MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142887/FH/2025
Date registered valid:	12 June 2025
Proposal:	Installation of rear roof dormer and hip-to-gable roof conversion to form additional living accommodation
Address:	55 Mellington Avenue, Manchester, M20 5WE
Ward(s):	Didsbury East Ward
Applicant:	Mr Patrick Chapman
Agent (if any):	Ms Anna Robertson, CK Architectural Yorkshire Ltd
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Refuse
Date of recommendation:	**5th August 2025**



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 22 July 2025
Standard consultations:
No consultations have been printed and sent.
Neighbour notifications
Printed: 16 July 2025 Expired: 6 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

The application site comprises a two-storey semi-detached dwelling located within the Didsbury East ward of Manchester. The property has previously been extended through a two-storey side extension and a single-storey rear extension. The front of the site features a hardstanding area providing off-street car parking, while the rear is a landscaped garden. Boundary treatment remains open to the front, with timber fencing enclosing the rear garden. The dwelling has a hipped roof design, consistent with other properties in the surrounding area, and includes bay windows to the front elevation.





Site Location Plan

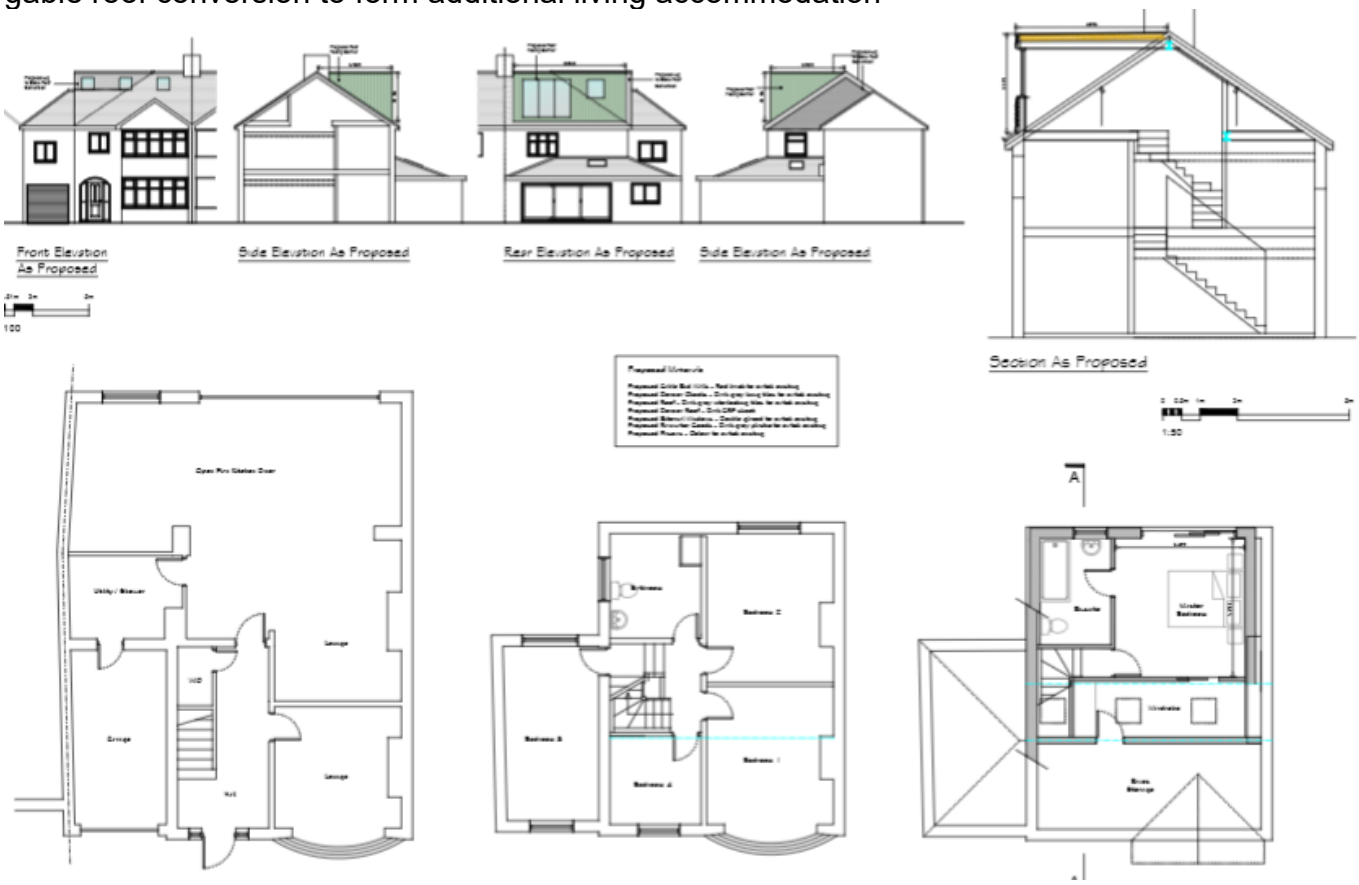
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

The surrounding area is predominantly residential in character, comprising properties of similar style and layout. Many of the dwellings have been altered through various forms of extensions, including side, rear, and roof additions.

Description of development

The applicant is seeking planning permission for the Installation of rear roof dormer and hip-to-gable roof conversion to form additional living accommodation



PROPOSED PLANS AND ELEVATIONS

Consultations & Notification Responses

Local residents, as per Appendix 1 - There has been no letters of objection received in relation to this proposal.

Policy and Issues

The following policies are considered relevant in the consideration of this application.

o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
o Policy DM 1 - Development Management
o Policy SP1 - Spatial Principles
o Policy EN1 - Design Principles
o Policy EN 19 - Waste Management
o The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development
JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal does not accord with the principles of this policy.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered unacceptable and it is believed that there are factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed development is deemed not to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History relating to 55 Mellington Avenue

024418 - Recv: 17.05.1985 - Application Approved - 31.07.1985 - Two storey extension at side of house to form garage and additional room with bedroom over

057497/FH/SOUTH2/99 - Recv: 06.09.1999 - Application Approved - 01.11.1999 - Single storey rear extension to form enlarged kitchen and living room

Plans considered

The plans considered as part of this proposal are as follows:

Received 12th June 2025 numbered 001 Revision B Existing Plans and Elevations

Received 12th June 2025 numbered 002 Revision B Proposed Plans and Elevations

Received 12th June 2025 numbered 003 Revision B Existing and Proposed Site Plan

Residential Amenity

The applicant is seeking planning permission for the installation of rear roof dormer and hip-to-gable roof conversion to form additional living accommodation. Concerns regarding the proposal were raised with the applicant/agent during the assessment stage, however, no amendments or additional information were provided that would satisfactorily address the issues identified.

The proposed changes to the roof would result in a significant alteration to the existing roof form, which currently steps down in the street scene in alignment with the previous side extension. The proposed change would raise the lowest ridge height of the original roof to match the highest ridge element of the property, thereby further disrupting the roof profile.

This alteration is considered to be out of character with the host dwelling and the surrounding properties, which predominantly feature hipped roofs and stepped ridge lines. The introduction of a gable end together with a rear dormer in this location would result in conflicting roof forms, made more prominent due to the property's position within the street scene.

Overall, the change would disrupt this established form, resulting in a visually intrusive and incongruous appearance. While some properties in the immediate vicinity have been extended, those alterations have generally been sensitively designed to complement the host dwellings and maintain the architectural rhythm of the area. In contrast, the proposed development would significantly detract from the character of the locality and is therefore considered to conflict with the principles of good design. As such, the proposal fails to comply with the National Planning Policy Framework and the following local planning policies: Core Strategy Policies SP1, DM1, EN1, and Saved Policy DC1 of the Unitary Development Plan.

Scale and Mass

The proposed development, by virtue of its size and massing, is considered to have an overbearing impact on the residential amenities of surrounding properties. The scale, design, and overall appearance of the roof extension is not considered to be appropriate or sympathetic to the character of the host dwelling or its setting. As such, the proposal fails to meet the principles of good design and residential amenity as set out in Saved Policy DC1 of the Unitary Development Plan, and Policies DM1 and EN1 of the Manchester Core Strategy.

Design

The design of the proposed development is not considered to be in keeping with the architectural character of the existing dwelling or surrounding properties. The proposal lacks the level of design quality typically expected for such structures and would result in an undue impact on both residential amenity and the visual character of the area.

On balance, the design, scale, and appearance of the proposed development are considered unacceptable. The proposal fails to demonstrate a sensitive response to its context and does not comply with the principles of good design as set out in Core Strategy Policies DM1 and EN1. Accordingly, the application is recommended for refusal.

Bins

The storage of refuse bins are unaffected by this proposal.

Parking

Off street car parking would be unaffected by this proposal.

Conclusion

The proposal would have a detrimental impact on the established architectural rhythm of the street, introducing a form that is out of keeping with the prevailing character. Although some properties in the vicinity have been altered, those changes have generally been modest and sympathetic to their context. In contrast, the current proposal would undermine the visual coherence of the area. There are no material considerations of sufficient weight to justify a departure from established planning policy. The proposal is therefore considered to be contrary to the principles of good design and fails to comply with the National Planning Policy Framework, Core Strategy Policies SP1, DM1, EN1, and Saved Policy DC1 of the Unitary Development Plan.

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: Refuse

Article 35 Declaration

The proposal would not improve the social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development.

There are no conditions which could reasonably have been imposed, which would have made the development acceptable and it is therefore not possible to approve the application.

Reasons for recommendation to refuse

1) The proposal due to its prominent location would result in a development which would by virtue of its siting, form, scale and appearance create an over dominant and incongruous feature which is out of character with, and fails to contribute positively to, the local area. The proposal therefore has an unduly harmful impact on visual and residential amenity, which is contrary to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012), saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), the Guide to Development in Manchester SPD and the National Planning Policy Framework.'

Appendix 1 – List of consultees & neighbours notified

7 Oakway, Manchester, M20 5PS
11 Newlands Drive, Manchester, M20 5NW
9 Newlands Drive, Manchester, M20 5NW
7 Newlands Drive, Manchester, M20 5NW
59 Mellington Avenue, Manchester, M20 5WE
57 Mellington Avenue, Manchester, M20 5WE
53 Mellington Avenue, Manchester, M20 5WE
40 Mellington Avenue, Manchester, M20 5NJ
38 Mellington Avenue, Manchester, M20 5NJ
2 Oakway, Manchester, M20 5PS
4 Oakway, Manchester, M20 5PS

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) -
Area Team Boundary - Name: SOUTH AREA