

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143171/FH/2025
Date registered valid: 11 June 2025
Proposal: Installation of rear dormer, including hip to gable conversion
Address: 489 Parrs Wood Road, Manchester, M20 5QG
Ward(s): Didsbury East Ward

Applicant: Mr Richard Brown
Agent (if any): Mr Peter Hoole, PJH Architectural Services
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 30th July 2025



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 1 July 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 19 June 2025 Expired: 10 July 2025

Site notice

No site notice has been produced

Press advert

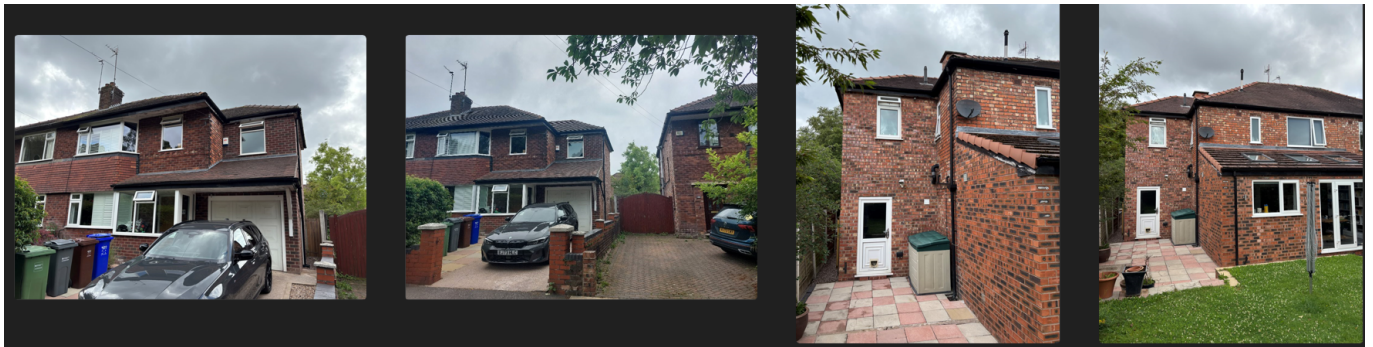
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site is a two storey semi-detached property in the Didsbury ward area of Manchester. The site benefits from a two storey side extension with a hipped roof and single storey extension to the rear. The property features front and rear garden along with a driveway to the front.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature.

Description of development

The applicant is proposing the installation of rear dormer, including hip to gable conversion



Consultations & Notification Responses

Local residents, as per Appendix 1 – There has been one letter of objection received in relation to this proposal. Summary of comments as follows:

- The proposed development by means of its size, depth, width and height would have an unacceptable adverse impact on the amenities of the properties immediately adjacent to the site and the surrounding areas by reason of overlooking and loss of privacy
- Concerned about the proposed Juliet balcony which would overlook garden and patio area
- The orientation of the property and the way the sun sets behind the proposed development means that garden is afforded less natural light, particularly in the evening

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 to 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 acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History relating to 489 Parrs Wood Road

103573/FH/2013/S2 - Recv: 10.09.2013 - Application Approved - 16.10.2013 489 Parrs Wood Road, Didsbury, Manchester, M20 5QG Erection of a single storey rear extension

F03141 - Recv: 09.07.1975 - Application Approved - 30.10.1975 489 Parrs Wood Road,, Didsbury., Erection of single-storey building to form a garage for private car and garden store rear of dwellinghouse.

069831/FH/2003/S2 - Recv: 03.11.2003 - Application Approved - 02.12.2003 489 Parrs Wood Road, Didsbury Erection of two storey side extension to form garage and additional living accommodation

069041/FH/2003/S2 - Recv: 05.08.2003 - Application Withdrawn - 24.10.2003 489 Parrs Wood Road, Didsbury Erection of first floor side extension to form additional living accommodation

Residential Amenity

The applicant seeks planning permission for the erection of a rear dormer extension incorporating a hip to gable roof alteration. Representations have been received in response to the statutory consultation and neighbour notification process, and a summary of these comments is provided in the Consultation and Notification Responses section above.

Hip to Gable roof extension

The applicant proposes a hip to gable roof extension, together with the addition of roof lights in the front and a window in the side gable. To ensure that there would be no impacts to residential amenity due to overlooking or loss of privacy resulting from the introduction of a window in this location, a condition to require this window to be obscurely glazed is recommended to be attached to any consent. It is believed the change from a hip to gable roof arrangement in this location would not give rise to significantly adverse impacts upon the adjacent or surrounding properties due to massing (such as loss of light or overbearing impact), especially as the property would not project any further than the side gable wall of the property.

Rear Dormer extension

The proposed rear roof dormer extension would be in line with the main roof ridge of the house, on the shared boundary with the adjoining semi detached property and set in from the edge of the gable end. A window and Juliet balcony are proposed facing the rear over the garden area. The concerns regarding the `Juliet style balcony and the concerns over loss of privacy cannot be given any weight as it is generally observed that this style of balcony has a similar effect as a window due to its design effectively being non projecting. This is considered to be acceptable and would not provide any further overlooking than that of a bedroom window. It is not considered that the proposed dormer would unduly remove light from or have an overbearing impact on any neighbouring property.

It is considered that the change to the roof design is acceptable, particularly given that the proposed ridge height is no higher than the existing ridge to the main roof. The proposed dormer does not present an unusual feature within the area and is considered to be an acceptable addition to the roof of the property. It is considered the dormer would not give rise to a detrimental outlook in respect of the adjoining properties or the surrounding area. The proposal is considered acceptable in this location and is not believed to adversely impact upon the visual amenity of the area.

While the proposed changes to the roof would be visible from the public highway, it is noted that several properties in the immediate vicinity have already been altered and extended. As such, the proposed development is not considered to adversely affect the character of the local area. The appearance of the proposal is therefore considered acceptable, and the impact upon visual amenity is not regarded as significant.

Overall, given the height, projection and relationship to adjacent properties, it is considered that the proportions of the proposed extensions to the roof are acceptable and can be accommodated at the application property. The footprint is not considered to create a bulky or disproportionately scaled addition to the property. In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore the proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan.

Scale and Mass

The size and footprint of the proposal is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the design, scale

and appearance of the proposed development are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal is considered to be in keeping with the character of the existing property and the surrounding area. The proposed materials include matching finishes as specified in the application form, with the introduction of zinc cladding for the proposed dormer, which is considered an appropriate and contemporary addition.

The level of detail provided is consistent with what is normally expected for a development of this nature. The proposal is not anticipated to have an undue impact on residential amenity or the overall character of the area.

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

Bins

There is room for the storage of refuse bins at the rear of the property and therefore, the storage of refuse bins accords with policy EN19 of the Core Strategy.

Parking

Off street car parking would be retained to the site and the current car parking arrangements are not affected by this proposal.

Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area would not be adversely impacted. The proposal has been sited and designed to ensure that it is subservient to the original dwelling house and the proposal is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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. The application has been determined in a timely manner and in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to Policy DM1 of the Core Strategy and the National Planning Policy Framework.

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:

Received 11th June 2025 numbered 2025-191928-P-102 Proposed Floor and Roof Plans

Received 11th June 2025 numbered 2025-1928-P-103 Proposed Elevations

Reason - To ensure that 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 gable extension hereby permitted shall be brick to match those of the existing building in type, size, colour and texture. The materials used for the dormer shall be Zinc Cladding as stated on the Householder Application Form in type, size, colour and texture.

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) Before first occupation the landing window in the side elevation facing no. 491 Parrs Wood Road 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 residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

487 Parrs Wood Road, Manchester, M20 5QG
14 Broughville Drive, Manchester, M20 5WH
482 Parrs Wood Road, Manchester, M20 5QQ
480 Parrs Wood Road, Manchester, M20 5QQ
478 Parrs Wood Road, Manchester, M20 5QQ
491 Parrs Wood Road, Manchester, M20 5QG
12 Broughville Drive, Manchester, M20 5WH

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) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA