

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143745/FH/2025
Date registered valid: 15 August 2025
Proposal: Installation of rear dormer and roof lights to front roof
Address: 32 Northen Grove, Manchester, M20 2NW
Ward(s): Didsbury West Ward

Applicant: Mr Dan & Mrs Ellie Lee
Agent (if any): Mr Stelios Kattou, Cheadle Architects
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 3 October 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 July 2025

Standard consultations:

Printed: 29 August 2025 Expired: 19 September 2025

Neighbour notifications

Printed: 29 August 2025 Expired: 19 September 2025

Site notice

Posted: 12 September 2025 Expired: 3 October 2025

Press advert

Published: 2 September 2025 Expired: 23 September 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to a two-storey semi-detached C3 dwellinghouse made of red brick with a grey slate pitched roof. The property features black framed windows and benefits from an existing side and rear extension that features a flat roof, black framed windows and is made of white render. To the front of the property is a hardstanding driveway and to the rear of the property is a small, paved garden with mature trees. The dwelling forms one half of a pair of modern semi-detached properties which sit alongside another pair of modern semi-detached (no. 36-38 Northern Grove), all likely post war infills, which are bookended by tall Edwardian houses either side.

Listed building: Not applicable

Conservation area: Albert Park Conservation Area 1988

Tree Preservation Order: No

Description of area

Northern Grove is a residential street situated within the Didsbury West Ward of Manchester, situated one street behind one of the popular roads in Didsbury, Burton Road. The area is predominantly residential in terms of its character, consisting of semi-detached period housing and is situated within Albert Park Conservation Area.

Description of development

The applicant is seeking permission for the installation of a rear dormer and roof lights to the front roof.

Consultations & Notification Responses

Neighbours, as per appendix 1- no comments or objections.

Planning History

113408/FH/2016 - Erection of a single storey side and rear, Approved, 2016.

143233/FH/2025 - Installation of rear dormer and roof lights, Refused, 2025.

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

Policy EN3- Heritage

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

-Chapter 16- Conserving and enhancing the historic environment

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.

-Policy JP-P2: Heritage

Issues

Policies SP1 And DM1 of the Manchester Core Strategy seeks to ensure that any new built development enhances or creates character, meets local needs and enhances the built environment and its design, scale and appearance of the proposed development that is appropriate to its context. Policies DC.1, DC1.2 and DC1.3 of the UDP for the City of Manchester relate specifically to residential extensions and set out several criteria against which proposals for extensions will be assessed. Although the latter policies are of age, they are of long-established practice with the guidance in the National Planning Policy Framework which

seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future residents.

Principle

The principle of erecting a rear roof dormer for additional living accommodation is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. Residents' homes should enable growth by providing sufficient space to accommodate changing needs and circumstances. However, consideration must be given to the proposal's siting scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Siting Scale and Massing

The proposed rear dormer would be set back from the adjoining (no. 30 Northern Grove) by 595mm and set at the same level as the existing ridge. The dormer would be set back from the existing eaves by 529mm. The dormer would extend backwards from the host dwellinghouse by approx. 3980mm and would measure 4171mm in length. The dormer proposes a flat roof.

The proposal introduces overall six new windows. Four are proposed to face into the rear garden, and two are proposed as conservation style roof lights in the front roof.

The overall siting scale and massing of the proposal is acceptable as the extension is understood as being subservient to the host dwellinghouse and in this instance is considered acceptable. The proposal is not considered to cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area.

Appearance and Visual Amenity

The submitted application form indicates that the dormer would be finished in hung tiles to match the existing dwellinghouse. The windows would be made of matching materials of dark grey upvc / black aluminium. The roof is proposed to be made of dark grey / black GRP to blend with the existing roof. The materials and scale of the of the dormer would be in-keeping with existing precedent of residential extensions on this locale. The offset from the existing eaves will reduce the visual prominence of the dormer within the street scene and Conservation Area.

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 on this locale. The proposal would be overall considered a small addition to the street scene. A materials condition has been attached to ensure that materials are adhered to pursuant with the Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved policies DC1 of the UDP.

The overall character of this property and its surrounding area should not be significantly harmed by these works. The design and appearance of the extension therefore accords with saved Policy DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework.

Residential Amenity

The rear dormer's siting on the roof of the property, set below the existing ridge and above the existing eaves should ensure 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, given that its mass and bulk would not impact the path of light to the neighbouring properties significantly beyond that of the host dwellinghouse itself. Additionally, the proposal would be set back from the adjoining property, no. 34 Northern Grove, of 595mm, which would lessen any feelings of overbearingness for this neighbouring property. Further to this, the dormers rear-facing windows

would be set back from the eaves and as such, should provide no further degree of overlooking than any existing windows on the property.

Moreover, the windows proposed on the rear elevation would face directly into the applicant's rear garden. Both sides of the dormer would be blank, and the proposed windows on the front roof slope will be conservation style and therefore minimise any impact.

The proposed extension would be in-keeping with other dormers in the area, privacy between neighbouring residential units will be unaffected. 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.

Impact on Albert Park Conservation Area

The Albert Park Conservation Area is principally an area of housing but also includes a district shopping centre on Burton Road, a smaller group of shops on Barlow Moor Road, schools, public houses and a number of churches.

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

Property owners in the area are encouraged to retain the original character and detail of their houses. This should include the details, colour and materials of windows frames, doors and other elements of the buildings. Substantial development proposals will require planning permission, and some minor works may also require prior approval from the City Council.

It is envisaged that small scale development and refurbishment will take place from time to time. The main aim of designation is to ensure that the character and quality of both the buildings and the spaces between them is retained. As with all conservation areas, attention must be paid to maintaining harmony regarding building heights, the type and colour of materials. The owners of properties will be encouraged to replace like for like when considering repairs to walls, roofs, windows and mouldings

The proposal would be sited at the rear of the property and would utilise matching any sympathetic materials to those already features on the dwellinghouse, which would provide a blended appearance with the existing property, minimising the degree of harm caused to the visual amenity of the area and the character of Albert Park Conservation Area. It is noted that the rear dormer is offset from the gable about therefore wouldn't be visually prominent from the street scene.

The extension would provide benefits in the form of improved and enlarged living accommodation for the residents, which in this instance is considered to outweigh any potential less than substantial harm caused to the Albert Park Conservation Area.

The proposal is therefore considered to accord with paragraph 215 of the National Planning Policy Framework, which stipulates 'where development proposal will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use' as well as policy DC18 of the UDP, policy EN3 of the Core Strategy and policy Jp-P2 of Places for Everyone.

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 as it broadly complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 SP1 and EN3 of the Manchester Core Strategy and Chapter 12 and 16 of the National Planning Policy Framework and Policies JP-P1 and JP-P2 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 the applicant has been determined in a timely manner, in accordance with the policies with the development plan.

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. 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 drawings, ref- PL01

Site plan, ref- PL01

Location plan, ref- PL01

Received on 15 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) 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 including:

- Tile hanging to match existing roof tiles
- Dark grey/ black GRP flat roof
- Dark grey uPVC/ black aluminium framed windows
- Dark grey uPVC/ black aluminium framed conservation style rooflights

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

Heritage & Urban Design
West Didsbury Residents Association

Flat 2, 7 Kenilworth Avenue, Manchester, M20 2LJ
33 Northen Grove, Manchester, M20 2NN
11 Kenilworth Avenue, Manchester, M20 2LJ
12 Stratford Avenue, Manchester, M20 2LH
Flat 10, 30 Northen Grove, Manchester, M20 2WL
Flat 9, 30 Northen Grove, Manchester, M20 2WL
Flat 8, 30 Northen Grove, Manchester, M20 2WL
Flat 7, 30 Northen Grove, Manchester, M20 2WL
Flat 6, 30 Northen Grove, Manchester, M20 2WL
Flat 5, 30 Northen Grove, Manchester, M20 2WL
Flat 4, 30 Northen Grove, Manchester, M20 2WL
Flat 3, 30 Northen Grove, Manchester, M20 2WL
Flat 2, 30 Northen Grove, Manchester, M20 2WL
30 Northen Grove, Manchester, M20 2WL
Flat 1, 30 Northen Grove, Manchester, M20 2WL
Flat 1, 7 Kenilworth Avenue, Manchester, M20 2LJ
34 Northen Grove, Manchester, M20 2NW
35 Northen Grove, Manchester, M20 2NN
9 Kenilworth Avenue, Manchester, M20 2LJ
8 Stratford Avenue, Manchester, M20 2LH
37 Northen Grove, Manchester, M20 2NN
10 Stratford Avenue, Manchester, M20 2LH

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Albert Park Conservation Area 1988
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA