MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142910/FH/2025
Date registered valid:	9 May 2025
Proposal:	Erection of single storey side extension to form garage, roof dormer and Juliet balcony to the rear and rooflights to both the front and rear roof slopes
Address:	13 Grosvenor Road, Manchester, M16 8JP
Ward(s):	Whalley Range Ward
Applicant:	Ms Yvette Davies
Agent (if any):	Mrs Amy Axon, Guy Taylor Associates
Case officer:	Ellie Knowles Tel: 0161 219 6633 Email: ellie.knowles@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**4 September 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10 June 2025

Standard consultations:
Printed: 26 June 2025 Expired: 17 July 2025

Neighbour notifications
Printed: 19 May 2025 Expired: 10 June 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/building/area

The application relates to a semi-detached C3 dwellinghouse of redbrick with a grey slate roof of varying forms. The property features white timber-framed windows, including a two-storey hexagonal bay to the front and rear with respective roof form and existing side outrigger.
The site frontage comprises an area of hardstanding set behind a stone wall with hedging atop, gated access to a single driveway and rear garden is taken from the side.

Grosvenor Road is a residential street situated within the Whalley Range ward of Manchester. The area is predominantly residential in terms of its character, consisting of two-three storey semi-detached and terraced dwellinghouses, of varying form and character.



The application property, no.13, shown in red.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The applicant is seeking permission for the erection of a single storey side extension to form garage, roof dormer and Juliet balcony to the rear and rooflights to both the front and rear roof slopes to provide additional living accommodation.

Consultations & Notification Responses

Local responses

One letter of representation was received from a local resident raising the following concerns:

- Overshadowing – *This matter will be addressed in the appraisal.*

Consultee responses

MCC Flood Risk Management – The Flood Risk Assessment Proforma and Product 4 data provided by the applicant (26/06/2025) appears to use the 5% AEP + Climate Change instead of the 1% AEP + Climate Change allowance estimated flood level, and the extension is proposed at no lower than existing floor levels.

However, as there are no internal doors linking the proposed garage extension with the rest of the property and given the applicant has stated they will include some form of property flood resilience/resistance, the application can be supported with no further comment.

Relevant Planning History

None at the application site.

At 11 Grosvenor Road –
083022/FH/2007/S1 – Erection of a single storey side extension to form garage and kitchen extension following demolition of existing outrigger. Approved 18.06.2007.

History of negotiations

The planning officer requested that the rear dormer cheek material was amended to vertically hanging tiles to match the roof of the dwellinghouse and details of bin storage. The agent submitted revised plans 03/09/2025 showing this material amendment and location of waste storage in the applicant's rear garden. 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-S4 – Flood Risk and the Water Environment
JP-P1 – Sustainable Places

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 14 – Flood Risk (partially superseded by PfE)
EN 19 – Waste

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

DC1– Residential Extensions

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 14 – Meeting the challenge of climate change, flooding and coastal change

Issues

Principle of development:

The principle of erecting a single storey side extension to form garage, roof dormer and Juliet balcony to the rear and rooflights to both the front and rear roof slopes to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, flood risk and parking.

Impact on visual amenity and the streetscene:

The proposed side garage extension would mirror the existing development at the adjoining property no.11 Grosvenor Road, in terms of design, scale and materiality. The extension would create an infill between the application property and adjacent dwellinghouse no.15A, measuring approx. a total length of 7.62m, a pitched roof height of 6.3m, and lowest front eaves height of 3.06m. The side extension would be built of red brickwork and slate roof tiles to match the existing dwellinghouse with painted timber garage doors to the front and single timber access door with top-light to the rear elevation.

The dormer extension would be sited on the rear-facing catslide roof slope of the host dwellinghouse, set approx.2.78m below the existing main ridge and 1.2m above its eaves. It would measure to 4.20m in depth, 3.71m in width, and 2.09m in height. The dormer would be constructed within the applicant's rear roof slope and a gap of approx.0.506m would be maintained to the side of the roof. The submitted application form and proposed drawings indicate that the dormer extension would be finished in vertically hanging tiles to match the existing main roof. Its side elevations would be blank, whilst its rear elevation would feature 1no. obscure glazed window.

3.no rooflights are proposed within the main roof slopes of the existing dwelling house, 1.no to the front roof slope and 2no. to the rear. A full height glass Juliet balcony is proposed to replace the existing second storey rear window.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. The overall siting, scale, and massing of the proposal is considered to be acceptable as the proposal are understood as being subservient to the host dwellinghouse in terms of their dimensions, would avoid resulting in an 'excessively large or bulky' additions to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. Sufficient private outdoor amenity space would also be retained to the rear

Sited at the side and rear of the property, elements of the proposal would be visible within the street scene. However, the side extension's use of matching materials (red brickwork and slate roofing) should provide a blended appearance with the host dwellinghouse and semi-detached pair, ensuring that it does not form a prominent visual feature. To further safeguard the appearance of the host dwellinghouse, the proposed dormer external finish was amended to vertically hanging roof tiles to match the roof of the original dwellinghouse. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Impact on residential amenity:

Given that the proposed side extension would create a subservient infill between the application property and adjacent neighbouring terraced property no. 15A, it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its proposed openings to the front and rear elevations only should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

Concern has been raised through local representation with regards to potential overshadowing of adjacent properties (particularly with regards to loss of light to solar panels). The rear dormer's siting on the roof of the property, set below the existing ridge, above the existing eaves and away from the outer roof edge, should ensure that it does not cause issues associated with undue overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, the dormer's only windows would be rear-facing and setback from the eaves. As such, they should provide no further degree of overlooking than any existing windows at first-floor level. It is further acknowledged that a development of similar scale and siting could be erected under permitted development rights, albeit in different facing external materials, which is considered a legitimate fallback position.

The proposed rear Juliet balcony would replace an existing window in the same location, as such this element is not considered to provide any further degree of overlooking over and above the existing rear window at second-floor level.

The proposed rooflights, 1.no to the front and 2.no to the rear, would afford outlook over the highway and rear garden, as such, they should provide no further degree of overlooking than any existing windows.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Impact on Highway Safety:

The proposed development would provide an additional off-street car parking space within the curtilage of the application site, increasing parking provision for two vehicles via use of an internal parking lift, as such is considered acceptable in this regard.

Waste storage:

The proposal would result in external access to the rear of the property being lost, notwithstanding this, the proposed garage development would enable pedestrian through access from the highway to the applicant's rear garden. The agent submitted details of waste storage located in the applicant's rear garden (plan ref: 24-0007 20-001 PL02), this is considered acceptable in this regard.

Flood Risk:

The application curtilage is located within flood zone 2, as such has been accompanied by Minor Extensions Flood Risk Proforma which has been reviewed by MCC Flood Risk Management and deemed acceptable in this instance.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to policies SP1, DM1 and EN14 of the Core Strategy.

Condition(s) to be attached to decision for approval

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

- 'Proposed Plans', numbered '24-0007 20-001 REV PL02', stamped as received by the City Council as Local Planning Authority on the 03/09/2025.
- 'Proposed Elevations', numbered '24-0007 21-001 REV PL02', stamped as received by the City Council as Local Planning Authority on the 03/09/2025.

- Minor Extension Flood Risk Assessment Proforma, stamped as received by the City Council as Local Planning Authority on the 26/06/2025.
- Flood Risk Assessment Data (Prepared by Environment Agency, Dated 19/06/2025; Received 26/06/2025)

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

3) The materials to be used on the external surfaces of the extensions hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture. For the avoidance of doubt, this shall include vertically hanging roof tiles to the rear dormer cheeks and matching brickwork and slate tiles to the side extension.

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 policies DC1.1 and DC1.2 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), the garage shall not be used for any purpose which would preclude its use for the parking of a motor vehicle in connection with the residential dwellinghouse and no development shall be undertaken that would preclude vehicular access to the garage in connection with the residential dwellinghouse.

Reason - The loss of garage parking space could result in an unacceptable increase in on-street parking and would thereby be detrimental to highway and pedestrian safety in order to comply with policies SP1, T1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

74 Manley Road, Manchester, M16 8WB
Flat 3, 80 Manley Road, Manchester, M16 8ND
30 Grosvenor Road, Manchester, M16 8JP
24 Grosvenor Road, Manchester, M16 8JP
20C Grosvenor Road, Manchester, M16 8JP
20B Grosvenor Road, Manchester, M16 8JP
20A Grosvenor Road, Manchester, M16 8JP
Flat 3, 32 Grosvenor Road, Manchester, M16 8JP
Flat 2, 32 Grosvenor Road, Manchester, M16 8JP
Flat 1, 32 Grosvenor Road, Manchester, M16 8JP
15 Grosvenor Road, Manchester, M16 8JP
28 Grosvenor Road, Manchester, M16 8JP
15A Grosvenor Road, Manchester, M16 8JP
22 Grosvenor Road, Manchester, M16 8JP
11 Grosvenor Road, Manchester, M16 8JP
Flat 2, 80 Manley Road, Manchester, M16 8ND
76 Manley Road, Manchester, M16 8ND
Flat 1, 80 Manley Road, Manchester, M16 8ND
26 Grosvenor Road, Manchester, M16 8JP

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA