

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143591/FH/2025

Date registered valid: 28 August 2025

Proposal: Erection of a single storey side and rear extension together with a hip to gable conversion and installation of rear dormer to provide additional living accommodation

Address: 126 Beresford Road, Manchester, M13 0TF

Ward(s): Rusholme Ward

Applicant: Mr Mohammad Amjed

Agent (if any): Mr Mamoon Khan, MRK Design Uk

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23 October 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 1 October 2025

Standard consultations:

Printed: 3 September 2025

Expired: 24 September 2025

Neighbour notifications

Printed: 3 September 2025

Expired: 24 September 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: No

Tree Preservation Order: No

The application site relates to 126 Beresford Road within the north Manchester ward of Rusholme. The site relates to a two storey, semi-detached, red brick property in the Rusholme ward area of Manchester. Hardstanding is sited to the front and rear with space to the front forming off street car parking. There is some soft landscaping to the rear. A footpath/ginnel runs between the application site and no. 124 Beresford Road. The site benefits from a white painted timber shed located along the western boundary of the site.

Description of area

The area is predominantly residential in nature.

Description of development

The submitted application seeks planning permission for erection of a single storey side and rear extension together with a hip to gable conversion and installation of rear dormer to provide additional living accommodation.

The application has been applied for as supporting a disabled resident.

The single storey side extension would align with the primary elevation of the host property and have approximate dimensions of Height: 3.4 x Length: 6 x Width: 2.8 metres. The existing canopy at ground floor level would be extended across to the side extension. The proposed rear

extension would wrap into the proposed side extension and would be sited against the northern boundary of the site. The rear extension would be sited approximately 2.8 metres off the boundary with the adjoining neighbour and have approximate dimensions of Height: 2.7 x Length: 5 x Width: 4.9 metres. The side extension would have a gable roof and the rear extension would have a flat roof.

The existing hipped roof of the host property would be amended to a gable to accommodate a rear roof dormer. Such dormer would accommodate a bedroom, bathroom and dressing area. The dormer would have an approximate cubic volume of 17m³.

The proposal would involve the insertion of two roof lights within the primary roof line, a window within the front elevation, four windows within the rear elevation, a set of sliding patio doors along the side and rear elevation, and a roof light within the flat roof element of the rear extension.

Materials to be used have been listed as:

- Grey rubber roof for dormer and rear extension
- Dormer external walls: grey concrete tiles to match existing
- Roofing material for extension: grey concrete tiles to match existing
- External masonry wall: red engineering brick to match existing brick
- Windows: white UPVC double glazed windows
- Roof lantern
- Roof light: Velux/ RoofLITE+
- Bifold doors: white aluminum frame
- Roof fascia and gutter: white plastic fascia with black half round rainwater gutter

Negotiations during the course of the Application

During the course of the application, discrepancies with the submitted plans were addressed.

Further information was supplied in relation to materials and bin storage.

Planning History

131665/FH/2021- Erection of single storey side and rear extension to provide additional living accommodation.

Approved 10 November 2021.

Consultations & Notification Responses

Local Residents

No responses were received.

High Speed Two (HS2) Limited

No comments from High Speed Two (HS2) Limited were received during the course of the application.

Issues

POLICY

The National Planning Policy Framework (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities.
- ii. Chapter 12. Achieving well-designed places.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following adoption of Places for Everyone.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management),
Policy SP1 (Spatial Principles) and
Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that 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 the 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 a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that 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 original buildings);

- b. They do not create 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 scene by virtue of design, use of materials or construction 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.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Places for Everyone

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

The following policies are relevant:
i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for the erection of a single storey side and rear extension together with a hip to gable conversion and installation of rear dormer to provide additional living accommodation. It is noted such application has received a medical exemption and so has been submitted to support disabled access needs of the applicant's family. Further, it is noted previously the site has received consent for erection of single storey side and rear

extension (see planning ref: 131665/FH/2021). Whilst the form of the rear extension is different to the current proposal, the same projection for the rear extension was previously approved. The works to the roof of the main dwelling, and the wrap around element of the ground floor extension are new elements of works to be considered. The works proposed are considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet the changing residential needs of families. Consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

No.128 Beresford Road:

Previously, the scheme of 131665/FH/2021 approved a 5 metre rear extension against the common boundary with the adjoining property, no.128 Beresford Road. Within the current proposal, the same projection of the rear extension is proposed, however it would be sited approximately 2.8 metres off the shared boundary. As such, the impacts in relation to overbearing are considered to be an improvement to the previous consent. It is noted bi-fold doors are to be inserted in the rear extension which wrap around the side and rear elevation. The proposed left side elevation drawing shows how the existing boundary treatment would ensure no overlooking would be caused from the proposed placement of windows. This alongside the set away from the shared boundary results in a scheme which is not considered to give rise to significant concern in relation to overlooking. As the neighbour sits due south no adverse implications are considered to be caused in respect of loss of light.

The rear roof dormer by nature would not give rise to harm in respect of loss of light or overbearing implications. Two windows would be inserted in the rear roof dormer and would face in the direction of the rear garden and subsequently onto the external amenity space connected to no.128 Beresford Road. One window would relate to a bathroom and would be conditioned within any approval granted as being obscure glazed. However, given the existing view into the neighbour's rear amenity space from the applicant's first floor rear windows, any overlooking from the 1 clear window is not considered to be significantly harmful beyond the existing circumstances and so can be considered acceptable.

No.124 Beresford Road:

No.124 Beresford Road is the non-adjoining neighbour and the two properties are separated from land to the side and an alleyway. Given the alleyway, the side extension being single storey and the separation between the proposal and the neighbour, it is not considered the neighbour would be adversely impacted in respect of adverse amenity implications.

Any overlooking from the dormer would not be significant to no.124 as per the reasoning given for any harm from the dormer to no.128 (see above).

Neighbours to the rear (Elsdon Road):

The extension at ground floor level would not give rise to any adverse implications to neighbours to the rear due to the scale of the structure.

Given the dormer would sit no further forwards than the existing roof plane of the property, the dormer would not give rise to significant adverse privacy implications to neighbours to the rear.

Streetscene:

The proposed side extension would be visible from within the streetscene. The gable roof form of the proposed side extension would match that of the hip to gable conversion and is not considered to give rise to any adverse implications.

The hip to gable conversion is common place within residential settings given the permitted development fallback, as can be seen further south of the applicant site and is not considered to give rise to a visually intrusive feature in the streetscene.

Overall, it is not considered that the proposal would give rise to any significant visual residential amenity implications, namely overbearing, privacy nor loss of light implications, and so is considered pursuant to Policy DC1 of the UDP, policies SP1 and DM1 of the Core Strategy and JP-S1 of Places for Everyone.

Design, Scale and Appearance

Single storey side extension:

The side extension would extend the length of the host property and wrap into the rear extension. The roof would be gabled to match the proposed host property. It is considered a small addition to the property and is considered acceptable in design and scale.

Single storey rear extension:

The rear extension would have a projection of 5 metres. Previously, a 5 metre rear extension up to the boundary was approved (see planning ref: 131665/FH/2021). Within the current proposal, the same projection of the rear extension is proposed, however it would be sited approximately 2.8 metres off the shared boundary. As such, the rear extension is considered appropriate in scale and design given the previous approval. The flat roof, whilst being different to the pitched roof of the side extension would be hidden from view and such design preference is not considered to create a visually intrusive feature.

Hip to gable conversion:

The hip to gable conversion would involve the insertion of two skylights and would have a ridge height which would match that of the host property. Such piece of works could be undertaken through permitted development and does not give rise to any concern in respect of design.

Installation of rear dormer:

The proposed rear roof dormer would sit within the roof space of the existing property and would not exceed the highest point of the existing roof. The dormer would also be set back from the eaves by approximately 0.5 metres and would have a cubic volume of 17 metres. As such, the roof dormer is not considered to give rise to an overly large or bulky structure, pursuant to Policy DC1 of the UDP.

Materials:

Materials to be used have been listed as:

- Grey rubber roof for dormer and rear extension
- Dormer external walls: grey concrete tiles to match existing
- Roofing material for extension: grey concrete tiles to match existing
- External masonry wall: red engineering brick to match existing brick
- Windows: white UPVC double glazed windows
- Roof lantern
- Roof light: Velux/ RoofLITE+
- Bifold doors: white aluminium frame
- Roof fascia and gutter: white plastic fascia with black half round rainwater gutter

Such materials are considered acceptable and would match the host property where possible. A materials condition would be attached to any approval granted.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Car Parking

No change to car parking provision would occur.

Bin Storage

Details of bin storage provision was provided for review during the course of the application. Provision would be available in a secure and enclosed structure. This can be accepted and the details would be conditioned accordingly.

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 and other material considerations. In this instance officers have

worked with the applicant in a positive and proactive manner and requested information has been received during the course of the application. Appropriate conditions have been attached to the approval granted.

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

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 following drawings and documents:

- Drawing- Location Plan, received by the City Council as Local Planning Authority on 30 July 2025.
- Application Form, received by the City Council as Local Planning Authority on 28 August 2025.
- Drawing- Proposed- Site Plan, numbered P100, received by the City Council as Local Planning Authority on 23 October 2025.
- Drawing- Proposed- Ground Floor Plan, numbered P101, received by the City Council as Local Planning Authority on 23 October 2025.
- Drawing- Proposed- First Floor Plan, numbered P103, received by the City Council as Local Planning Authority on 23 October 2025.
- Drawing- Proposed- Second Floor Plan, numbered P105, received by the City Council as Local Planning Authority on 23 October 2025.
- Drawing- Proposed- Elevations, numbered P107, received by the City Council as Local Planning Authority on 23 October 2025.
- Drawing- Proposed- Sections, numbered P109, received by the City Council as Local Planning Authority on 23 October 2025.
- Drawing- Proposed- Materials, numbered P111, received by the City Council as Local Planning Authority on 23 October 2025.
- Drawing- Proposed- Bin Station, numbered P112, received by the City Council as Local Planning Authority on 23 October 2025.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in 'Drawing- Proposed- Materials, numbered P111', received by the City Council as Local Planning Authority on 23 October 2025.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

5) Before first occupation, the rear roof dormer bathroom window as shown on the approved 'Drawing- Proposed- Second Floor Plan, numbered P105', received by the City Council as Local Planning Authority on 23 October 2025, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

6) The development hereby approved shall be carried out in accordance with 'Drawing- Proposed- Bin Station, numbered P112', received by the City Council as Local Planning Authority on 23 October 2025, in relation to a secure and ventilated bin storage area. The bin storage area shall be implemented in accordance with the approved scheme and be in place prior to the first use of the development and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the provision of off-street car parking, and the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

Appendix 1 – List of consultees & neighbours notified

High Speed Two (HS2) Limited

31 Elsdon Road, Manchester, M13 0TQ
33 Elsdon Road, Manchester, M13 0TN
161 Beresford Road, Manchester, M13 0TA
159 Beresford Road, Manchester, M13 0TA
153 Beresford Road, Manchester, M13 0TA
157 Beresford Road, Manchester, M13 0TA
35 Elsdon Road, Manchester, M13 0TN
155 Beresford Road, Manchester, M13 0TA
128 Beresford Road, Manchester, M13 0TF
124 Beresford Road, Manchester, M13 0TB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA