

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143167/FH/2025
Date registered valid: 19 June 2025
Proposal: Installation of four roof lights
Address: 6 Limefield Terrace, Manchester, M19 2EP
Ward(s): Levenshulme Ward

Applicant: Mr Carle Babb Topflite Loft Conversions Ltd
Agent (if any): Mr Ian Turnbull Concept Building Design Services Ltd
Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 15 August 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 3 July 2025

Standard consultations:

Printed: 1 July 2025 Expired: 22 July 2025

Neighbour notifications

Printed: 1 July 2025 Expired: 22 July 2025

Site notice

Posted: 3 July 2025 Expired: 24 July 2025

Press advert

Published: 8 July 2025 Expired: 29 July 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

Limefield Terrace is a row of 9 no. Victorian brick-built terraced dwelling houses in a short cul-de-sac to the east of Central Avenue, sited within the Rushford Park Conservation Area. It is laid out in a regular pattern of 3 x 3 blocks with each centre dwelling being set back slightly and double-fronted. The terraces are gable fronted with a regular rhythm of pitched roofs. The houses are laid out on the south side of Limefield Terrace which is a cul-de-sac terminating in a railway line.

The application property is an end terraced dwelling in the first block upon entering from Central Avenue. The property affords private enclosed gardens to the front and rear. There is a driveway to the side, in between the application property and no.8, which leads to a detached rear garage. These have not been included within the applicant's site edged red.

The surrounding area is predominantly residential, characterised by heritage properties set within a verdant landscape.

Listed building: Not applicable

Conservation area: Rushford Park Conservation Area 1986

Tree Preservation Order: Not applicable

Description of development

The submitted application seeks planning permission for the insertion of 4 conservation style rooflights to facilitate a loft conversion to form additional living accommodation (see fig.1).

Two rooflights are proposed on the outer side roof plane facing no.8 and two on the inner roof plane facing no.4.

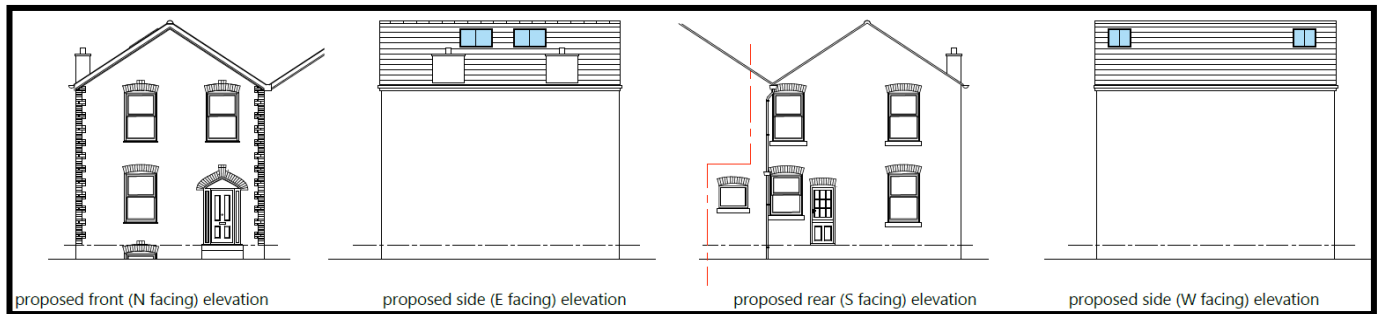


Figure 1. Proposed elevations.

Consultations & Notification Responses

Local responses

None

Consultee responses

None

Relevant Planning History

None

History of negotiations

The planning officer raised initial concerns with the principle of the dormer extension which could not be supported and advised the applicant should proceed solely with conservation style rooflights if habitable accommodation was required in the loft space. The agent submitted revised plans (rev B) on 15.08.25, showing omission of the side dormer extension, retention of existing slate roof tiles and installation of conservation rooflights. As such the revised application was assessed accordingly.

Local Planning Policies

Places for Everyone (2022-2039) – 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.

The PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-S1 – Sustainable Development
JP-P1 – Sustainable Places
JP-P2 – Heritage

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
EN 1 – Design Principles and Strategic Character Areas
EN 3 – Heritage (partially superseded by PfE)
EN 19 – Waste

The relevant saved **UDP** policies for this application are:

DC1– Residential Extensions
DC18 – Conservation Areas

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester's Emerging Space Standards)

National Planning Policy Framework

The NPPF (December 2024) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places
- Section 16 – Conserving and enhancing the historic environment

Para 135 (f) - states that developments should “create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future user and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

Para 202 - Heritage assets should be conserved in a manner appropriate to their significance.

Para 207 - Local planning authorities should require an applicant to describe the significance of any heritage assets, including any contribution made by their setting. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

Para 208 - LPAs should ensure that any conflict between the heritage asset's conservation and any aspect of the proposal is avoided or minimised.

Para 210 - In determining applications, LPAs should take account of, the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness.

Para 212 - When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Para 213 - Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

Para 215 - Proposals of less than substantial harm to the significance of a designated heritage asset should be weighed against the wider public benefits of the proposal.

Para 216 – The effect of a proposal on non-designated heritage assets needs to be considered in assessing an application.

Para 219 - Local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance.

Issues

Principle of development:

The principle of inserting rooflights within an existing roof plane to facilitate a loft conversion to provide additional living accommodation for a family dwellinghouse is acceptable given that a similar development could be constructed under permitted development legislation and therefore affords a legitimate fall-back position.

However, given that the proposal has been included in a full planning application, consideration has been given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Impact on visual amenity and the character of the Conservation Area:

Limefield Terrace (south) consists of nine terraced dwellinghouses, which are gable fronted with a regular rhythm of pitched roofs which forms part of their special interest that contributes significance, underpinning inclusion of the terrace within the Rushford Park conservation area (1986). Other external features include the original striking fretted bargeboards that draws the eye to the roof. This decorative feature is unfortunately missing from the site and nos.4, 8 and 14. There are also a number of valley and gable end chimneys with crown pots, and each front garden has a mature tree or shrubs which adds further character to the street scene.

The unbroken roofscapes of Limefield Terrace, are acknowledged as being different from other dwellings found within the conservation area and therefore contribute special interest to the character of these dwellings, and cumulatively, to the character of the street scene and Rushford Park conservation area.

The application site is an end terraced dwelling in the first block on entering from Central Avenue. Although it has lost its barge boarding, it has retained decorative buff quoin edging and similar buff brick voussoirs over door and window heads.

The Rushford Park conservation area has a high degree of significance. This derives from the evolution of the estate from Georgian (1835) through to late the C20, with the majority of development simultaneous with the development of the London to Crewe railway line. This has created a coherent streetscape of quality designed houses displaying high levels of craftsmanship and materials set within a mature treed landscape.

4no. conservation rooflights are positioned close to the ridge, 2no. are positioned centrally on the outer roof slope and 2 positioned at either end of the inner roof slope.

These rooflights would have a neutral impact on the character of the dwelling, street scene and conservation area. The approx. 2m gap to no.8 combined with the height of the dwellings and

intervening trees, would mitigate their appearance. The use of conservation rooflights would further help maintain the flush character of the roof and further limit visibility at times when trees are not in leaf.

It is acknowledged that this proposal could be undertaken through Permitted Development. Furthermore, it was evident from the site visit and google earth that no.s 4, 8, 14, 16 & 18 Limefield Terrace had undertaken loft conversions through permitted development, which have been served by either rooflights or second floor rear windows, that enable the existing roofscape to remain intact.

In this regard, the proposed rooflights are considered to compliant with policies EN3, EN1 and DM1 of the Core Strategy, NPPF paras.210 and 212 and PfE policy JP-P2.

Impact on residential amenity:

The proposed rooflights would add no additional volume to the original roofscape, as such there are no amenity concerns with regards to overdominance and overshadowing.

No.8 is the adjacent end terrace property due east and no.4 is the adjoining mid-terraced property due west. Whilst it is noted additional fenestration is proposed within the original roofscape, two of the four rooflights facing west would serve non habitable rooms (stairwell and ensuite) and two rooflights facing east would afford outlook over the blank side elevation and roof slope of no.8 opposite. As such these rooflights are not considered to give rise to undue overlooking impacts upon adjacent residential properties.

Impact on Highway Safety:

The proposed development would not interfere with the existing parking provision, as such is considered acceptable in this regard.

Waste:

The proposed development would not interfere with the existing waste management, as such is considered acceptable in this regard.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan, Places for Everyone and other material considerations. In this instance negotiations took place with regards to the omission of the side dormer extension. Amended plans were submitted showing the omission of the initial side dormer and installation of conservation style rooflights, the application has been determined with the attachment of appropriate conditions.

Condition(s) to be attached to decision for approval

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 drawings and documents

The development hereby approved shall be carried out in accordance with the documents labelled:

- 'Layout drawings / construction details', numbered ' 25003-01 REV B', stamped as received by the City Council as Local Planning Authority on the 15/08/2025.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

6 Central Avenue, Manchester, M19 2EN
4 Central Avenue, Manchester, M19 2EN
8 Central Avenue, Manchester, M19 2EN
4 Limefield Terrace, Manchester, M19 2EP
1 Berkley Avenue, Manchester, M19 2ED
8 Limefield Terrace, Manchester, M19 2EP

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Rushford Park Conservation Area 1986
Area Team Boundary - Name: NORTH AREA