MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-000609
Application type:	Householder planning permission
Proposal:	Erection of part single, part two storey side extension, part single part two storey rear extension including front entrance porch and elevational alterations.
Site address:	74 Hart Road Manchester M14 7BB
Ward(s):	Fallowfield
Date application valid:	08 June 2026
Applicant name:	Mr Ahmed Shah
Agent (if any):	Mr Niamat Ali
Case officer:	Holly Wright
Recommendation:	Approve
Date of recommendation:	28 July 2026

Description of site, building and/or area

The application relates to a two-storey semi-detached dwellinghouse of redbrick with a grey concrete tile hipped roof. The property features white uPVC windows, a porch canopy, a front driveway, spacious rear garden, and existing outbuilding to the rear.

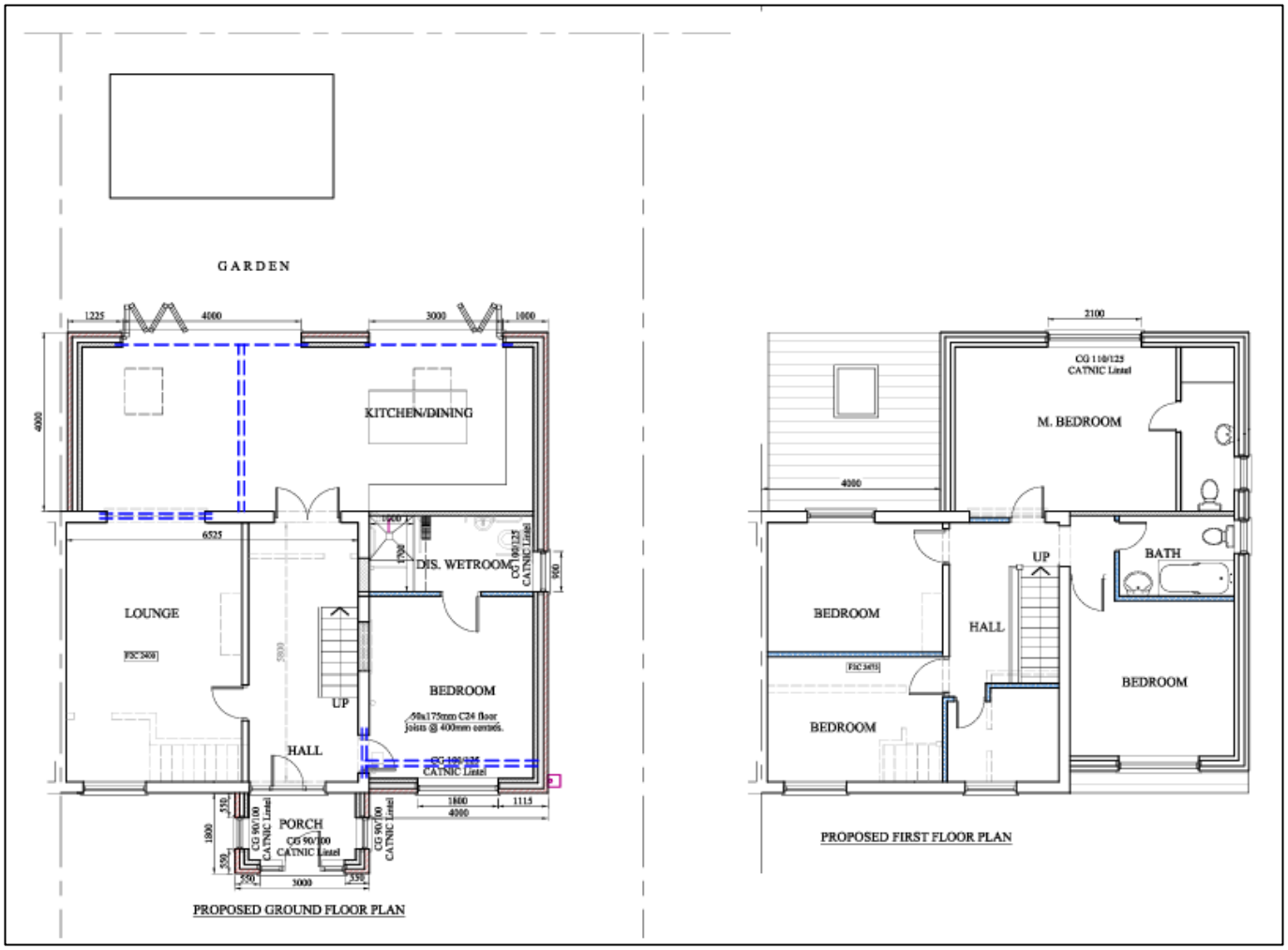
Hart Road is a residential street situated within the Fallowfield ward of Manchester, close to Wilbraham Road (A6010), Platt Fields Park and Fallowfield Secret Garden Community Project. The area predominantly consists of semi-detached and terraced residential properties and benefits from its close proximity to outdoor green spaces.


Bee Network docking station Hart Rd
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Hart Rd
Hart Rd
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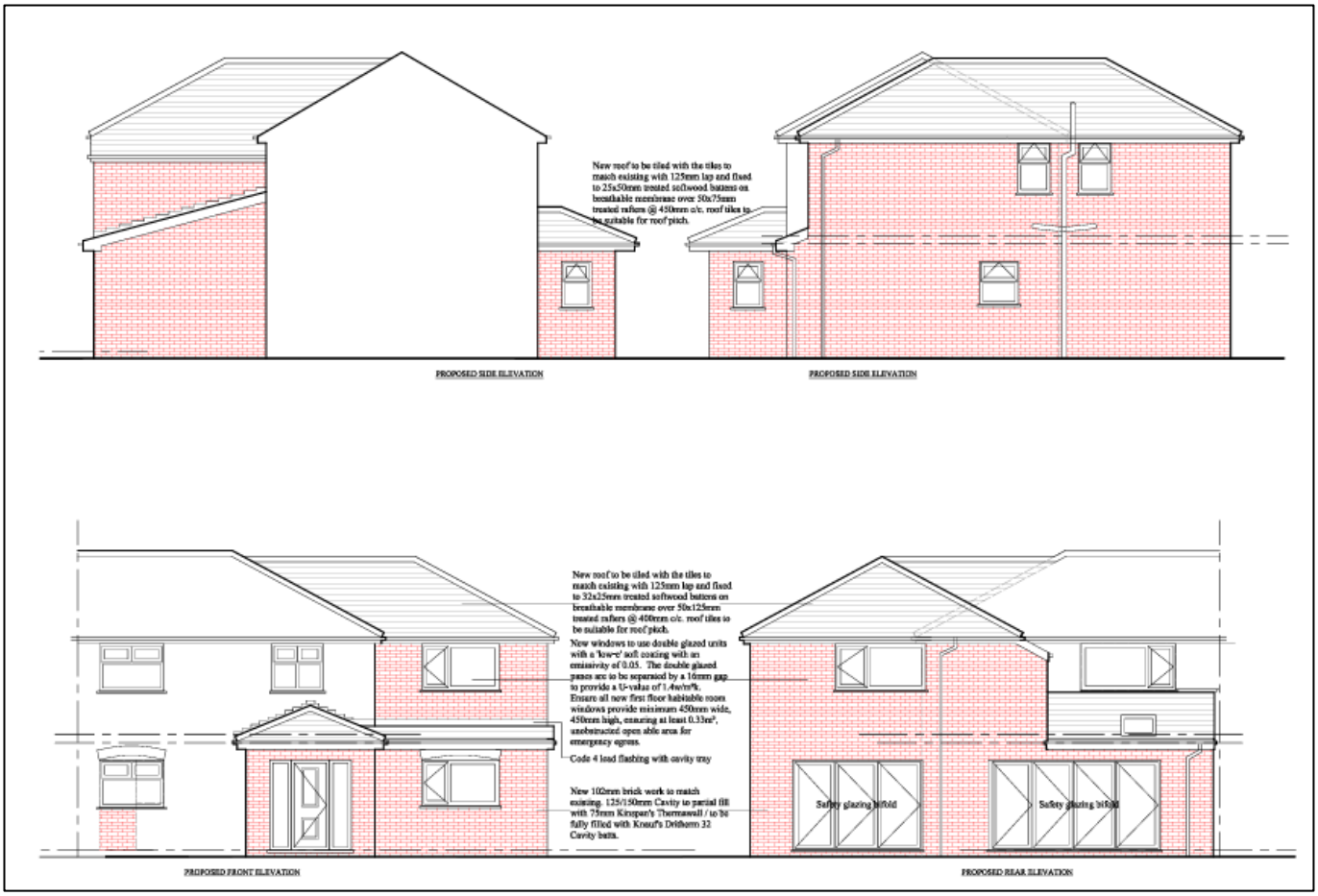
Description of development

The applicant is seeking planning permission for the erection of part-single / part-two storey side extension, part-single / part-two storey rear extension together with a front entrance porch and elevational alterations.

The proposal represents a resubmission of a previously approved planning application (135770/FH/2022) which has now lapsed. No changes are proposed to the previous approval.



Approved plans of 135770/FH/2022



Approved elevations of 135770/FH/2022

Relevant planning history

Planning Application - 135770/FH/2022 – Erection of two storey side extension, part single part two storey rear extension including front entrance porch to provide additional living accommodation with associated elevational alterations – Approved (2023).

Consultation, notification and publicity responses

Consultations

Environment Agency – no objection in principle to the proposed development, directing the LPA to Flood Risk Standing Advice (FRSA).

Flood Risk Management – indicated that the site is in close proximity to a river, therefore the Environment Agency should be consulted.

Notifications and publicity

Local residents – no representations received.

Negotiations

Not required.

Relevant 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

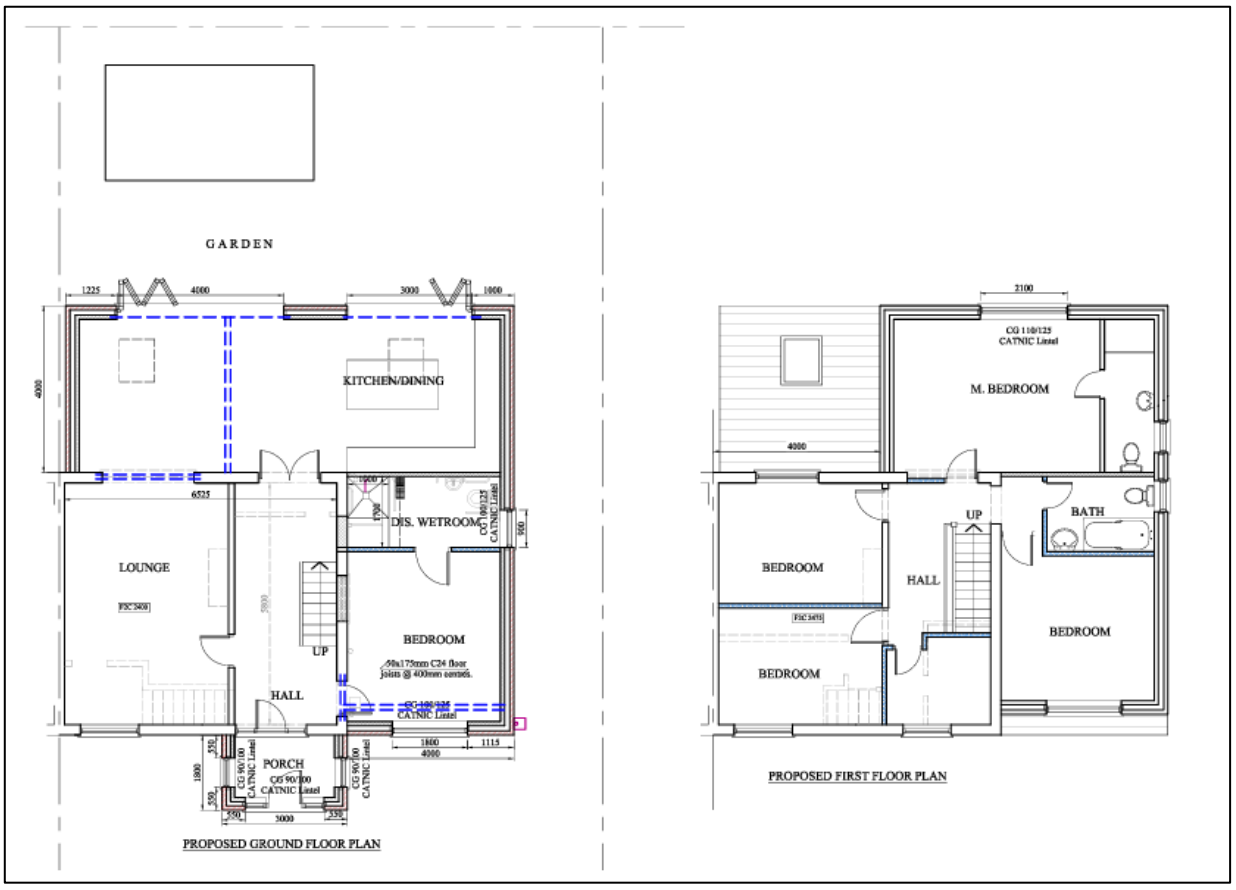
The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN19 – Waste

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

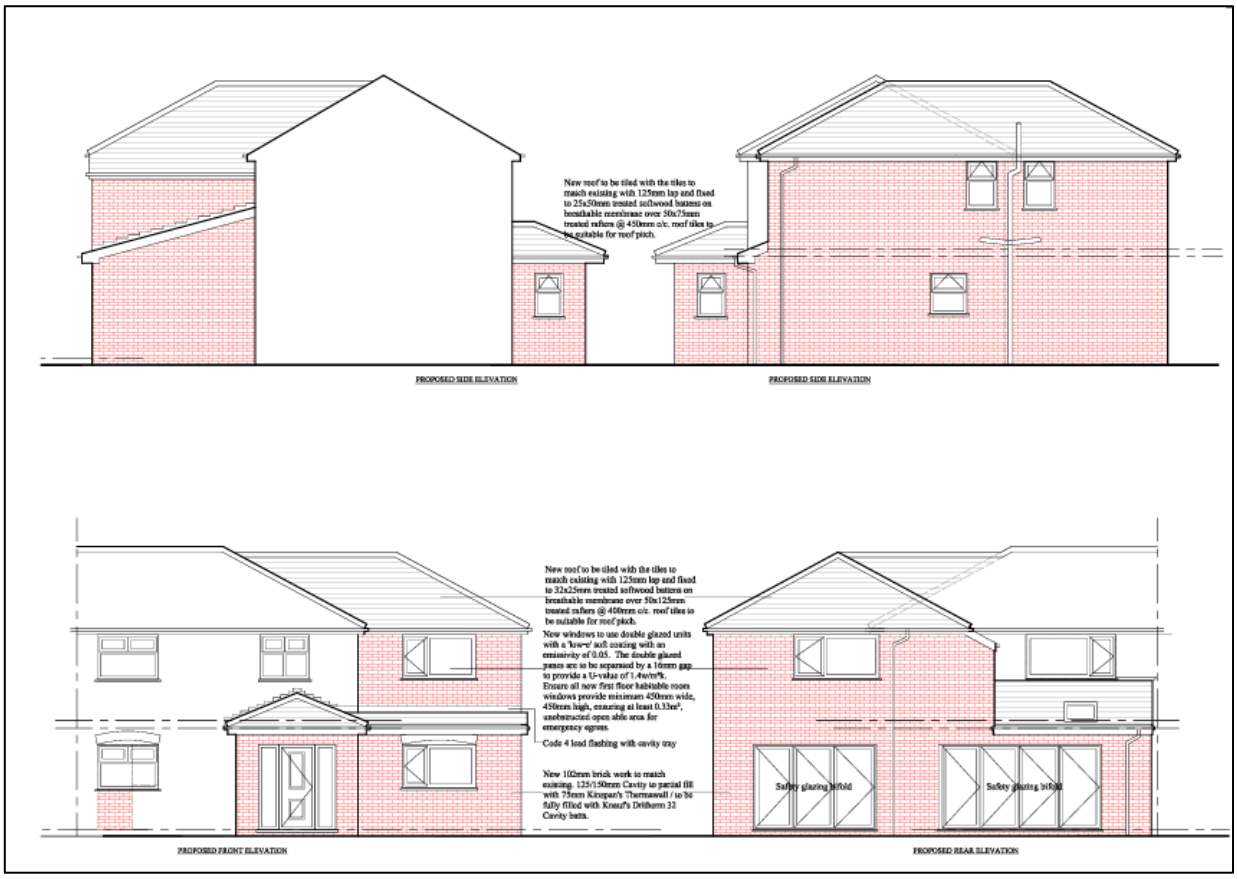
The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places

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

Assessment



Submitted proposed plans under PLA-2026-000609



Submitted proposed elevations under PLA-2026-000609

Principle – the principle of erecting a part-single / part-two storey side extension, part-single / part-two storey rear extension together with a front entrance porch and elevational alterations in order to provide additional space for a family dwellinghouse is acceptable, however consideration must be given to the proposal's siting, scale and massing, appearance, impact upon existing levels of residential and visual amenity as well as waste management and parking.

Siting, scale and massing – the part-single / part-two storey side extension would be sited at the northwestern edge of the property.

At ground floor level, the extension would have a maximum depth of 6.299m, a width of 4m, a mono pitch roof height of 3.029m and an eaves height of 2.429m. The extension would be setback by 0.499m at first-floor level with a depth of 5.8m, width of 4m, hipped roof height of 6.961m and an eaves height of 4.999m. As such, the side extension's ridge would be set 0.134 below the ridge of the original dwellinghouse with eaves to match. The dimensions of the proposed development are therefore understood as being subservient to those of the original dwellinghouse. Sited at the northwestern edge of the property, the proposed development would maintain a gap of at least 2.13m to the boundary shared with No.2 Plattbrook Close, therefore avoiding the creation of a terracing effect, and mitigating the impact of the relatively small-scale setback at first floor level and is therefore considered acceptable under saved policy DC1 of the Unitary Development Plan for the City of Manchester.

The part-single / part-two storey rear extension would be sited at the southwestern edge of the property and would adjoin the proposed side extension.

At ground floor level, the extension would project 4m from the rear elevation of the original dwellinghouse, with a width of 10.752m, mono pitch roof height of 3.843m and eaves height of 2.472m. A gap of 0.15m would be maintained to the shared boundary with No.76 Hart Road and a gap of 2.13m would be maintained to the boundary shared with No.2 Plattbrook Close. The first-floor portion of the rear extension would be sited 4m away from the boundary shared with No.76, at the southwest corner of the property. It would have a rearward projection of 4m, width of 6.9m, hipped roof height of 6.961m and eaves height of 4.999m. The maximum rearward projection of 4m exceeds the limit stipulated under saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m), however is considered acceptable given that this is by a relatively small margin (0.35m).

The front porch extension would be sited at the northeastern edge of the dwellinghouse, creating a new entrance to the property. It would have a frontward projection of 1.8m, a width of 3m, hipped roof height of 3.517m and eaves height of 2.498m. A gap of 3.898m would be maintained to the boundary shared with No.76 and a gap of 6.127m would be maintained to No.2. This extension is considered to be a relatively minor addition to the property which would be subservient to the original dwellinghouse and would not result in an 'excessively large or bulky' extension and, as such, is deemed acceptable as it accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester.

Appearance and visual amenity – the proposal would be built of brickwork, grey concrete roof tiles and uPVC double glazed windows and doors to match the existing. The front porch would feature one door and two windows on its principal elevation as well as one window on each of its side elevations. The principal elevation of the side extension would feature a window at both ground and first floor level. The north-western elevation of the proposed side and rear extension

would feature one window at ground floor level and two windows at first floor level, whilst the south-eastern elevation would remain blank. The rear elevation of the proposed development would feature two sets of bi-folding doors at ground floor level and one window at first floor level.

The proposal is considered to be relatively standard in terms of its design and, though large in scale, is considered to be appropriately sited due to the neighbouring plot largely being constituted of garden space. The proposed developments would utilise materials that would either be in-keeping or subservient to those already present at the property and should therefore not feature prominently within the street scene. Hence, the overall character of the property and its local area should not be significantly harmed by these works.

Residential amenity – the proposed side extension would have a minimal impact upon the residential amenity of neighbouring occupants as it is only likely to affect the rearmost garden space owned by No.2 Plattbrook Close and not its associated residential building. With this in mind, the relatively large scale of the proposal should not pose issues of overshadowing, nor create an overbearing feel for neighbouring occupants as there is no neighbouring dwellinghouse located immediately adjacent to No.74 Hart Road. This should also ensure that, despite featuring windows along its northwestern elevation, the proposed side extension should not cause issues associated with loss of privacy.

Given that the ground floor element of the rear extension would feature a maximum pitched roof height of 3.843m together with an acceptable rearward projection and no side facing windows in proximity to neighbouring dwellinghouses, this element of the proposal is not anticipated to cause significant issues associated with overshadowing, loss of light, or loss of outlook. Additionally, given that its first-floor element would be sited approximately 4m away from the adjoining semi with a significant gap maintained to the dwellinghouses located to the west, this element of the proposal is also not anticipated to cause significant issues associated with overshadowing, loss of light, or loss of outlook.

Lastly, given the maximum roof height of 3.517m, northeasterly orientation, singly storey nature and siting away from the shared boundaries, the front porch should not cause an undue loss of sunlight or daylight, nor compromise the privacy of neighbouring residents.

Waste storage – the current waste storage arrangements would be unaffected by the proposal as external access to the rear would be retained.

Parking – the current parking arrangements would be unaffected by the proposal as the existing driveway space would be retained.

Flood risk – the site is located within Flood Zones 2 and 3 and is situated in close proximity to a watercourse. Neither MCC Flood Risk Management nor the Environment Agency has raised any objection to the proposed development. Notwithstanding this, the applicant is advised to incorporate Property Flood Resilience (PFR) measures, with resilience levels set to a minimum of 150mm above the predicted surface water flood level or 600mm above the predicted fluvial flood level.

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.

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 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 this permission.

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

2) Specified plans:

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

‘Proposed Floor Plan’, numbered ‘NA-P02’, received by the City Council as Local Planning Authority on the 8th June 2026.
‘Proposed Elevation Plan’, numbered ‘NA-P03’, received by the City Council as Local Planning Authority on the 8th June 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 external surfaces of the development hereby approved shall be similar in appearance to 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 Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) 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 inserted into the 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.

Informatives:

1) The applicant is advised to incorporate Property Flood Resilience (PFR) measures to a minimum of 150mm above the surface water flood level or a minimum of 600mm above the fluvial flood level.

2) The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- On or within 8 metres of a main river (16 metres if tidal).
- On or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal).
- On or within 16 metres of a sea defence.
- Involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert.
- In the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission.

For further guidance please visit https://www.gov.uk/guidance/flood-risk-activities-environmental-permits or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.
The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.