MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no.	143644/FH/2025
Date registered valid:	20 August 2025
Proposal:	Erection of two storey side and rear extension and rear dormer
Address:	7 The Circuit, Manchester, M20 3RA
Ward(s):	Didsbury West Ward
Applicant:	Mr Edward (Redacted)
Agent (if any):	Mr Ian Grainger, Blu Room Architecture
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **27 October 2025**

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 04 September 2025

Standard consultations: Printed: 29 August 2025 Expired: 19 September 2025

Neighbour notifications: Printed: 29 August 2025 Expired: 19 September 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The proposal relates to a two-storey detached dwellinghouse on The Circuit. The property features a two-storey flat roofed rear outrigger, detached garage with garden to the rear and hardstanding to the front and side for off street vehicle parking.

Description of area

The property is in a mostly residential part of the Didsbury West ward of Manchester. The site is located within Flood Zone 1; however, the site is shown to be at high risk of surface water flooding.

Description of development

Erection of two storey side and rear extension and rear dormer

Two storey side and rear extension

The two-storey side extension would project 3075mm from the existing side extension to sit 1000mm from the boundary with No.9 The Circuit.

At ground floor the proposed side extension would run 10900mm from a setback of 600mm from the principal elevation to meet the rear elevation of the existing rear extension.

At first floor the proposed side extension would run 10500mm from a 1000mm set back to meet the rear of the rear elevation of the existing rear extension.

The side extension would be finished in matching brick and gable end tiled roof to the side with a new hipped tile roof to the proposed side and existing flat roofed rear extension. The new extension would feature new glazing to front, side and rear.

Rear dormer

The proposed dormer would measure 4260mm x 4500mm and sit entirely within the main roof sitting below the existing ridge line. The dormer would be finished in composite cladding to match the existing roof tile colour.

PLANNING HISTORY

There is no planning history at the address.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester City Council Flood Risk Management
Manchester City Council Flood Risk Management were consulted on this application and recommended a condition be attached for a Flood Risk Assessment.

Notifications

Local Residents
No representations received.

NEGOTIATIONS

Issues have arisen in the consultation phase which required negotiations in positive and proactive manner.

Given that there is only a 1000m gap to the shared boundary concerns were raised regarding terracing with the setback to the principal elevation insufficient to mitigate the harm.

The applicant was recommended to follow similar extension designs approved at No.5,3,1&11 which feature a greater set back to the first floor.

The applicant was also asked to change the composite cladding to hanging tile to match.

Updated proposed development

The updated scheme changes the setback at ground floor to 585mm and at first floor to 1350mm with the lower ridge height to match. The dormer is now clad in hanging tile.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Not required due to reduction in massing.

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

Relevant Policies

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- The Manchester Core Strategy Development Plan Document 2012-2027
  - Development Management and Planning Obligations
    - DM 1 - Development Management
  - Objective 1 - Spatial Principles
    - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
  - Objective 6 Environment
    - EN 1 - Design Principles and Strategic Character Areas
    - EN 14 – Flood Risk (partially replaced by PfE Policy JP-S 4)
    - EN 19 – Waste
- Extant Unitary Development Plan (UDP) –
  - Citywide Development Control Policies
    - DC1 - Residential extensions
    - DC26 - Development and Noise
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
  - Strategy
    - JP-Strat9: Southern Areas

    - Sustainable and Resilient Places
        - JP-S1: Sustainable Development
        - JP-S4: Flood Risk and the Water Environment
    - Places for People
        - JP-P1 Sustainable Places
- The National Planning Policy Framework (The NPPF) –
    - Section 2 - Achieving sustainable development
    - Section 4 – Decision-making
    - Section 12 – Achieving well-designed places
    - Section 14 - Meeting the challenge of climate change, flooding and coastal change

Principle

The City Council recognises many people want to extend and develop their existing homes to provide more space and/or better living accommodation. The principle of a residential extension is accepted.

ISSUES

Appropriate siting, layout, scale, form, massing, materials, and detail

The new addition is designed to match the style and features of the current building by using matching brick and tile the existing dwellinghouse and matching window fenestrations.

The proposal is designed to be subservient to the original dwelling house by utilising matching materials and having lower roofline and setbacks.

The two-storey side is sufficiently set back from the principal elevation, with 1350mm set back to first floor plus the 1000mm gap to the shared boundary, to prevent a significant terracing effect.

The proposed dormer sits entirely within the main roofline and would likely be permitted development on its own. The proposed material is matching hanging tile to be of similar visual appearance to the existing roof.

The effect to No.5 The Circuit is minimal given the substantial part of the works are on the opposite side. The dormer would have the greatest effect however given it sits within the main roofline and the fallback of it likely being permitted development, this is acceptable.

The effect to No.9 is greater however given that No.7 property has an existing two storey rear outrigger and the distance to the boundary cumulative effect of the additional massing is not significant enough to warrant refusal. It is noted that there are similar relationships along The Circuit.

Due to its, size, position and location in relation to neighbours, the proposal would not create and over-dominant or overbearing feature.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.

The main proposed works are capable of being seen from the street. Given the position of the extension and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby, notably extensions approved at No1, No11 and the adjacent No.5, along with other extensions in the area, and would not therefore disrupt the area's existing features.

Effects on amenity

Privacy

The proposal includes adding bifold doors to the new rear elevation however given these are at ground floor and replace similar windows on this elevation the impact to privacy is minimal.

New windows to the front have a minimal effect to privacy given they are on the principal elevation.

A new window is featured in the dormer, and this is accepted as it sits with the main roof slope and is an accepted feature of roof dormers.

The new side facing first floor windows are required to be obscure glazed to minimise overlooking concerns. The side facing window is a bathroom window so shouldn't be onerous on the applicant. This has been conditioned.

Light
Given the size and location of the proposed development, the impact to light from the added massing is not so undue as would warrant the refusal of planning permission.

Noise
The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

Accessibility
The proposal does not change how people can get in and out of the building.

Adequacy of internal accommodation and external amenity space.
The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.
The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site and maintains external access to the rear of the property.

Vehicular access and car parking
The proposal doesn't change how vehicles access and park at the property.

Effects relating to biodiversity, landscape, archaeological or built heritage

Biodiversity
The inclusion of swift bricks has been considered in light of a public comment received. While their use is encouraged, it is not a statutory requirement, and no specific local policy mandates their provision. Given the scale and nature of the development, and in the absence of a clear policy basis for enforcement, it is not considered reasonable to impose a condition requiring swift bricks in this instance, however it is recommended the applicant incorporate the feature within the development, an informative has been included.

Green Infrastructure including open space, both public and private
The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

Flood risk and drainage.
The site is located within Flood Zone 1; however, the site is shown to be at high risk of surface water flooding. The proposed development has a vulnerability classification of 'Less Vulnerable' and is a minor extension.

While the Lead Local Flood Authority (LLFA) recommended a condition requiring a Flood Risk Assessment, the proposed development constitutes a minor extension to an existing dwellinghouse with no change to internal floor levels. In accordance with Core Strategy Policy EN14 and Places for Everyone Policy JP-S4, flood risk considerations must be proportionate to the scale and vulnerability of the development. Given the site's classification as Flood Zone 1 and the limited scope of works, it is considered that imposing a formal condition would be unduly onerous. Instead, an informative has been included to guide the applicant towards appropriate flood resilience measures.

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.

CONCLUSION

The proposed extension and dormer are appropriately designed, respect the character of the area, and do not significantly impact neighbouring amenity. Following revisions, the scheme meets planning policy requirements and is recommended for approval.

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. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-year time limit

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

Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Specified plans

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

a. Drawing - Location Plan 05 Aug 2025 THE LOCATION PLAN
b. Drawing - Existing & Proposed 22 Sep 2025 PLANS AND ELEVATIONS

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Specified materials

The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing building. For the avoidance of doubt:

a. Facades: Brick and white render to match existing
b. Roofs and dormer facing: Tile to match existing

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

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension / building hereby permitted the windows in the first floor on the side elevation facing No9 The Circuit, shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 5 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason - In the interest of amenity and in compliance with SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

5. Front driveway

Notwithstanding the site plan (ref: 25/039/08) this approval does not give consent for additional hardstanding unless full details including details of permeable surface, materiality and planting is submitted to the City Council as Local Planning Authority and approved in writing.

Reason – for the avoidance of dount and in the interest of visual amenity pursuant to policy DM1 of the Core Strategy

INFORMATIVE(S)

1. Flood resilience

The applicant should take note of the Extra flood resistance and resilience measures guidance here https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#standing-advice-forvulnerable-developments

2. Swift bricks

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

MCC Flood Risk Management

17 Palatine Crescent, Manchester, M20 3LL

4 The Circuit, Manchester, M20 3RA

26 Palatine Crescent, Manchester, M20 3LL

19 Palatine Crescent, Manchester, M20 3LL

9 The Circuit, Manchester, M20 3RA

8 The Circuit, Manchester, M20 3RA

6 The Circuit, Manchester, M20 3RA

5 The Circuit, Manchester, M20 3RA

28 Palatine Crescent, Manchester, M20 3LL

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 (Middle)

Area Team Boundary - Name: SOUTH AREA