

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143382/FH/2025

Date registered valid: 7 July 2025

Proposal: Installation of a rear dormer extension to provide additional living accommodation

Address: 203 Oswald Road, Manchester, M21 9GN

Ward(s): Chorlton Ward

Applicant: Mr Anthony Vigor

Agent (if any): Mr David Lambert, ARCD Architects

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 26 August 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 31 July 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 18 July 2025 Expired: 8 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/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached C3 dwellinghouse of redbrick and white render with a grey slate dual pitch roof. The property features white timber-framed windows, including 2no. two storey angular bays to the front, a decorative front porch canopy, a front garden bordered by a mid-level redbrick wall, a two-storey rear outrigger, a single storey rear extension, a raised patio, and a spacious rear garden.





Description of area

Oswald Road is a residential street situated within the Chorlton ward of Manchester, close to Ryebank Fields, Scott Avenue Allotments, and the railway line. The area is predominantly residential in terms of its character, consisting of semi-detached and terraced dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for the installation of a rear dormer extension to provide additional living accommodation

Planning history

115329/FH/2017 - Erection of a part single, part two-storey rear extension, with external decking, and rear dormer to form additional living accommodation – Approved (11.04.2017).

Consultations & Notification Responses

Local residents, as per appendix 1 – no representations received.

Policies

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:

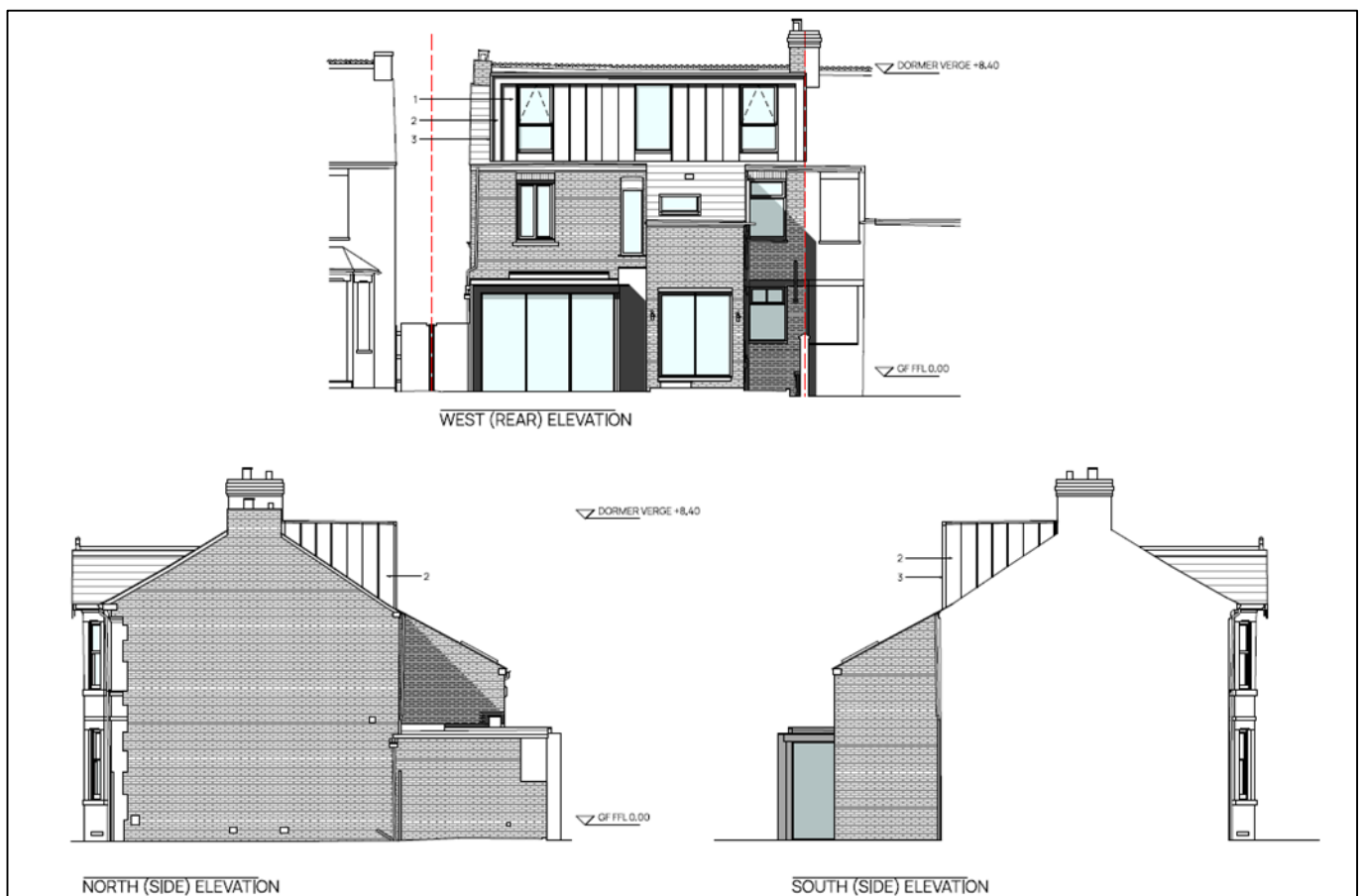
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places

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



Submitted proposed elevations

Issues

Principle – the principle of erecting a rear dormer to provide additional and improved 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. The principle of the proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester; however, consideration must be given to the development's siting, scale and massing, appearance, and impact upon visual amenity, residential amenity, etc.

Siting, scale, and massing – the dormer extension would be sited on the rear-facing roof slope of the host dwellinghouse, facing west. It would measure to 3.872m in length, 8.777m in width, and 2.423m in height.

It would be set slightly below the property's existing ridge, 0.254m above its eaves, and 0.561m away from the roof's gable end. It would extend onto the neighbouring roof of the adjoining property by 0.05m, however, it should be noted that Ownership Certificate B has been completed with the requisite notice served (as indicated on the submitted application form).

The overall siting, scale, and massing of the proposal is considered to be acceptable as the dormer is understood as being subservient to the host dwellinghouse in terms of its dimensions on account of it being set below the existing ridge with adequate gaps maintained to the existing eaves and roof edges. The proposal would therefore avoid resulting in an 'excessively large or bulky' addition to the property and is not considered to cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area.

The proposal therefore accords with policies DM1 and SP1 of the Manchester Core Strategy.

Appearance and visual amenity – the submitted plans indicate that the dormer would feature grey standing seam zinc cladding to its elevations, with a flat roof, and grey aluminium-framed windows. Its side elevations would be blank, whilst its rear elevation would feature 3no. windows.

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 dormers in this locale, with dormer additions present along Oswald Road, Titterington Avenue, Scott Avenue, and Grange Road. Sited at the rear of the property, the proposal would not be highly visible within the street scene and public realm, other than at specific viewpoints along Edward Charlton Road. Its use of grey zinc cladding would match the colouration of the existing grey slate roof, ensuring that it does not form a visually overbearing or intrusive feature. The overall character of the property and its surrounding area should therefore not be significantly harmed by these works.

Residential amenity – the rear dormer's siting on the roof of the property, set below the existing ridge, above the existing eaves and away from the gable end roof edge, should ensure that it does not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, the dormer's only areas of glazing 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.

Waste storage – the current waste storage arrangements would be unaffected by the proposal.

Parking – the current parking arrangements would be unaffected by the proposal.

Other matters – the submitted plans depict the rear dormer extension as projecting onto the roof of the adjoining property of No.201 Oswald Road, however, it should be noted that Ownership Certificate B has been completed with the requisite notice served (as indicated on the submitted application form).

Further concerns or issues that may arise in association with the proposed works to the neighbouring plot would be regarded as civil legal matters between the parties that should be dealt with under separate legislation and would not represent material considerations of Manchester City Council Planning.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking. The proposal complies with policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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

1) 3-year time limit:

The development must be begun not 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 Act Planning Act 1990.

2) Specified plans:

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

'SITE PLAN AS PROPOSED', stamped as received by the City Council as Local Planning Authority on the 13th August 2025.

'FIRST FLOOR PLAN AS PROPOSED', stamped as received by the City Council as Local Planning Authority on the 13th August 2025.

'SECOND FLOOR AS PROPOSED', stamped as received by the City Council as Local Planning Authority on the 13th August 2025.

'ROOF PLAN AS PROPOSED', stamped as received by the City Council as Local Planning Authority on the 13th August 2025.

'ELEVATIONS AS PROPOSED', stamped as received by the City Council as Local Planning Authority on the 14th August 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) Materials:

The materials to be used on the external surfaces of the development hereby permitted shall match those specified on the drawings listed under condition no.2 of this approval.

Reason - To ensure the appearance of the building to be developed is not adversely affected by the materials to be used in the construction of the development, 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

214 Oswald Road, Manchester, M21 9GW
208 Oswald Road, Manchester, M21 9GW
212 Oswald Road, Manchester, M21 9GW
204 Oswald Road, Manchester, M21 9GW
210 Oswald Road, Manchester, M21 9GW
206 Oswald Road, Manchester, M21 9GW
205 Oswald Road, Manchester, M21 9GN
201 Oswald Road, Manchester, M21 9GN

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 (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA