

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 142627/FH/2025

Date registered valid: 2 July 2025

Proposal: Erection of dormer roof extension to rear

Address: 4 Ash Grove, Manchester, M14 5GQ

Ward(s): Rusholme Ward

Applicant: Hossain

Agent (if any):

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 21 August 2025

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 05 August 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 28 July 2025 Expired: 18 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The proposal relates to a three-storey mid terrace dwellinghouse on Ash Grove. The property features an existing single storey rear outrigger and small cat slide roof front dormer. The property has small yards to front and rear with on street parking.

Description of area

The property is in a mostly residential part of the Rusholme ward of Manchester.

Description of development

Erection of dormer roof extension to rear

The proposed dormer sits within the main rear roof slope and measures 2800mm by 5300mm. The application form states that roof materials and windows are to match existing.

PLANNING HISTORY

F17375

Description: Change of use of dwellinghouse to 2 self-contained flats.

Decision: Approved 22/07/1982

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents

No representations received

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

Relevant Policies

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)

- Development Management and Planning Obligations
 - DM 1 - Development Management
- Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
- Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
- [Extant Unitary Development Plan \(UDP\)](#) –
 - Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC26 - Development and Noise
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat5: Inner Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\)](#) –
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 12 – Achieving well-designed places

Principle

The City Council recognises many people want to extend and develop their existing homes to provide more space and/or better living accommodation. The principle of a residential extension is accepted.

ISSUES

Appropriate siting, layout, scale, form, massing, materials, and detail

The new addition is designed to match the style and features of the current building by using matching windows. From the application it is unclear on the final fascia material finish so a condition has been attached to submit details in writing on the materials to be used.

The proposal is designed to be subservient to the original dwelling house by being entirely in the main roof slope.

Due to its, size, position and location in relation to local neighbours, given the dormer sits within the main roof slope the proposal would not create an over-dominant or overbearing feature.

It is noted that rear dormers are often classified as permitted development with the impact to massing being accepted. Notwithstanding this the impact of this specific proposal is not considered to be harmful.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.

Only minimal views of the main proposed works are capable of being seen from the street. Given the position of the dormer and the limited massing, together with the use of proposed materials to match the existing roof, the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby, notably the front catslide dormers and would not therefore disrupt the area's existing features.

Effects on amenity

Privacy

The proposal includes adding windows to the new rear elevation however given the windows are on a similar plane to existing windows on the rear elevation the impact to privacy is minimal.

It is noted that rear dormers are often classified as permitted development with the impact to privacy being accepted. Notwithstanding this the impact of this specific proposal is not harmful enough to warrant refusal.

Light

Given the proposal is entirely within the main roof slope and the properties have south facing rear elevations, the impact to light from the added massing is minimal.

Noise

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

Accessibility

The proposal does not change how people can get in and out of the building.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment. The proposal has a negligible impact on drainage using the existing drainage on site.

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.

CONCLUSION

The proposed rear dormer extension at 4 Ash Grove has been assessed against relevant planning policies and found to be acceptable in terms of design, scale, and impact on neighbouring properties and the surrounding area. The development respects the character of the existing dwelling and maintains

residential amenity. Subject to conditions regarding materials and compliance with approved plans, the proposal is considered appropriate and is recommended for approval.

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 proposal is considered to be acceptable and therefore determined within a timely manner.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-year time limit

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. Specified plans

The development hereby approved shall be carried out in accordance with the following drawings and documents:

- | | | |
|----------------------------------|-------------|-------------------|
| a. Drawing - Location Plan | 04 Apr 2025 | THE LOCATION PLAN |
| b. Drawing - Existing & Proposed | 04 Apr 2025 | PLANS |
| c. Drawing - Proposed | 04 Apr 2025 | ELEVATIONS |

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Materials to be approved

The materials to be used on the external faces of the dormer hereby approved shall match those of the existing roof in type, size and colour as set out on the householder application form.

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, as specified in policies SP1 and DM1 of the Core Strategy.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

2A Ash Grove, Manchester, M14 5GQ

1A Ash Grove, Manchester, M14 5GQ

6 Ash Grove, Manchester, M14 5GQ

5 Ash Grove, Manchester, M14 5GQ

2 Ash Grove, Manchester, M14 5GQ

1C Ash Grove, Manchester, M14 5GQ

1B Ash Grove, Manchester, M14 5GQ

8 Ayton Grove, Manchester, M14 5GU

6 Ayton Grove, Manchester, M14 5GU

7 Ash Grove, Manchester, M14 5GQ

3 Ash Grove, Manchester, M14 5GQ

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

Area Team Boundary - Name: NORTH AREA