

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143216/FH/2025

Date registered valid: 23 June 2025

Proposal: Erection of single storey rear extension with rear terrace, installation of side dormer extension and basement conversion (including enlargement of basement) with associated light well

Address: 2 Clifton Road, Manchester, M21 8UX

Ward(s): Chorlton Park Ward

Applicant: Mr and Mrs Gray

Agent (if any): Mr Matthew McNulty, McNulty Architects

Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 24 September 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 July 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 7 July 2025 Expired: 28 July 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/area

The application relates to a three-storey semi-detached Victorian dwellinghouse of red brick construction and with grey tiled gable roofs. The property features white painted timber windows, double storey bay windows and lean-to canopy to the front and original single storey lean-to outrigger and bay window at ground floor to the rear.

The application property is situated within a corner plot at the junction with Corkland Road, affording garden areas to the front, south western side and rear. There is a driveway to the front/side. Boundary treatment around the curtilage consists of an original brickwork boundary wall (>1m in height) with stone copings. Additional timber fencing and trellising is existing atop of walling around the rear garden. There are large conifers along the rear boundary.

The surrounding area is predominantly residential in character, featuring semi-detached Victorian properties of a similar character, scale and form.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The applicant is seeking permission for the erection of a single storey rear extension with rear terrace, installation of side dormer extension and basement conversion (including enlargement of basement) with associated light well.

Consultations & Notification Responses

Local responses

None

Consultee responses

None

Relevant Planning History

None at the application site.

At 8-12 Clifton Road –

126572/FO/2020 – Change of use of No.8 and No.12 Clifton Road from 5 no. self contained flats and No.10 Clifton Road from a 6 bedroom House in Multiple Occupation to form 3no. single

residential dwellinghouses together with elevational alterations (including dormer windows), landscaping and single storey rear extensions. Approved 06.07.2022.

History of negotiations

The planning officer requested that the proposed dormer cheek material was amended to matching vertically hanging roof tiles, to reduce prominence within the street scene. The agent submitted revised plans showing this amendment 23/09/2025, the revised proposal was assessed accordingly.

Local Planning Policies

Places for Everyone (2022-2039) – 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 PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-S1 – Sustainable Development
JP-P1 – Sustainable Places

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
EN 19 – Waste

The relevant saved **UDP** policies for this application are:

DC1– Residential Extensions

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester's Emerging Space Standards)

National Planning Policy Framework

The NPPF (December 2024) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places

Paragraph 135 states – Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Issues

Principle of development:

The principle of erecting a single storey rear extension with rear terrace, installation of side dormer extension and basement conversion (including enlargement of basement) with associated light well to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. 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.

Impact on visual amenity and the streetscene:

The proposed single storey rear extension would project approx. 2-3.3m from the original rear elevation and span the full width of the host dwellinghouse. The extension would accommodate a flat roof, 4m in total height. The proposed rear extension would feature black timber cladding with black aluminium coping and granite tile rear terrace (2.75m in depth by 3.25m width) with glass side balustrade. The submitted plans indicate that its side elevations would be blank and its southeastern facing rear elevation would feature significant glazing in the form of a black aluminium door and fixed glazed side panel. The scale, design and projection of the rear extension complies with the advice stipulated within saved policy DC1.3 of the Unitary Development Plan for the City of Manchester.

The proposed dormer extension would be sited within the southwestern side roof plane of the main gable roof, measuring approx. 3.6m in width, set down from the ridge and up from the eaves. The side dormer extension would be finished in vertically hanging (natural slate) roof tiles to match the main roof and accommodate a gable roof that mirrors the pitch of the existing side gable element. It would feature a single front rooflight and blank elevations. It is acknowledged that side dormers are evident within the street scene at no.s 8, 10 and 12 Clifton Road, therefore it is considered that these examples set a precedent within the immediate locality for extensions of this nature (side dormers) on this specific house type.

As such, the overall siting, scale, and massing of the proposal is considered to be acceptable as the developments are understood as being subservient to the host dwellinghouse in terms of their dimensions, would avoid resulting in 'excessively large or bulky' additions to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing overbearing features into the area. The proposal would be in-keeping with the existing precedent of residential extensions in this locale.

Sited at the side and rear of the property, the proposal would be highly visible within the street scene or public realm. The proposed use of natural slate hanging tiles to the dormer cheeks should provide a blended appearance with the host dwellinghouse, ensuring that the dormer extension does not form a prominent visual feature within the street scene. The design and choice of materials for the single storey rear element would constitute black timber cladding and a flat roof to the single storey rear extension, adding a contemporary design to the existing property. A planning condition will be imposed requiring sample cladding to be submitted for review, to ensure a high-quality finish. This is considered acceptable on balance, in this location and is not considered to be detrimental to the character of the property and wider street scene.

The proposed basement conversion with enlargement and associated lightwell, would not be readily visible from the street scene and therefore raises limited impact upon the character of the host property and wider street scene.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Impact on residential amenity:

No.4 Clifton Road is the adjoining semi-detached residential property due north-east. This property affords a matching existing lean-to rear outrigger.

The proposed single storey rear extension would project approx.2m from the existing outrigger of no.4 and the proposed rear terrace would project a further approx. 2.75m rearwards (including the stepped access down into the applicant's garden), both sited along the shared boundary with this neighbouring property.

Given the scale of the proposed single storey flat roofed rear extension, which would accommodate a maximum roof height lower than the former outrigger (it will replace), it is not considered that this element would give rise to issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, proposed rear glazing would afford sole outlook over the applicant's own rear garden, therefore these are not considered to give rise to any undue overlooking and loss of privacy of neighbouring occupiers. To further mitigate any overlooking impacts upon this adjoining neighbour, additional boundary screening in the form of a timber fencing sited atop the existing boundary wall is proposed, at a height of 1.8m above the rear terrace.

The proposed gable dormer extension would be sited within the southwestern side roof plane of the main roof. This element would feature a single front roof light only, therefore raises no overlooking impacts. Given the proposed scale, orientation and siting of this dormer extension, it is not considered that this element would cause any overdominance or overshadowing impacts upon neighbouring properties.

The proposed basement conversion with enlargement and associated rear lightwell does not raise any issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Impact on Highway Safety:

The proposed development would not interfere with the existing parking provision off street on the front driveway, as such is considered acceptable in this regard.

Waste:

The current waste storage arrangements would be unaffected by the proposal.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

Condition(s) to be attached to decision for approval

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 documents labelled:

- 'Proposed Ground Floor Plan', numbered '2428-101 A', stamped as received by the City Council as Local Planning Authority on the 16/06/2025.
- 'Proposed First Floor Plan', numbered '2428-102 A', stamped as received by the City Council as Local Planning Authority on the 16/06/2025.
- 'Proposed Second Floor Plan', numbered '2428-103', stamped as received by the City Council as Local Planning Authority on the 16/06/2025.
- 'Proposed Basement Plan', numbered '2428-110 A', stamped as received by the City Council as Local Planning Authority on the 16/06/2025.
- 'Proposed Elevations, numbered '2428-201 A', stamped as received by the City Council as Local Planning Authority on the 23/09/2025.
- 'Proposed Elevations, numbered '2428-202 A', stamped as received by the City Council as Local Planning Authority on the 23/09/2025.
- 'Proposed Elevations, numbered '2428-203', stamped as received by the City Council as Local Planning Authority on the 16/06/2025.
- 'Proposed Site Plan, numbered '2428-1003', stamped as received by the City Council as Local Planning Authority on the 16/06/2025.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3) The materials to be used on the external surfaces of the development hereby permitted shall be implemented in accordance with the approved details set out in the documents and drawings as specified in Condition 2 of this approval. For the avoidance of doubt this does not include the single storey rear extension.

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 policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) Notwithstanding the materials annotated on the submitted plans, prior to above ground works, samples and specifications of the cladding to be used on all external elevations of the single storey rear extension shall be submitted to and approved in writing by the City Council as

local planning authority. The development shall be carried out in accordance with the agreed details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no windows or doors shall be inserted in the development hereby approved, other than those expressly authorised by the granting of this planning permission.

Reason - In the interests of residential and visual amenity since any additions to the approved dwelling may adversely impact upon the neighbouring occupiers, pursuant to saved policy DC1 of the Unitary Development for the City of Manchester Policies DM1 and SP1 of the Manchester Core Strategy.

6) Prior to first use of the development hereby approved, the boundary screen (along the northeastern shared side boundary) as shown on plan ref: 2428-203, shall be erected and retained in situ for the lifetime of the development.

Reason - In the interests of residential and visual amenity, pursuant to saved policy DC1 of the Unitary Development for the City of Manchester Policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

28 Corkland Road, Manchester, M21 8XA
Flat 4, 30 Corkland Road, Manchester, M21 8XA
Flat 1, 30 Corkland Road, Manchester, M21 8XA
Flat 6, 30 Corkland Road, Manchester, M21 8XA
Flat 5, 30 Corkland Road, Manchester, M21 8XA
Flat 3, 30 Corkland Road, Manchester, M21 8XA
Flat 2, 30 Corkland Road, Manchester, M21 8XA
32 Corkland Road, Manchester, M21 8XA
39 Corkland Road, Manchester, M21 8XG
37 Corkland Road, Manchester, M21 8UW
4 Clifton Road, Manchester, M21 8UX

Appendix 2 – Planning constraints

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