and would feature a flat roof. The extension would be slightly set off the shared boundary with no. 8 Hackness Road by 108mm. The development would be set back by 2.4m from the neighbouring property, no 12 Hackness Rd. The rear extension would feature eight new windows, six would face into the rear garden and two are proposed to be roof lights.

The two-storey side extension element:
The side extension would be located west of the property and would extend 1m sideways from the original dwellinghouse. The extension would expand along the side of the property to meet the rear extension, totalling 12m along the side of the property. The extension would reduce the distance between the shared boundary and the property to from 3.4m to 2.4m. This space would be used as a car parking space and would be sufficient in maintaining the standard car parking space (2.4m x 4.8m.) The side extension would not introduce any new windows but would maintain the existing side elevation windows.

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 extension would be built with brickwork to match the existing dwellinghouse. The rear extension's roof would be made of GRP and the two-storey extension would use smooth interlocking concrete tiles to match the existing dwellinghouse. Materials of uPVC would be used on the proposed windows and doors to match existing. This type of development would not be out of character for the surrounding area as many nearby properties benefit from planning permission.

The proposed hip to gable conversion would result in an improved appearance to the property. Currently, the existing roof form is an unusual option for a detached property. The use of a hip to gable roof would balance the property and be an improvement to the current roof form.

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 two-storey side extension and single storey rear would blend with the host dwellinghouse. The design and appearance of the extensions therefore accord with saved Policy DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework.

The rear and side extension is not considered excessively large or bulky in pursuant with Policy DC1.2. The submitted 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.

Residential Amenity
The neighbour who sits south-east of the applicant property is no. 8 Hackness Road. As existing, the neighbour benefits from a 3m rear extension. The applicant's proposed rear extension would pass the neighbour's building line by approximately 1.7m. The roof conversion is not considered to cause any residential amenity implications for the neighbouring property. Regarding sunlight, the proposed is not considered to cause a significant amount of overshadowing and no proposed windows would face towards the neighbouring property. Therefore, existing levels of privacy between the neighbouring residential units will be maintained. The sense of openness along the shared boundary has already been impacted by no. 8 Hackness Road's rear garage and the existing rear extension. The one-storey height and flat roof design would lessen any feelings of overbearingness for the neighbouring property. No. 8 Hackness Rd is separated from the two-storey side extension and would not be impacted by this element of the proposal.

The neighbour that sits north-east of the applicant property is no. 12 Hackness Road. Regarding sunlight, the proposed development is not considered to cause any additional significant overshadowing to the neighbouring property. The extension would maintain a distance of 2.4m between the extension and the shared north-eastern boundary, the gap between the two-storey side extension and neighbouring property is considered acceptable. Given that the rear extension would be set off the shared boundary and the one storey height, it is not considered to introduce an overbearing feature. Additionally, the hip to gable roof conversion would not cause any residential amenity implications for the neighbouring property.

The neighbour to the rear of the property, no. 13C Edge Lane is located over 70m away and is not considered to be affected by the proposal. Moreover, none of the windows should give rise to issues of overlooking or loss of privacy. The six windows proposed on the rear elevation would face into the applicant's rear garden and the addition of roof lights do not pose any privacy risks. The existing side elevation windows facing towards no. 12 Hackness Road would be maintained.

Given the above reasons, and considering there has been no objections received, the proposed extension should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence in the area. 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 the Wilbraham Road/ Edge Lane Conservation Area
Property owners in the area are encouraged to retain the original character and detail of their houses. This could include the details, colour and materials of the window frames, doors and other elements of the buildings. Substantial development proposals will require planning permission, and some minor works may also require prior approval from the City Council.

It is envisaged that small scale development and refurbishment will take place from time to time. The main aim of designation is to ensure that the character and quality of both the buildings and spaces between them is retained. As with all conservation areas, attention bust be paid to maintaining harmony regarding building heights, the type and colour of materials. The owners of properties will be encouraged to replace like for like when considering repairs to walls, roof, windows and mouldings.

The proposal would be sited mostly at the rear of the property and the side extension would utilise matching and sympathetic materials to those already featured on the host dwellinghouse, which would provide a blended appearance with the existing property, minimising the degree of harm caused to the visual amenity of the area and character of Wilbraham Road/ Edge Lane Conservation Area. The extension would provide benefits in the form of improved and enlarged living accommodation for the future occupiers of the property, which in this instance is considered to outweigh any potential less than substantial harm caused to the Conservation Area.

The proposal is therefore considered to accord with paragraph 215 of the National Planning Policy Framework, which stipulates 'where development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including where appropriate, securing its optimum viable use' as well as Policy DC18 of the UDP, Policy EN3 of the Core Strategy and Policy JP-P2 of Places for Everyone.

Parking
The proposed site layout plan demonstrates that a parking space located at the side of the property would be maintained as it retains the standard UK parking space of (W) 2.4m x (L) 4.8m.

Waste Storage
The proposal is not considered to affect the current waste storage arrangements.

Conclusion
Given the above issues, it is considered that the scheme for 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 and DC18 of the Unitary Development Plan for the City of Manchester, Policies DM1, SP1 and EN3 of the Manchester Core Strategy, Chapter 12 and 16 of the National Planning Policy Framework, the Draft NPPF paragraphs: 4, 14, 20 and Policies JP-P1 and JP-P2 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 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
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:

Location Plan, ref- PP-10HCKRDM21- P1

Drawing Site Plan, ref- PP-10HCKRDM21- P4
Drawing Proposed, ref- PP-10HCKRDM21-P3
Received on 17 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: facing brick to match existing]*
- *[window frames: White PVC to match existing]*
- *[roof tiles: grey interlocking concrete tiles to match existing*
- *[roof: flat roof GRP]*

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) 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 and first floor of the side elevation of the development hereby approved, without planning permission being granted by the 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

Chorlton Civic Society

16 Hackness Road, Manchester, M21 9HB
8 Hackness Road, Manchester, M21 9HB
Flat 5, 15 - 17 Edge Lane, Chorlton, Manchester, M21 9JH
Flat 17, 15 - 17 Edge Lane, Chorlton, Manchester, M21 9JH
Flat 16, 15 - 17 Edge Lane, Chorlton, Manchester, M21 9JH
Flat 15, 15 - 17 Edge Lane, Chorlton, Manchester, M21 9JH
Flat 14, 15 - 17 Edge Lane, Chorlton, Manchester, M21 9JH
Flat 13, 15 - 17 Edge Lane, Chorlton, Manchester, M21 9JH
Flat 12, 15 - 17 Edge Lane, Chorlton, Manchester, M21 9JH
Flat 11, 15 - 17 Edge Lane, Chorlton, Manchester, M21 9JH
Flat 10, 15 - 17 Edge Lane, Chorlton, Manchester, M21 9JH
Flat 9, 15 - 17 Edge Lane, Chorlton, Manchester, M21 9JH
Flat 8, 15 - 17 Edge Lane, Chorlton, Manchester, M21 9JH
Flat 7, 15 - 17 Edge Lane, Chorlton, Manchester, M21 9JH
Flat 6, 15 - 17 Edge Lane, Chorlton, Manchester, M21 9JH
Flat 4, 15 - 17 Edge Lane, Chorlton, Manchester, M21 9JH
Flat 3, 15 - 17 Edge Lane, Chorlton, Manchester, M21 9JH

Flat 2, 15 - 17 Edge Lane, Chorlton, Manchester, M21 9JH
Flat 1, 15 - 17 Edge Lane, Chorlton, Manchester, M21 9JH
12 Hackness Road, Manchester, M21 9HB
47B Kingshill Road, Manchester, M21 9HD
17 Hackness Road, Manchester, M21 9HB
14 Hackness Road, Manchester, M21 9HB
18 Hackness Road, Manchester, M21 9HB
18 Whitehead Road, Manchester, M21 9HA

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) -
Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA