MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143233/FH/2025
Date registered valid:	17 June 2025
Proposal:	Installation of rear dormer and roof lights to front roof.
Address:	32 Northen Grove, Manchester, M20 2NW
Ward(s):	Didsbury West Ward
Applicant:	Mr & Mrs Lee
Agent (if any):	Mr Stelios Kattou, Cheadle Architects
Case officer:	Ciara Gettinby Tel: 0161 234 3048 Email: ciara.gettinby@manchester.gov.uk
Recommendation:	Refuse
Date of recommendation:	**7 August 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 July 2025

Standard consultations:
Printed: 27 June 2025 Expired: 18 July 2025

Neighbour notifications
Printed: 27 June 2025 Expired: 18 July 2025

Site notice
Posted: 16th of July 2025 Expired: 6 August 2025

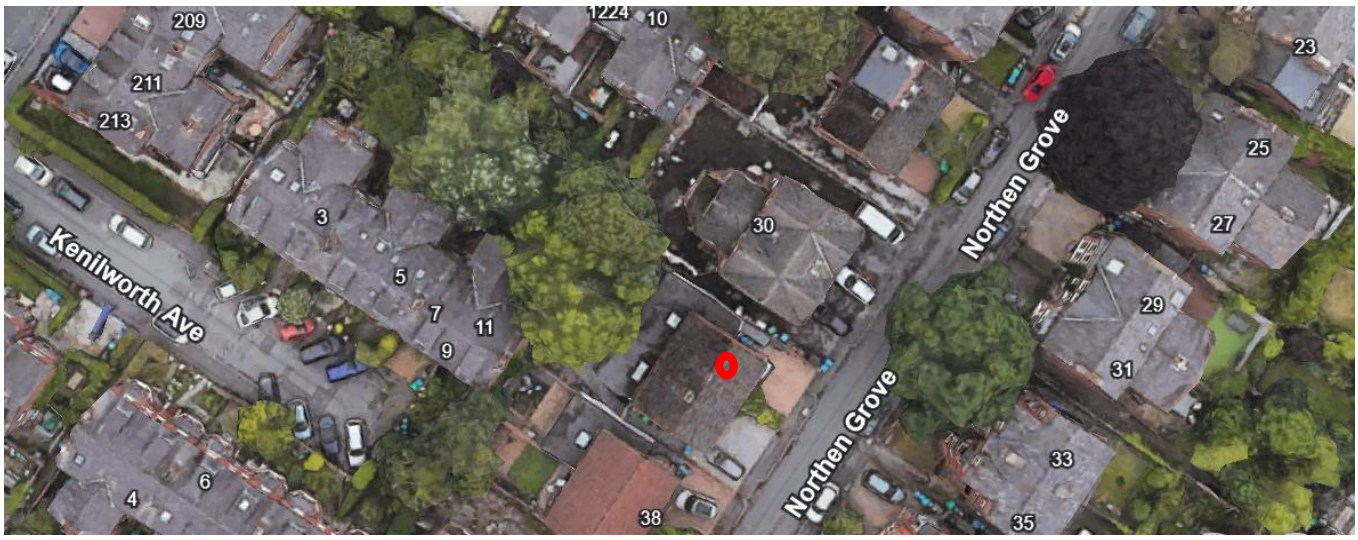
Press advert
Published: 1 July 2025 Expired: 22 July 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to a two-storey semi-detached C3 dwellinghouse made of red brick with a grey slate pitched roof. The property features black framed windows and benefits from an existing side and rear extension that features a flat roof, black framed windows and is made of white render. To the front of the property is a hardstanding driveway and to the rear of the property is a small sized garden with mature trees. The dwelling forms one half of a pair of modern semi-detached properties which sit alongside another pair of modern semi-detached (no. 36-38 Northen Grove), all likely post-war infills, which are bookended by tall Edwardian houses either side (no.30 and 40 Northern Grove.)




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Northen Grove
Northen Grov







Listed building: Not applicable

Conservation area: Albert Park Conservation Area 1988

Tree Preservation Order: **No**

Description of area

Northen Grove is a residential street situated within the Didsbury West ward of Manchester, situated one street behind one of the popular roads in Didsbury, Burton Rd. The area is predominantly residential in terms of its character, consisting of semi-detached period housing and is situated within Albert Park Conservation Area.

Description of development
The applicant is seeking permission for the installation of a rear dormer and roof lights to front roof.

Planning History

113408/FH/2016- erection of a side and rear extension to provide additional living accommodation. Approved: 22nd of September 2016.

141630/TCA/2024- Works to tree – proposed felling of mature Poplar and Sycamore in rear garden.

141070/TCA/2024- Works to trees - proposed pruning works to T1. Large sycamore, rear left of garden, remove overhanging branches from neighbours garden and roof and shape. Approximately 15. T2. Decaying Poplar, remove branches overhanging customer garden, again approximately 15/18. T3 Sycamore, no action.

Consultations & Notification Responses

Neighbours, as per appendix 1 – no comments or objections received.

Didsbury West Residents Association**,** no comments or objections received.

Negotiations and communication

Negotiations were offered to increase the offset from the gable where the dormer would be most exposed to the street and reduce in size. NPPF paragraph 208, seeks to reduce or avoid conflict between development and heritage assets. Advice was given that the impact of the proposal could have been mitigated by further setting in the dormer off the gable and setting it down off the ridge, reducing its overall scale and mass, and therefore visual impact in the Conservation Area.

Amendments were sent by the agent with no change in dimensions only removing the Juliet balcony. The amount of roof lights was also reduced.

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 DC – Residential Extensions
- Policy DC18 – Conservation Areas

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 T1 – Sustainable Transport
- Policy EN19 – Waste
- Policy EN3 – Heritage

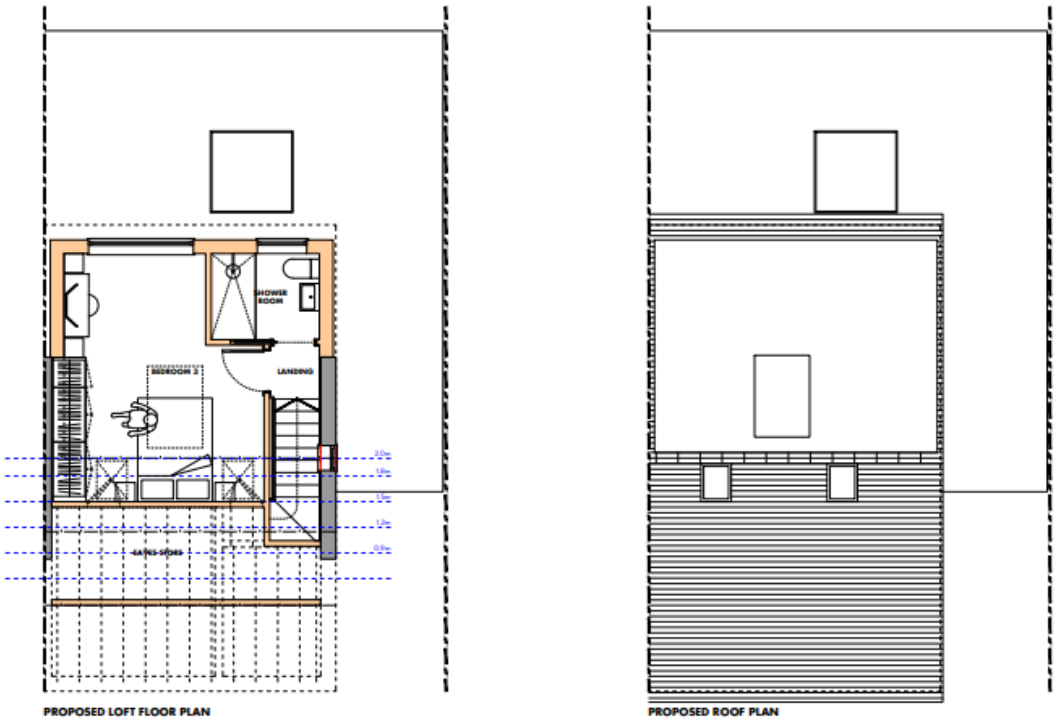
The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

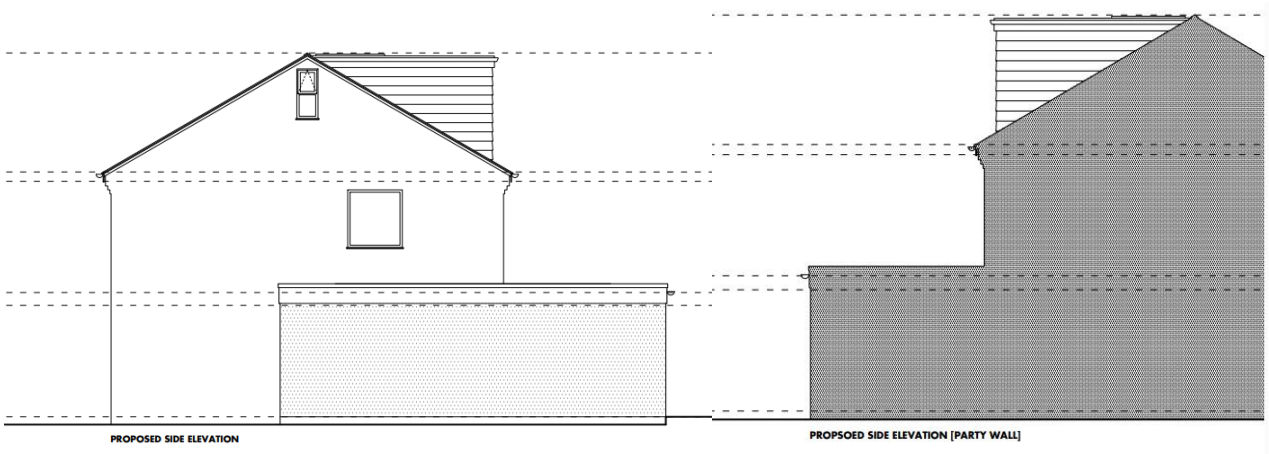
Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1 – Sustainable Places
- Policy JP-P2 – Heritage

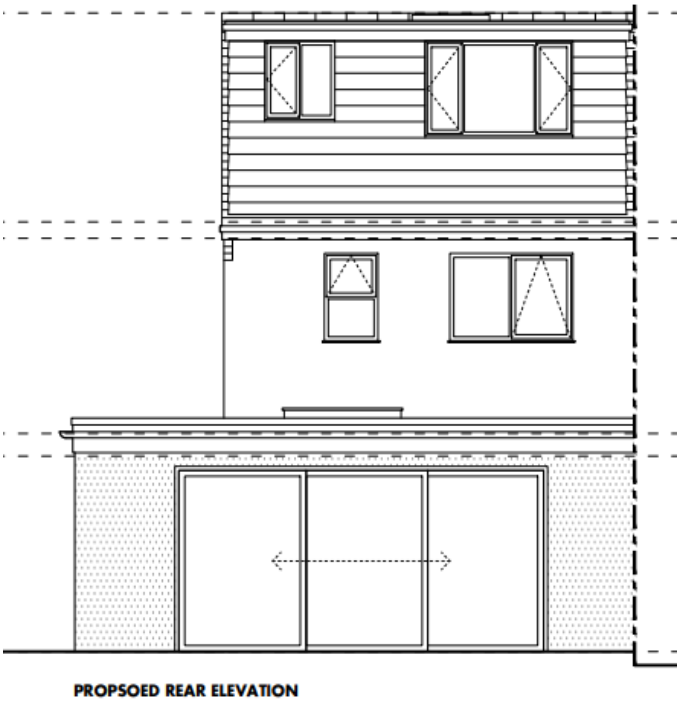
Proposed plans and drawings



Proposed loft floor plan above showing proposed new bedroom, shower room and staircase, proposed roof floor plan.



Proposed side elevations.



Proposed rear elevation.

Issues- Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and the design scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent 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 occupiers.

Principle - Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions must be made in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework reinforces this requirement in paragraphs 2 and 48, whilst paragraph 12 indicates that the presumption in favour of sustainable development does not alter the statutory status of the development plan as a starting point for decision making and that, where a planning application conflicts with an up-to-date development plan, permission should not normally be granted.

The principle of the dormer is supported as it provides additional living accommodation however, consideration must be given of the proposals siting scale and massing, appearance and impact upon visual amenity and residential amenity. In the case of this application, the principle of the proposal is considered unacceptable and cannot be supported as it conflicts with the development plan policies and associated guidance listed in the preceding section.

It is considered that the rear dormer would have an unduly harmful impact upon the visual amenity of the area, the character of the Albert Park Conservation Area and appearance of the host dwellinghouse on account of its inappropriate and unsympathetic scale, massing and design, which would be out-of-keeping and visually incongruous with the surrounding area, with no precedent for works of this type.

Rear dormer- The dormer extension would be sited to the south-west to the property. It would measure to 5.1m in length across the roof, projecting backwards 4m and 2.2m in height. It

would be set 15cm below the apex of the roof and would be set back from the northeastern gable by 9cm and set back 10cm from the boundary with the adjoining neighbour, no. 34 Northen Grove.

The submitted application form indicates that the extension would be built of materials to match the existing dwellinghouse, the flat roof will be made of black GRP, the walls will consist of tile hanging or black cladding. It is stated that window frames will be dark grey UPVC/ aluminium and rainwater goods and fascias will match existing. 2 rear windows are proposed to face into the rear garden and the introduction of two new roof lights on the front roof slope.

Overall, the proposal is considered to be unacceptable on account of the unduly harmful impact it would have upon the street scene, visual amenity of the surrounding area, and appearance of the host dwellinghouse. With no precedent for developments of a dormer of this form in this area, the roof extension would form a visually incongruous and out-of-keeping structure within this locale. Furthermore, the excessive mass and bulk of the proposal, combined with the view from the street scene would result in the introduction of an overly dominant and visually obtrusive structure, which would not be sympathetic or subservient to the character and appearance of the host dwellinghouse, in terms of its dimensions and lack of architectural detailing.

The proposal is therefore considered to conflict with the principles set out under saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.



Figure showing the roof types along 32 Northern Grove.

Spaces and views within the Albert Park Conservation Area contributes a positive special interest to its significance. Furthermore, LPA-consented dormers within the Conservation Area have stipulated that they minimise visual prominence to avoid detracting from its special interest.

Although the site itself makes a neutral contribution to the Conservation Area, it is not viewed in isolation and must be assessed in the wider context.

The dwelling house stands 4.4 metres away from the gable of no. 30 Northern Grove which gives a clear view of the side elevation of the site and a sense of visual openness affording views through to trees at the rear. This, together with the low pitch of the roof would make the rear dormer appear very bulky, adding an excess of visual weight to the roofscape which would jar with and reduce some of the open character. On this basis, the dormer would make a negative contribution to the character of the Conservation Area, contrary to the policies which seek to preserve or enhance heritage assets found in NPPF para. 210, Core Strategy policy EN3 and Places for Everyone Policy JP-P2.

Impact upon the Albert Park Conservation Area - The proposal would be sited in a visually prominent position from the street scene and would represent an ‘excessively large and bulky’ addition to the property on account of its exposure and overbearing feature to the street scene that would cause less than substantial harm to the designated asset that is the Conservation Area.

On this basis, the proposal is considered to conflict with the principles set out under saved policy DC18 of the Unitary Development Plan for the City of Manchester, as it would not ‘preserve or enhance the character of [the] designated Conservation Area’ as well as policy EN3 of the Manchester Core Strategy which highlights that developments should complement and take advantage of the ‘distinct historic and heritage features of its districts and neighbourhoods’ and policy JP-P2 of Places for Everyone.

The significance of the Conservation Area derives mainly from this collection of dwelling houses of 3-storeys (plus basements) having high architectural and aesthetic value set within a mature treed landscape. Spaces between buildings and the views they afford are also relevant material considerations, contributing to the character of the Conservation Area.

Further to this, the proposal also conflicts with paragraph 215 of the National Planning Policy Framework which states that “where a 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.” It is acknowledged that the proposal would result in enlarged living accommodation at the property, however, in this instance, the less than substantial visual harm caused to the Conservation Area is considered to outweigh these benefits. Hence, the proposal cannot be supported by the City Council.

Precedent for works- The submitted planning statement indicates that a similar side dormer was approved at No. 4 Northern Grove under 113931/FH/2016.

However, when reviewing this case, the site is a middle-terraced property where the dormer is not exposed to the street scene due to being shielded by the adjoining terraced properties on either side. It is further shielded from outriggers of no. 2 Northern Grove and no.4 Northern Grove, so the development does not pass any building lines, therefore removing it from any visual aspects from the street scene. Additionally, the dormer at no. 4 Northern Grove is substantially smaller in dimensions than the one proposed, being 3.8m in length and projecting 3.5m backwards. As well as being hidden, it is set back 37cm from the adjoining property of no. 2 Northen Grove and set back 70cm from the apex, making it a more subservient extension to the host dwellinghouse.

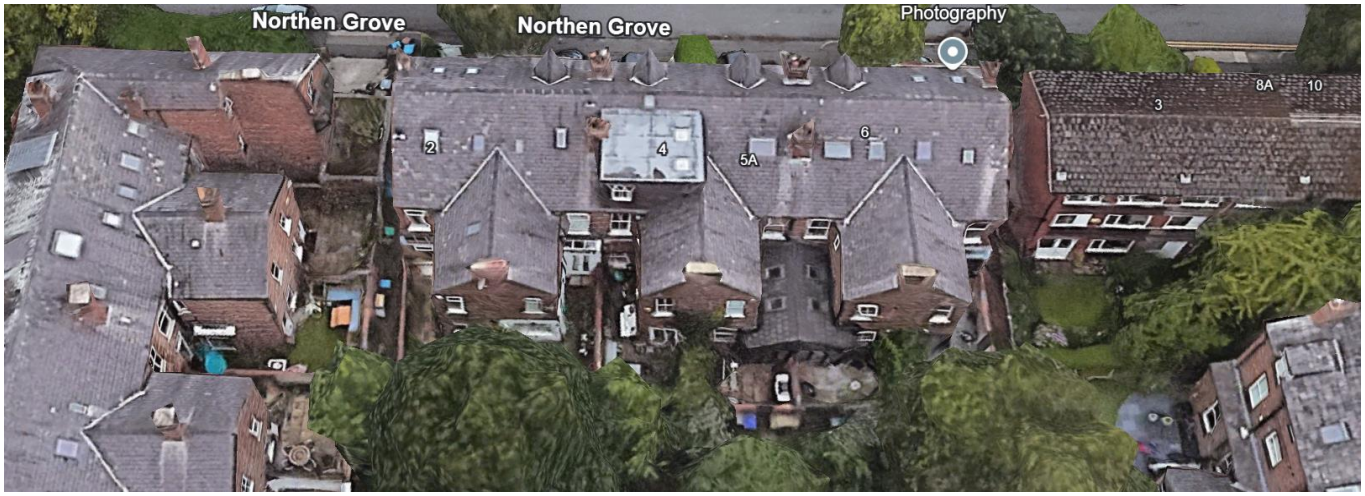


Figure showing rear dormer at No. 4 Northern Grove

The planning statement also addresses other dormers situated at the front of properties in the area that are not considered to cause harm and contribute to the character of the Conservation Area. Further to this, the planning statement refers to a rear dormer on a neighbouring property, no. 24 Northern Grove which is now immune from enforcement action. Should comparison be made with the rear dormer at no.24 Northen Grove, the gap between this property and the Edwardian dwelling at no.22 Northern Grove is almost 2 metres less than between the applicant site and no.30 Northen Grove. This closer relationship between gables forecloses the view so making the dormer much less visually prominent within Northen Grove and subsequently the Albert Park Conservation Area.

Conclusion
For the reasons specified above, it is considered that the proposal is unacceptable due to its siting, scale, and massing which would have an unduly harmful impact upon the visual amenity of neighbouring occupiers as well as the overall character and appearance of the host dwellinghouse, surrounding street scene and Albert Park Conservation area. The agent of the application was informed of the above issues and notified of the LPA's intent to refuse the proposal.

Policy DC1 states that the alteration and extension of residential properties may be required to accommodate changing household needs, however, this proposal is considered to cause undue harm to the host dwellinghouse, street scene, visual amenity of the area and character of the Albert Park Conservation area, thus acting against principles set out in the aforementioned policies. The proposal therefore cannot be supported by the City Council.

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: Refuse

Article 35 Declaration

The proposal does not improve the social and environmental conditions of the area, nor does it comply with the development plan and therefore does not compromise sustainable development. There are no conditions which could reasonably have been imposed, which would have made the development acceptable, and it is therefore not possible to approve the application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The proposal form of development introduces a visually incongruous and obtrusive structure which would not be sympathetic to the appearance of the host dwellinghouse and would harm the visual amenity of the street scene and the surrounding area, as such, is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1, EN1 and DM1 of the Manchester Core Strategy, policy JP-P1 of the Places for Everyone joint development plan document and chapter 12 of the National Planning Policy Framework.

2) The proposal, by reason of its inappropriate siting scale massing and design would form an overly dominant and visually incongruous feature which would detract from the designated heritage asset, causing unnecessary visual harm and detriment to the special architectural and historic interest of the Albert Park Conservation Area. As such, the proposal is contrary to saved policy DC18 of the Unitary Development Plan for the City of Manchester, policy EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone joint development plan document and chapter 16 of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Didsbury West Estate Residents Association

Flat 2, 7 Kenilworth Avenue, Manchester, M20 2LJ
33 Northen Grove, Manchester, M20 2NN
11 Kenilworth Avenue, Manchester, M20 2LJ
12 Stratford Avenue, Manchester, M20 2LH
Flat 10, 30 Northen Grove, Manchester, M20 2WL
Flat 9, 30 Northen Grove, Manchester, M20 2WL
Flat 8, 30 Northen Grove, Manchester, M20 2WL
Flat 7, 30 Northen Grove, Manchester, M20 2WL
Flat 6, 30 Northen Grove, Manchester, M20 2WL
Flat 5, 30 Northen Grove, Manchester, M20 2WL
Flat 4, 30 Northen Grove, Manchester, M20 2WL
Flat 3, 30 Northen Grove, Manchester, M20 2WL
Flat 2, 30 Northen Grove, Manchester, M20 2WL
30 Northen Grove, Manchester, M20 2WL
Flat 1, 30 Northen Grove, Manchester, M20 2WL
Flat 1, 7 Kenilworth Avenue, Manchester, M20 2LJ
34 Northen Grove, Manchester, M20 2NW
35 Northen Grove, Manchester, M20 2NN
9 Kenilworth Avenue, Manchester, M20 2LJ
8 Stratford Avenue, Manchester, M20 2LH
37 Northen Grove, Manchester, M20 2NN
10 Stratford Avenue, Manchester, M20 2LH

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Albert Park Conservation Area 1988
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA