

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143074/FH/2025
Date registered valid: 6 August 2025
Proposal: Erection of a rear dormer
Address: 5 East Grove Manchester M13 0AX
Ward(s): Ardwick Ward

Applicant: Mr Karl Ravenscroft
Agent (if any):
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 2 October 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 24 September 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 08 August 2025 Expired: 30 August 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

The property that is subject of this householder application is a two-storey mid-terrace C4 House in Multiple Occupation constructed of red brick with slate roof. The site is not in a conservation area.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

Located just outside of the city centre, East Grove is a residential street situated in the Ardwick Ward of Manchester. The street is part of a collection of streets referred to as 'The Groves' consisting of East Grove, West Grove, North Grove, South Grove and Upper W Grove. 'The property is surrounded by similar built family properties. Other dwellings in the area consist of terraced houses of a similar brick design and age.

Description of development

The applicant is seeking planning permission for the installation of a rear dormer, which is to be finished with slate coloured, grey cladding panels. There are similar dormers within the area. The roof space created by the dormer would be used as a bedroom.

Consultations & Notification Responses

Neighbours, as per appendix 1- No comments were received.

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Unitary Development Plan (UDP)- The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance: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

Policy EN19- Waste

Policy EN 14- Flood Risk

The National Planning Policy Framework (December 2024)- The Governments 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

Planning History

134324/LE/2022 - Use of property as a small House in Multiple Occupation (Class C4) – Positive certificate of lawful existing use issued 4.10.2022

Principle- The principle of installing a rear dormer is generally acceptable with many such installations falling within permitted development rights for a dwellinghouse set by Part 1, Schedule 2, Class B of the Town and Country Planning Order 2015. In this instance the dormer is under 40 cubic metres in size and would meet the other conditions in respect of set off from the eaves edge and does not extend above the existing ridge of the roof.

However, further consideration must be given to the proposals arising from the appearance and impact upon visual amenity of the area given the use of upvc grey coloured cladding.

The property is in use as a small House in Multiple Occupation (C4) use and this was confirmed in the issuing of the certificate of lawful use referenced above in the planning history section of this report. This certificate confirms that the lawful use of the property is for occupation by up to 6 unrelated people. It is noted that the proposal would provide a better size of bedroom to that

currently provided on the first floor, as such it would improve the living conditions of those residing at the property as part of its lawful use. As indicated above the size and form of dormer would be permitted development and consideration of this fall-back position is required as part of the consideration of this proposal. The submitted drawings also confirm that occupation of the property would continue to be within those limits under a C4 use.

Siting Scale and Massing - The dormer would have a volume of 24.27 cubic meters and would be set 1.28m off the existing ridge. It would be set off from the adjoining property no. 7 East Grove by 0.513m. It would also be set from back from the other adjoining property no. 3 East Grove by 0.44m and would read as a subservient roof addition.

The development would add two new rear facing windows within the dormer.

The proposed siting of the dormer within the rear of the existing roof is considered to be acceptable and is a development that could be undertaken utilising the permitted development rights for the dwellinghouse.

Residential Amenity- The rear facing windows would be directed over the rear garden as such whilst at a more elevated level it is not considered that these windows would afford any greater overlooking of neighbouring properties than currently exists. A similar relationship of windows within a dormer would be allowed under permitted development rights.

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.

Appearance and Visual Amenity- The submitted application form indicates that the dormer would be built using slate cladding. Whilst not being a slate tile, the choice of colour would assist in assimilating the dormer into the rear roof space giving a similar visual appearance, this together with the limited views of the dormer in the street scene are considered to be acceptable in this instance.

Conclusion- Given the above issues, it is considered that the scheme for the proposal is acceptable in terms of its principle, siting scale and massing, appearance, impact upon visual and residential amenity and 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, Chapter 12 and 16 of the National Planning Policy Framework and Policies JP-P1 and 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 appropriately worded conditions are proposed.

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.

Reason - 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:

Existing and proposed layouts, ref- MC-591-01
Existing and proposed elevations, ref- MC-591-03
Location Plan

Received on 25 September 2025.

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 to be used on the external surfaces of the extensions hereby permitted shall match those as set out on the application form and comprise of the following:

- Rubber roof
- uPVC slate colour cladding
- uPVC double glazed windows to match existing

Reason- to ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, 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.

Appendix 1 – List of consultees & neighbours notified

75 Victoria Avenue East, Manchester, M9 6HP
4 Meadowbrook Close, Manchester, M9 6NS
11 Daneswood Avenue, Manchester, M9 6HQ
5 Daneswood Avenue, Manchester, M9 6HQ
80 Victoria Avenue East, Manchester, M9 6HB
78 Victoria Avenue East, Manchester, M9 6HB
76 Victoria Avenue East, Manchester, M9 6HB
9 Daneswood Avenue, Manchester, M9 6HQ
7 Daneswood Avenue, Manchester, M9 6HQ
3 Daneswood Avenue, Manchester, M9 6HQ
1 Daneswood Avenue, Manchester, M9 6HQ

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH AREA