MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143274/FH/2025
Date registered valid:	15 July 2025
Proposal:	Erection of single storey rear extension and installation of rear roof dormer
Address:	9 Bloomfield Drive, Manchester, M8 8ER
Ward(s):	Cheetham Ward
Applicant:	Mr Shoaib Maqsood
Agent (if any):	Mr Abdul Gadro, Kris Builders & Construction Ltd
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**10 September 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 5 August 2025

Standard consultations:
Printed: 24 July 2025 Expired: 14 August 2025

Neighbour notifications
Printed: 24 July 2025 Expired: 14 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: No

Tree Preservation Order: No

The application site relates to 9 Bloomfield Drive within the Cheetham ward of north Manchester. The application site relates to a detached, light coloured brick, two storey dwellinghouse related to the new build development of Manor Park Phase 8 Fairy Lane (planning ref: 071826/FO/2004/N1). Amenity space to the front of the property relates to a small area of grass and hardstanding. Amenity space to the side consists of a driveway and amenity space to the rear can be accessed from the timber gate to the rear of the property and the rear garden is sloped, with the bottom of the garden sitting at a much lower topography than at the point closest to the property.

Description of area

The immediate area is residential in nature.

Description of development

The submitted application seeks planning permission for the erection of single storey rear extension and installation of rear roof dormer.

The single storey rear extension would have approximate dimensions of Height: 3.6 x Length: 4 x Width: 6.1 metres. Such extension would create an open kitchen and family sitting room and

would involve the insertion of bi-folding doors and a window within the rear elevation. The extension would have a lean to roof with the addition of 3no. skylights.

The rear roof dormer is recorded by the agent as having a volume of 52m2. It would sit within the existing gable roof form, sit no higher than the highest point of the existing roof, and would sit further back from the eaves by approximately 0.3 metres. The dormer would involve the insertion of a window and juliet balcony and would create a master bedroom and en-suite.

Materials to be used throughout the proposal have been listed as:
-Extension: bricks to match existing, roof tiles to match existing, UPVC bi-folding door to match existing, UPVC window to match existing, roof lights to match existing.
-Dormer- facing materials to match tiles at the property in material and colouration.

Negotiations during the course of the Application

The initial scheme involved the erection of a front porch. The proposed front porch was not considered acceptable to the LPA on the grounds of design as the proposed with the extensive glazing and projection closer to the highway creates a contrived and awkward feature within the streetscene and would be out of character with the form of development in the immediate area. Such element of works was omitted from the scheme and the description of development was amended accordingly.

Several discrepancies and inaccuracies within the drawings were rectified during the course of the application.

The agent confirmed the volume of the proposed rear roof dormer.

Further information was provided in relation to materials.

Planning History

No planning history exists for the property of no.9 Bloomfield Drive; however the following permission history is found for development of the property:
071826/FO/2004/N1- Manor Park Phase 8 Fairy Lane- Erection of 92 dwellinghouses with associated parking and landscaping.
Approved 9 December 2004.
No condition has been placed on the consent to remove householder permitted development rights.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Environmental Health

Environmental Health were consulted who requested the following condition be attached to any approval granted:
GAS01 New applications for extensions

Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason- The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

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 CABE 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 single storey rear extension and installation of rear roof dormer. This is considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet the changing residential needs of families. The revised scheme is considered to overcome concerns raised to the developer during the course of the application. It is to be noted there is a permitted development fallback for the rear extension, and the proposed rear dormer exceeds only slightly beyond the stipulations of permitted development. Notwithstanding this, 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.9 Bloomfield Drive is a detached property and sits 2.5 metres from the common boundary with no.11. The applicant site sits further back from the highway than the applicant site and so as existing, the neighbour experiences the existing built form of the applicant site. The proposed extension would extend 4 metres in projection but would not come any closer towards the common boundary with no.11. Whilst it is noted the neighbour would then experience further built form, given the 2.5 metre gap would be retained and given the proposed extension would be single storey and have a hipped roof, it is not considered such feature would give rise to a significant overbearing feature. No windows would be inserted in a position to cause adverse privacy implications to no.11. Although the applicant site sits due south of no.11, given the existing staggered building form, there is likely to be some form of loss of light as existing. The proposed extension would not exacerbate the existing circumstances.

The proposed dormer would involve the insertion of a juliet balcony and window. Due to the nature of the proposal, no overbearing implications nor loss of light implications would occur from this element. As such, the main consideration is the potential for overlooking. The en-suite window would be conditioned within any approval granted to be obscure glazed, so not to give rise to any unacceptable privacy implications. It is noted that the applicant could utilise the proposed juliet balcony to have a view into no.11' garden. However, given the existing staggered relationship of the building, the oblique angle required and the views provided by the applicant's first floor rear windows, such level of overlooking is not considered severe.

To the south of the applicant site sits a communal parking area and so the closest neighbour to the south (no.7 Bloomfield Drive) is separated by such parking access road. As such, a 7 metre gap would exist between the side elevation of the rear extension and the boundary of no.7 closest to the applicant site. As such, given the separation, the rear extension would not give rise to the neighbour in respect of overbearing, loss of light or adverse privacy implications.

The rear roof dormer again due to the distance to the neighbour and the oblique angle that would be required to view from the proposed balcony to the neighbour would not be considered to give rise to significant adverse privacy implications.

The harm from the proposed rear roof dormer would most likely be felt by the neighbours to the rear of the applicant site in respect of overlooking. However, given the permitted development fallback where juliet balconies in rear roof dormers are permitted, such level of overlooking would not be so severe to warrant a refusal on the scheme.

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 and Appearance

Rear extension:
The rear extension would have a projection of 4 metres and so be in line with permitted development rights for detached properties whereby a 4 metre extension could be achieved. Given the impact to the neighbouring properties would not be severe, the rear extension is considered acceptable in form and scale, pursuant to Policy DC1 of the UDP. The materials to be used would match that of the host property and so ensure a sympathetic addition to the property.

Rear roof dormer:
The agent has confirmed the rear roof dormer would have a projection of 52m3. Through permitted development rights, a rear roof dormer of 50 cubic metres could be achieved for detached properties. Such minimal exceedance of 2 cubic metres would be marginal and would not be so severe to warrant a refusal on the scheme. The materials to be used for the hanging roof dormer have been listed to match the existing in material and colouration and so would ensure a sympathetic addition to the property. No materials have been listed for the window or juliet balcony and so details would be sought by condition. As such, this element of works is considered acceptable in size and form, pursuant to Policy DC1 of the UDP.

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 parking provision would occur as a result of this proposal.

Bin Storage

Space would still be retained to access the private rear amenity space via the existing fence. No change would occur for this arrangement and so no concern is raised in respect of bin storage.

Ground Conditions

The applicant property sits within a historical landfill buffer. As such, Environmental health requested a gas membrane condition be attached to any approval granted. Such wording of the condition was sent to the agent who confirmed agreement to the condition via email.

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: 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 a revised plan has been supplied which is considered to overcome issues raised 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:
-Location Plan, received by the City Council as Local Planning Authority on 23 June 2025.
-Application Form, received by the City Council as Local Planning Authority on 4 July 2025.
-Drawing- Proposed- Ground and First Floor Plan, numbered A101p, received by the City Council as Local Planning Authority on 4 September 2025.
-Drawing- Proposed- Elevations, numbered A201p r3, received by the City Council as Local Planning Authority on 10 September 2025.
-Drawing- Proposed- Loft Floor and Roof Floor Plan, numbered A102p, received by the City Council as Local Planning Authority on 4 September 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) Before first occupation, the loft en-suite window as shown on the approved 'Drawing- Proposed- Loft Floor and Roof Floor Plan, numbered A102p', received by the City Council as Local Planning Authority on 4 September 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.

5) Notwithstanding the details as approved within condition 2, samples and specifications of all materials to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council as local planning authority.

For the avoidance of doubt, this shall include materials for the dormer flat roof material, dormer window and dormer juliet balcony.

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.

6) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason- The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Environmental Health

66 Fairy Lane, Manchester, M8 8YD
5 Bloomfield Drive, Manchester, M8 8ER
17 Olanyian Drive, Manchester, M8 8YU
15 Olanyian Drive, Manchester, M8 8YU
11 Olanyian Drive, Manchester, M8 8YU
16 Bloomfield Drive, Manchester, M8 8ER
12 Bloomfield Drive, Manchester, M8 8ER
11 Bloomfield Drive, Manchester, M8 8ER
7 Bloomfield Drive, Manchester, M8 8ER
10 Bloomfield Drive, Manchester, M8 8ER
8 Bloomfield Drive, Manchester, M8 8ER
19 Olanyian Drive, Manchester, M8 8YU
13 Olanyian Drive, Manchester, M8 8YU
64 Fairy Lane, Manchester, M8 8YD
14 Bloomfield Drive, Manchester, M8 8ER

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 50m Buffer -
Area Team Boundary - Name: NORTH AREA