



CAROLINE TAMWORTH PLANNING

Planning and Design

HOUSEHOLDER PLANNING APPLICATION

PROPOSED REAR DORMER

18 CENTRAL AVENUE, LEVENSHULME, MANCHESTER, M19 2EN

PLANNING & HERITAGE STATEMENT

Prepared

on behalf of

Mr L. Martin

CT1284

1.0 Preamble

1.1 A planning application for a rear dormer to No. 18 Central Avenue has been submitted to Manchester City Council for consideration (143507/FH/2025).

1.2 This Planning and Heritage Statement is provided to comply with planning legislation and to support the submitted plans.

2.0 The Site

2.1 The application site comprises a semi-detached two storey dwelling to the eastern side of Central Avenue in Levenshulme. The pair of dwellings is of a traditional late Victorian or Edwardian style with red brick façades, bay windows on the ground and first floors, and pitched gables with decorative timberwork to the front elevation. To the rear, the dwelling is of a much simpler design and has been extended at ground floor level to provide additional living space.



Rear elevation of the application site

2.2 The surrounding area is residential in character with a predominance of semi-detached dwellings similar to the application dwelling. The rear elevations of the dwellings on Berkeley Avenue face towards the rear of the application site.

3.0 The Proposal

3.1 The application seeks planning permission for the installation of a dormer within the rear roof plane to enable the creation of an additional bedroom within the roof space. The dormer will have a flat roof and will be clad in zinc. Three conservation style roof lights will also be installed to the front roof plane.

3.2 Detailed plans, prepared by Clear Architectural Services, are provided.

4.0 Planning Policy Context

4.1 The site is located within South Manchester on the Manchester City Council Local Development Framework Area Map and also falls within the Rushford Park Conservation Area.

4.2 The following policies of the Manchester City Core Strategy are relevant to the proposed development:

- Policy SP1 - Spatial Principles
- Policy EN1 - Design Principles and Strategic Character Areas
- Policy EN3 - Heritage
- Policy DM1 - Development Management

4.3 Paragraph 2.68 of the Core Strategy identifies Levenshulme as one of several high-quality neighbourhoods in South Manchester where there is good-quality housing, a range of centres and services and strong areas of heritage value and open space.

4.4 Core Strategy policy SP1 requires that development:

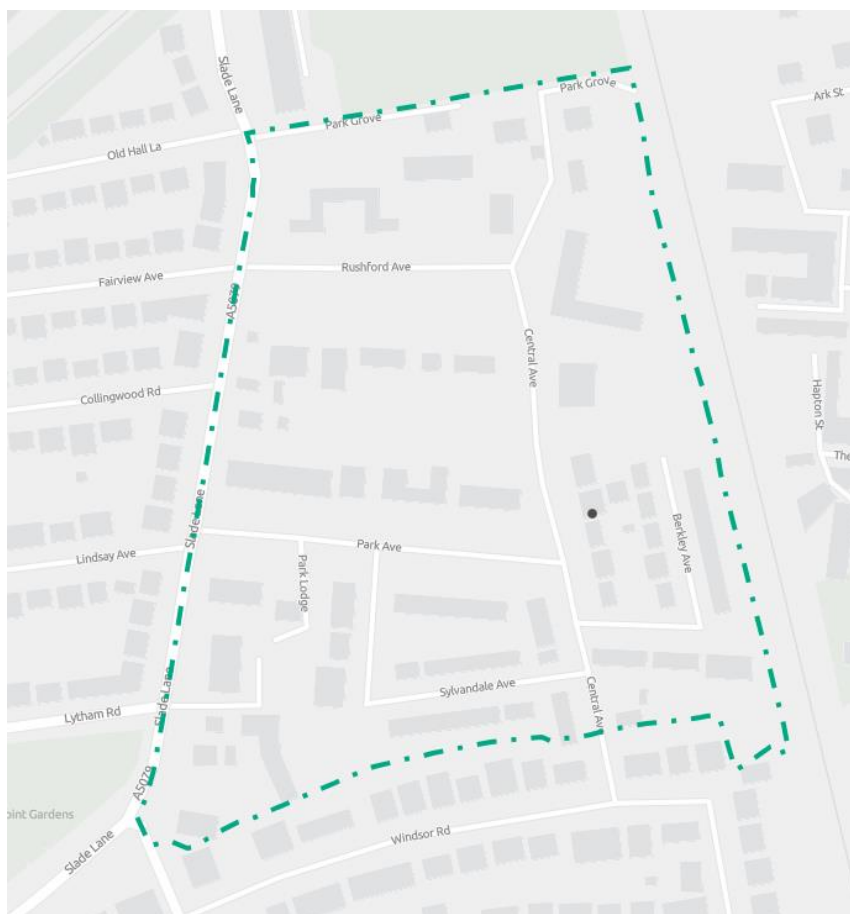
“Make a positive contribution to neighbourhoods of choice including:

- Creating well designed places that enhance or create character*
- Making a positive contribution to the health, safety and wellbeing of residents*
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.*
- Protect and enhance the built and natural environment.”*

4.5 The text preceding policy EN1 sets out the seven urban design principles which development proposals are expected to follow:

- Character: a place with its own identity
- Continuity and enclosure: a place where public and private places are clearly distinguished
- Quality of the public realm: a place with attractive, and successful outdoor areas
- Ease of movement: a place that is easy to get to and move through
- Legibility: a place that has a clear image and is easy to understand
- Adaptability: a place that can change easily
- Diversity: a place with variety and choice

4.6 The policy also identifies eleven strategic character areas. The application site falls within the 'Southern Character Area' where the presence of older built development across this part of Manchester is noted but with the main focus of key contributors being along key radial routes and within district centres.



Extract from the Manchester City Council Local Development Framework Area Map showing the Rushford Park Conservation Area (application site marked with a dot)

4.7 Policy EN3 seeks to encourage development that protects, conserves and enhances Manchester's heritage assets and its settings. It states:

"New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains."

4.8 Policy DM1 states that all development should have regard to the following specific issues:

*"- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations."*

4.9 UDP policies DC1.1 and DC1.2, relating to house extensions, and policy DC18.1, relating to conservation areas, also remain extant and give more detailed guidance on domestic extensions and conservation areas.

4.10 Saved policy DC1.1 states:

"In determining planning applications for extensions to residential properties, the Council will have regard to:

- a. the general character of the property;*
- b. the effect upon the amenity of neighbouring occupiers;*
- c. the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;*
- d. the overall appearance of the proposal in the street-scene;*

e. the effect of the loss of any on-site carparking.”

4.11 Saved policy DC1.2 states:

“Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings);*
- b. they do not create an undue loss of sunlight, daylight or privacy;*
- c. they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details;*
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.”*

4.12 Saved policy DC18.1 states:

“a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

- i) the relationship of new structures to neighbouring buildings and spaces;*
- ii) the effect of major changes to the appearance of existing buildings;*
- iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);....”*

4.13 Policies contained within the Places for Everyone Joint Development Plan (PfE) and advice contained within the National Planning Policy Framework (NPPF) is also relevant.

4.14 The National Planning Policy Framework (NPPF) sets out the government's planning policies for England. It emphasises sustainable development, promoting economic growth while safeguarding the environment and protecting communities. The NPPF aims to streamline the planning process, encourage local decision-making, and ensure development meets the needs of present and future generations.

4.15 The Places for Everyone (PfE) strategic spatial framework for Greater Manchester aims to create sustainable, inclusive communities by providing housing, jobs, and infrastructure while protecting the environment. The plan prioritises public transport, affordable housing, and green spaces to enhance quality of life for residents.

4.16 The following PfE policies are relevant:

- Policy JP-S1 - Sustainable Development
- Policy JP-P2 - Heritage

5.0 Planning Policy Compliance

5.1 The main issues to be considered when assessing the proposed development are as follows:

Impact of the proposed development on the Rushford Park Conservation Area

5.2 NPPF Section 16 – Conserving and Enhancing the Historic Environment - requires the applicant to describe the significance of any heritage assets affected by a proposed development, including any contribution made by their setting. It states that the level of detail should be proportionate to the assets' importance, and no more than is sufficient to understand the potential impact of the proposal on their significance.

5.3 In this case the heritage asset is the Rushford Park Conservation Area which was designated as such in 1986. The Council's website states:

"The older houses in Rushford Park are mainly substantial family residences which are either detached, semi-detached or in terraces of three or more. The generous tree-planting is still much in evidence and creates the semi-rural character of the area."

"Edwardian houses centred on Sylvandale Avenue and Berkeley Avenue are closer together than the Victorian houses on Rushford and Park Avenues. The sashes in their windows are of dissimilar sizes, with the smaller and generally subdivided one at the top, and a large 'uninterrupted view' window below. They have 2-storey canted bays roofed over with half-timbered gables."

"The panels on the bays between ground floor and first floor windows are decorated by rectangular outlines of moulded brickwork. Such moulded bricks also form string courses at first floor window cill and head heights."

"The majority of garden frontages are marked by stone or brick walls with hedges behind, but some simply have hedges alone. Central Avenue is unique in having grass verges with street trees, which greatly contribute to the character of the area. Also on Central Avenue is a group of nine original Victorian cast-iron bollards, to keep vehicular traffic off the footpath leading under the railway embankment."

5.4 With regard to development within the conservation area the Council states:

“Development control in Rushford Park is aimed at encouraging development which enhances the prosperity of the area whilst paying attention to its special architectural and visual qualities.

In order to maintain this high standard, property owners are encouraged to retain the original character and detail of their houses.”

“It is envisaged that small-scale development and refurbishment will take place from time to time. The main aim of the designation of a conservation area is to ensure that the character and quality of both the buildings and the spaces between them is retained and even enhanced.”

5.5 NPPF Paragraph 210 states that:

“In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.”*

5.6 NPPF Paragraph 212 states that:

“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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

5.7 Paragraph 220 of the NPPF states that not all elements of a conservation area will necessarily contribute to its significance. It is considered that the application dwelling makes a small contribution to the character of the conservation area, which is described above, with the main focus and contribution being at the front of the dwelling, rather than the rear.

5.8 The design and materials are appropriate to the character of the conservation area and the zinc cladding, already used to face dormer extensions on nearby Sylvandale Avenue, will provide a contrasting but sympathetic element.

Design and visual amenity

5.9 The dimensions of the proposed dormer would meet permitted development requirements if the site were located outside the conservation area.

5.10 The window openings and glazing to the proposed dormer have been designed with a vertical emphasis to reflect the glazing of the host dwelling. The glazing, and placement of gaps between the openings, is considered to address any concerns regarding the singular form of the dormer.

5.11 There are examples of dormers of varying designs within the area, both pitched roof and flat roofed. Rear dormer extensions have been granted approval at No. 5 Park Avenue (135765/FH/2022), No. 11 Park Avenue (128845/FO/2020), No. 9 Sylvandale Avenue (129900/FH/2021), No. 13 Sylvandale Avenue (127438/FH/2020) and No. 14 Sylvandale Avenue (129046/FH/2021). These properties have also installed rooflights to the front roof plane to serve the loft extensions.

5.12 Whilst there are no other dormers present at close neighbouring properties, a sizeable first floor side and rear extension has taken place at No. 24 Central Avenue which has introduced a modern addition to this section of the rear street scene.

Impact on residential amenity

5.13 Again, if the site were not located within the conservation area the dimensions of the proposed dormer would fall within the parameters of householder permitted development rights. Decisions on planning applications for similar dormer developments within the immediate surrounding area concluded that these would not lead to an adverse impact upon the amenities of the occupants of surrounding properties and this is also considered to be the case at the application site.

6.0 Conclusion

6.1 In conclusion, it is considered that the proposed development is of an appropriate design and scale that will safeguard amenity and the character and appearance of the Rushford Park Conservation Area.

September 2025