

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143067/FH/2025

Date registered valid: 9 June 2025

Proposal: Erection of single storey rear extension, part conversion of existing garage to study area, extension to height of existing garage building and conversion of existing roof space with new dormer window to rear

Address: 8 Pine Road, Manchester, M20 6UY

Ward(s): Didsbury West Ward

Applicant: Ed Brown

Agent (if any): Mrs Clare Hatchman, Neil Pike Architects

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28 August 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 1 July 2025

Standard consultations: Printed: 18 June 2025 Expired: 9 July 2025

Neighbour notifications: Printed: 18 June 2025 Expired: 9 July 2025

Site notice: Posted: 1 July 2025 Expired: 22 July 2025

Press advert: Published: 24 June 2025 Expired: 15 July 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

Listed building: Not applicable

Conservation area: Blackburn Park Conservation Area 1979

Tree Preservation Order: Not applicable

The application relates to an Edwardian two-storey semi-detached C3 dwellinghouse of redbrick and white render with a red rosemary tile hipped roof. The property is constructed in the decorative Arts and Crafts design style and language with its specialist interest deriving from features from that movement, including applied black and white timber framing, rosemary tiles, tall chimneys, feature bracketed windows and a roughcast/red brick mix of facing materials. Its front elevation facing onto Pine Road is significantly set back behind the original brick boundary wall and paved driveway/front garden. Towards the rear and southern side of the dwellinghouse is a modern flat roofed garage with a raised parapet. The other half of the semi displays similar elevational characteristics but has a shorter chimney and a small dual-pitched garage/outbuilding set behind the rear building line.

The application property is sited within the Blackburn Park Conservation Area which has a high degree of significance. This derives from the planned nature of the estate created by Charles Blackburn who sold off development plots that came forward and were developed simultaneously. This has created a coherent streetscape of quality designed houses displaying high levels of craftsmanship and materials set within a mature treed landscape.

Pine Road is a residential street situated in the Didsbury West ward of Manchester, close to Northern Lawn Tennis Club, Wilmslow Road, and Fog Lane Park. The area is predominantly residential in terms of its character, consisting of terraced, semi-detached, and detached dwellinghouses, and benefits from its proximity to public outdoor amenity spaces.





Description of development

The applicant is seeking permission for the erection of a single storey rear extension, part-conversion of the existing garage to a study area, extension to the height of the existing garage building and conversion of the existing roof space with a new dormer window to rear to provide additional and improved living accommodation.

Planning history

No relevant history.

Consultations & Notification Responses

Local residents, as per appendix 1 – no representations received.

Blackburn Park Conservation Society – no representations received.

Policies

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

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions
- Policy DC18 – Conservation Areas

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

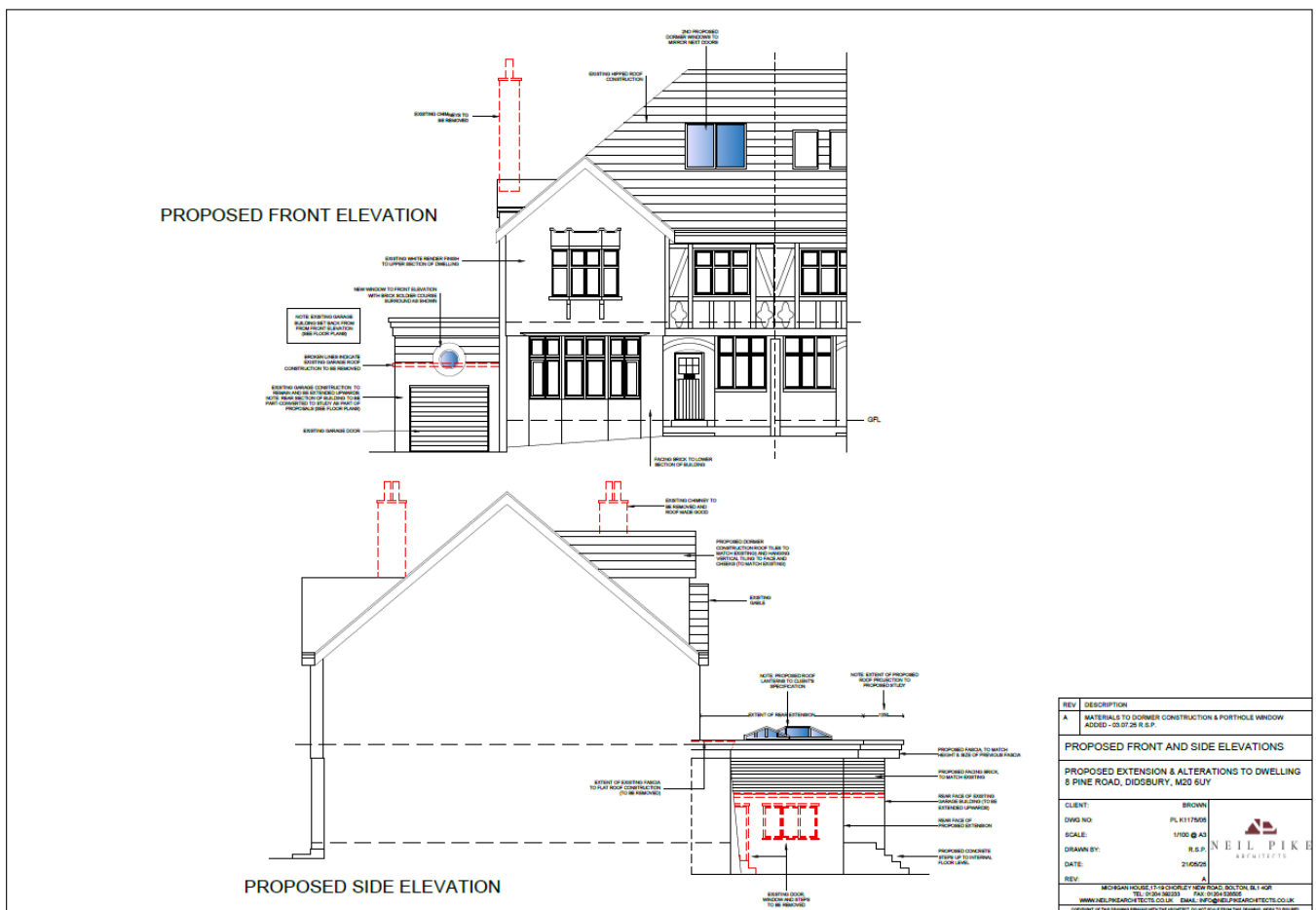
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN19 – Waste
- Policy EN3 – Heritage

The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

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.

- Policy JP-P1 – Sustainable Places
- Policy JP-P2 – Heritage



Submitted proposed front and side elevations

Issues

Policies SP1 and DM1 of the Manchester 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 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 which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle – the principle of erecting a single storey rear extension, part-converting the existing garage, extending the height of the existing garage, converting the existing roof space and installing a rear dormer window to provide additional and improved 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, the Blackburn Park Conservation Area, waste storage, and parking.

Siting, scale, and massing – the single storey extension would be sited at the rear of the property, facing west, adjoining the existing garage. It would project 3.5m rearwards from the host dwellinghouse, with a width of 7.514m, and a flat roof height of 4.177m. It would be sited 0.379m from the boundary shared with No.6 Pine Road.

The dormer extension would be sited on the rear-facing roof slope of the property. It would project 4.168m rearwards from the host dwellinghouse, with a width of 2.298m, and a dual pitch roof height of 3.459m. It would be set 1.97m below the existing ridge, 0.396m above the existing eaves, and 0.698m away from the adjoining property.

The 3.5m rearward projection of the rear extension accords with the limit specified within saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m). Further to this, the overall siting, scale, and massing of the proposal is considered to be acceptable as the extensions 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. Sufficient private outdoor amenity space would also be retained to the rear.

The proposal therefore accords with policies DM1 and SP1 of the Manchester Core Strategy.

Appearance and visual amenity – the single storey extension would be built of brickwork to match the existing dwellinghouse, with a flat roof. Its rear elevation would feature a set of glazed doors, whilst its northern side elevation would be blank. Its roof would feature a sky lantern projecting 0.427m upwards from the flat roof of the extension.

The dormer extension would be clad in hanging vertical tiling to match the existing dwellinghouse with matching roof tiles on its roof slopes. It would feature a set of inward-opening doors together with a glazed Juliet balcony along its rear elevation, with blank side elevations.

It is considered that the proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Sited at the rear of the property, the single storey extension and

dormer addition would not be highly visible within the street scene or public realm. Moreover, their use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that they do not form prominent visual features. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the extensions therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Garage conversion and associated alterations – the part-conversion of the garage into living space could be undertaken under permitted development rights without the need to apply for planning permission. On this basis, this element of the proposal is acceptable.

The proposal also includes the following alterations to the garage:

- An increase from 2.448m to 4.177m in height to match the proposed rear extension, with brickwork to match the existing dwellinghouse and a flat roof.
 - o This alteration is considered acceptable, given its minimal impact upon the visual and residential amenity of the area, with a considerable setback from the public highway and footpath, an adequate gap maintained to the plot's southern shared boundary, which features a high-level timber fence and mature foliage.
- Retention of the front garage door.
- Insertion of 1no. circular window to the front, with brick soldier course surround.
 - o This alteration is considered acceptable, given its minimal impact upon the visual and residential amenity of the area, with a considerable setback from the public highway and footpath, as well as being in-keeping with other windows of this type in the surrounding area (e.g., those present at No.1 and No.29 Pine Road).
- Retention of side facing window in southern elevation.
- Insertion of a set of bi-folding doors with semicircular over-light above to the rear.
 - o This alteration is considered acceptable, given its minimal impact upon the visual and residential amenity of the area, on account of its siting at the rear, away from the street scene and public realm.
- Installation of a sky lantern (projecting upwards by 0.427m).
 - o This alteration is considered acceptable, given its minimal impact upon the visual and residential amenity of the area, with a considerable setback from the public highway and footpath.

Rear terrace / raised platform – the proposal also includes the installation of a raised platform to the rear, adjacent to the proposed rear extension. This would consist of a concrete construction, measuring to 1m in length (with steps projecting a further 1.272m rearwards), 7.514m in width, and 0.948m in height (from ground level). The platform would be sited 0.379m away from the boundary shared with No.6 Pine Road.

This alteration is considered acceptable, given its minimal impact upon the visual amenity of the area, due to its siting at the rear of the property. The raised platform may give rise to issues of overlooking and loss of privacy for neighbouring occupiers, particularly the adjoining property. As such, full and final details of a privacy screen have been secured via condition so as to mitigate these impacts.

Impact upon the designated asset – given that the single storey extension, dormer addition, and raised platform would be sited at the rear of the property, would not be visible within the Pine Road street scene or other vantage points within the Conservation Area, would be

relatively proportionate to the scale and massing of the rear elevations, and would utilise matching materials to the host dwellinghouse (which would provide a blended appearance with the existing property), it is considered that the degree of harm caused to the visual amenity of the area and the character of the Blackburn Park Conservation Area would be limited.

Concerns were raised in relation to the alterations to the existing garage, including its raised flat roof with front parapet and new circular window. These interventions would be somewhat visible within the street scene and public realm due to their siting at the front. However, they are not considered to form overly prominent or unduly harmful features within the area given their considerable setback from the public highway and associated footpath (approximately 18m), together with the fact that they would be in-keeping with the existing precedent for works of this type in this area, with flat-roofed extensions and circular windows already established in the street scene. It is therefore considered that the degree of harm caused to the visual amenity of the area and the character of the Blackburn Park Conservation Area would be limited.

The proposal is therefore considered to accord with paragraph 202 of the NPPF, which stipulates that “where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”, as well as policy DC18 of the UDP, policy EN3 of the Core Strategy and policy JP-P2 of Places for Everyone.

The proposal would provide benefits in the form of improved and enlarged living accommodation for the property’s occupiers, which would outweigh the potential harm caused to the Blackburn Park Conservation Area as a result of the works.

It should also be noted that the proposal would also not affect the most significant aspects of the Conservation Area as the spacious nature of the application plot, the appearance of the surrounding dwellinghouses, and existing street patterns would remain largely unaffected.

Residential amenity – given that the rear extension would be single storey with a maximum flat roof height of 4.177m, with an adequate gap maintained to the adjoining property, it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its blank side elevations should ensure the privacy of neighbouring occupiers is unaffected by the works.

The rear dormer’s siting on the roof of the property, set below the existing ridge, above the existing eaves and away from the adjoining property, should ensure that it does not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, the dormer’s only areas of glazing would be rear-facing and setback from the eaves. As such, they should provide no further degree of overlooking than any existing windows at first-floor level.

The impact of the garage alterations and raised platform upon the residential amenity of the area has been addressed in the preceding sections of the report.

The proposal therefore accords with saved policy DC1 of the UDP and policies SP1 and DM1 of the Core Strategy.

Waste storage – the current waste storage arrangements would be unaffected by the proposal as external access to the rear of the property would be retained.

Parking – the current parking arrangements would be unaffected by the proposal as the property's driveway space would be retained.

Other matters – the proposal also includes the following external/elevational alterations:

- Installation of 2no. skylights to the front roof slope of the host dwellinghouse.
- Removal of 2no. chimney stacks along the southern edge of the dwellinghouse.

Concerns were raised in relation to the removal of the chimney stacks and the resultant impact upon the Blackburn Park Conservation Area. However, it should be noted that these alterations could be undertaken under permitted development rights without the need to apply for planning permission. For these reasons, these concerns would not warrant the refusal of the current application.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved policies DC1 and DC18 of the UDP, policies DM1, SP1, and EN3 of the Core Strategy, chapters 12 and 16 of the NPPF, and policies JP-P1 and JP-P2 of the PfE joint development plan document.

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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) 3-year time limit:

The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) Specified plans:

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

'PROPOSED SITE PLAN', numbered 'PL K1175/01', stamped as received by the City Council as Local Planning Authority on the 29th May 2025.

'PROPOSED GROUND FLOOR PLAN', numbered 'PL K1175/02', stamped as received by the City Council as Local Planning Authority on the 29th May 2025.

'PROPOSED FIRST & SECOND FLOOR PLANS', numbered 'PL K1175/03', stamped as received by the City Council as Local Planning Authority on the 29th May 2025.

'PROPOSED REAR AND SIDE ELEVATIONS', numbered 'PL K1175/04 REV A', stamped as received by the City Council as Local Planning Authority on the 7th July 2025.

'PROPOSED FRONT AND SIDE ELEVATIONS', numbered 'PL K1175/05 REV A', stamped as received by the City Council as Local Planning Authority on the 7th July 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

3) Materials:

The materials to be used on the external surfaces of the development hereby permitted shall match those specified on the submitted application form and drawings listed under condition no.2 of this approval.

For clarity, this shall include:

- Brickwork to match the existing dwellinghouse on the rear extension.
- A flat roof on the rear extension.
- Brickwork to match the existing dwellinghouse on the converted garage.
- A flat roof on the converted garage.
- Roof tiles and hanging tiles to match the existing dwellinghouse on the rear dormer 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 development, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

4) Privacy screen:

Prior to the first use of the raised platform to the rear, full and comprehensive details of a privacy screen running along the application site's northern boundary adjacent to the raised platform shall be submitted to and approved in writing by the City Council as Local Planning Authority.

For clarity purposes, the details shall include the proposed height, location and materials of the privacy screen.

The approved screen shall be implemented prior to the raised platform being brought into use and shall remain in place and maintained in perpetuity.

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

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
High Speed Two (HS2) Limited

Flat 17, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 15, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 13, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 9, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 7, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 18, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 16, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 14, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 12, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 11, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 8, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
9 Pine Road, Manchester, M20 6UY
6 Pine Road, Manchester, M20 6UY
4 Pine Road, Manchester, M20 6UY
21 Pine Road, Manchester, M20 6UY
19 Pine Road, Manchester, M20 6UY
17 Pine Road, Manchester, M20 6UY
15 Pine Road, Manchester, M20 6UY
13 Pine Road, Manchester, M20 6UY
11 Pine Road, Manchester, M20 6UY
Flat 10, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
10 Pine Road, Manchester, M20 6UY

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Blackburn Park Conservation Area 1979
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA