

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144017/FO/2025
Date registered valid: 22 September 2025
Proposal: Erection of single storey front porch
Address: 116 Hill Lane, Manchester, M9 6PW
Ward(s): Higher Blackley Ward

Applicant: Mr David Mihell, Tiddlywinks Nursery Group
Agent (if any): Mrs Stephanie Procter, MAST Architecture Ltd
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 10 November 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 15 October 2025

Standard consultations:

Printed: 1 October 2025 Expired: 22 October 2025

Neighbour notifications

Printed: 1 October 2025 Expired: 22 October 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

Description of site/building

The applicant site relates to 'Tiddlywinks Nursery' which was converted from a dwellinghouse into an independent day nursery in 1990. The site features the property, a play area to the south and associated car parking to the rear. The detached house features red brick, black uPVC window frames and a pitched grey roof. The property currently benefits from a rear and side extension. To the front, the site is bounded by a low rise brick wall and gate.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Site Photos



Figure 1, site photo



Figure 2, site photo

Description of area

Hill Lane is a residential street situated within the Higher Blackley Ward of Manchester. The street is located east of Plant Hill Park. Other dwellings within the area are of varying design styles and ages. Most of the properties consist of semi-detached and detached houses where multiple houses within the area benefit from planning permission.

Description of development

The applicant is seeking planning permission for the erection of a front porch to create a new entrance for the nursery. It is noted that the applicant received planning permission for the 'erection of front entrance porch and alterations to boundary treatment' (2019) of a similar design to the one proposed currently. In this instance whilst alterations are shown to the existing wall, this does not form part of the description of development.

Consultations & Notification Responses

Highways

The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway. It is understood that existing parking arrangements will be unaffected by the proposal. Pedestrian access to the site will continue to be provided from Hill Lane. Detail should be sought from the applicant in relation to any proposed construction or fit-out arrangements, where there is an impact on the highway. The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk. The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

Environmental Health, no comments.

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 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

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

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.

Principle

The principle of erecting a front porch for additional accommodation is acceptable given that businesses prefer to extend and alter their property to meet changing needs and circumstances. Consideration must be given to the proposals siting scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Planning History

- 037247, Approved 1990 Conversion of dwellinghouse into an independent day nursery
- 049659/FO/NORTH1/96, Approved 1996, Single storey side extension to form a pre-school room to existing day nursery
- 055741/FO/NORTH1/98, Refused 1998, Construction of an enclosed external fire escape to side elevation
- 077487/FO/2005/N1, Refused 2005, Erection of 1st floor extension and porch and alterations to roof of existing property to allow increase of nursery usage from 46 to 54 children
- 092135/FO/2010/N1, Approved 2010, Erection of pram store to side and freestanding enclosed canopy at rear for storage purposes
- 104553/FO/2013/N1, Approved 2013 Erection of first floor extension to form additional classroom and office accommodation in connection with existing day nursery
- 124958/FO/2019, Approved 2019, Erection of front entrance porch and alterations to boundary treatment

Proposed plans



Figure 3, proposed elevations

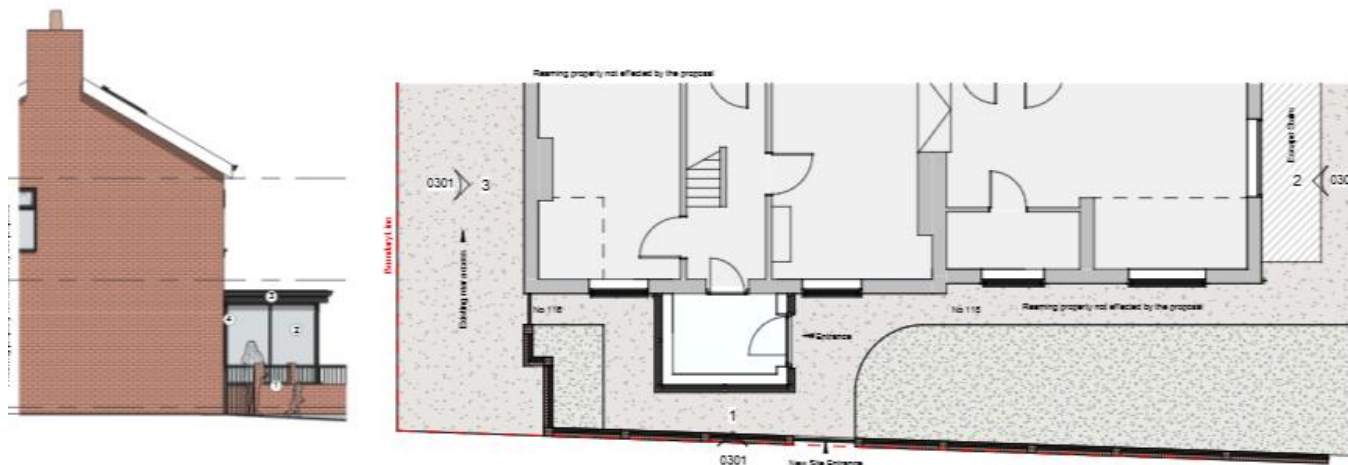


Figure 4, proposed elevations and ground floor plan

Waste Storage and Parking

The proposed is not expected to impact the current parking or waste storage arrangements.

Siting Scale and Massing

The front porch would be sited west of the property facing out onto Hill Lane, the porch would project 2.2m forwards of the property and measure 3.2m in length across the front elevation. The porch proposes a flat roof that would measure to 2.9m tall. The porch design proposes a modern style of development, with windows to every aspect of the elevations introducing six windows and one door.

The proposal would be set back from the pavement by 1.19m and set back from the north side building line by 3.1m. The porch is set back by over 10m from the south building line. The development does not impinge upon the adopted highway and therefore has no objections from highways. Overall, the proposal is considered to be a small addition to the street scene.

The overall siting scale and massing of the proposal is acceptable as the extension is understood as being subservient to the property. The porch 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 proposal would not affect the private outdoor amenity space.

Appearance and Visual Amenity

The submitted application form indicates that the porch would be built of redbrick and uPVC windows to blend with the existing dwellinghouse. The proposed roof would be made of GRP to match the original roof. The materials ensure that the overall character of the property and its surrounding area should not be significantly harmed by these works.

Although the porch introduces a modern style of development through the design of the windows, 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 on this locale. None of the proposed windows would cause issues associated with privacy or overlooking and is considered to be a small addition to the street scene. 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.

The location plan shows that the gardens to the front of the property would be partially retained, and the proposal would not affect the current parking arrangements to the rear. The design and appearance of the extension therefore accords with saved Policy DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework.

Residential Amenity

The neighbour, no. 118 Hill Lane sits north of the applicant site. Regarding sunlight, the proposed is not considered to cause any additional overshadowing or effect the current path of light to the neighbouring property. Moreover, none of the windows should give rise to issues of overlooking or loss of privacy over and above existing levels as the applicant property sits forward 4m of no. 118 Hill Lane, therefore the extension would not be visible from the neighbouring property. Due to the small scale of the development and one storey element, the proposed is not considered to create any overbearing feelings for the neighbouring property.

The neighbour sitting to the south of the applicant property is no. 110 Hill Lane, the proposed development would be sited approximately 28m from the neighbouring property. Regarding sunlight, the proposed porch would not cause any issues associated with overshadowing or effect the neighbouring property's current path of light. Although the proposed door would face towards this property, it would be shielded at ground floor level by the boundary fence. Due to the small scale of the development and one storey element, the proposed is not considered to create any overbearing feelings for the neighbouring property.

The opposing neighbour, no. 127 Hill Lane sits directly opposite the applicant property. Although this neighbour would have a direct view of the proposed, there is public highway and approximately 19m between the properties. This is considered to be an adequate distance in terms of maintaining privacy as none of the proposed windows should give rise to any issues of overlooking over and above the existing. The one storey element and small scale of the development would ensure that the porch does not introduce an overbearing feature into the area. 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.

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 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:

- Drawing location plan, ref- 0181-MASTRA-DR-A-0200
- Existing and proposed site plans, ref- 0181-MASTRA-A-0201
- Proposed elevations and plans, ref- 0181-MASTRA-A-0201

Received on the 22 September

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: red brickwork]
- [windows/doors: uPVC]
- [roof: GRP flat roof]

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.

Informatives

1. Notwithstanding the details shown on the submitted plans, this consent does not confer any consent for the construction, alteration, or removal of the boundary wall. Separate approval may be required under relevant legislation.
2. If the development can accommodate it, it is requested that consideration is given to the installation of Swift Bricks. Swift bricks must be fitted in accordance to the specifications of BS 42021:2022 - Integral nest boxes.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

11 Rathbourne Avenue, Manchester, M9 6PN
23 Rathbourne Avenue, Manchester, M9 6PN
15 Rathbourne Avenue, Manchester, M9 6PN
127 Hill Lane, Manchester, M9 6PW
125 Hill Lane, Manchester, M9 6PW
21 Rathbourne Avenue, Manchester, M9 6PN
17 Rathbourne Avenue, Manchester, M9 6PN
137 Hill Lane, Manchester, M9 6PW
118 Hill Lane, Manchester, M9 6PW
110 Hill Lane, Manchester, M9 6PL
123 Hill Lane, Manchester, M9 6PW
121 Hill Lane, Manchester, M9 6PW
25 Rathbourne Avenue, Manchester, M9 6PN
19 Rathbourne Avenue, Manchester, M9 6PN
13 Rathbourne Avenue, Manchester, M9 6PN

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA