MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142459/FH/2025
Date registered valid:	29 July 2025
Proposal:	Proposed hip to gable roof conversion, together with dormer roof extension to front and rear, including photovoltaic cells.
Address:	11 Egbert Street, Manchester, M40 5ER
Ward(s):	Moston Ward
Applicant:	Mr Andrzej Szaszkiewicz
Agent (if any):	Mr S Chudha,Tudor Agencies
Case officer:	Harriet Aidoo Tel: 0161 234 4532 Email: harriet.aidoo@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	29 September 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 5 August 2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 30 July 2025 Expired: 20 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

Description of site / building / area

The application relates to a two storey, hip roof, modern, detached dwellinghouse along a corner plot position at the junction of Egbert Street and Attleboro Road within the Moston ward of Manchester.

Figure 1. (Site visit 05.08.2025)

There is existing amenity space along the front, sides and rear, together with boundary treatment, whilst incorporating a gated access along the side elevation. There is a fully hard

surfaced tarmac driveway along the side elevation and bins are stored within curtilage behind boundary treatment.

Site History

- Apart from the planning permissions that granted consent for the housing development on the application site and the wider area, (reference numbers: 102933/FO/2013/N1, 102146/FO/2013/N1, 095297/JO/2011/N1, 097249/FO/2011/N1, 093910/NMC/2010/N1, 093907/JO/2010/N1, 092603/FO/2010/N1), there is on other record.

- The original planning consent removed permitted developments.

Description of development

The initially submitted application proposed a roof extension with dormers to front and rear, including photovoltaic cells.

Following negotiations, the initially submitted application has been revised in the interest of design and visual amenity, and revised plans subsequently submitted, (dated, 29/09/25 - Drawing Number P01, Revision C). The title description of the proposal has subsequently been amended to reflect the revised plans.

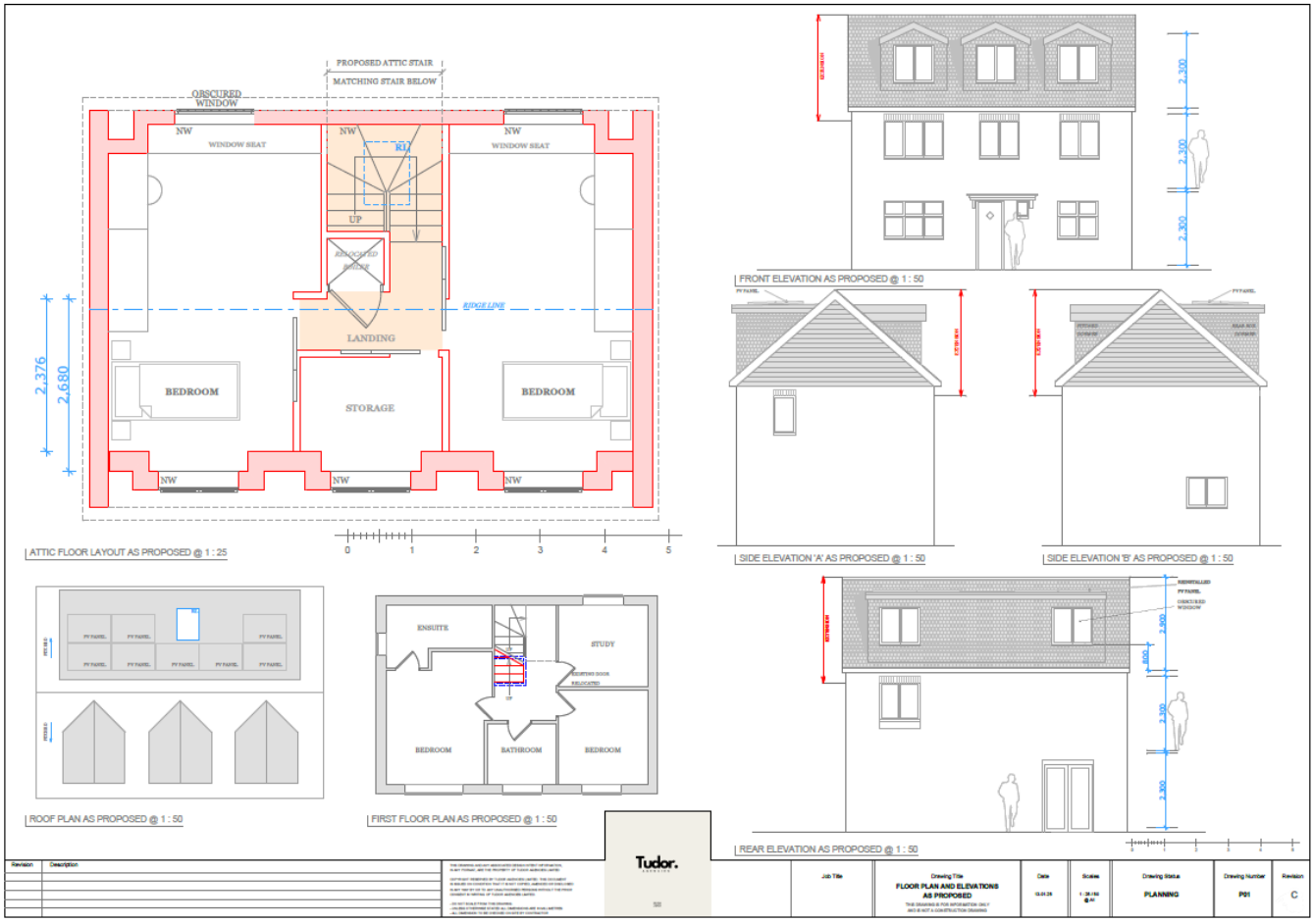

Figure 2. Revised Proposed Plans and elevation - Drawing Number P01, Revision C

The revised proposed development would involve conversion of hip to gable roof, together with 3no. pitch roof dormers along the front roof elevation, 1no. flat roof rear box dormer whilst incorporating photovoltaic panels above. It is proposed to clad the dormer walls with matching grey tiles.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No objections, comments, or representations were received.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)

2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications, and therefore be given significant weight in the planning balance. The following policy is considered to be relevant:

- Sustainable and Resilient Places, JP-S1: Sustainable Development
- Places for People, JP-P1 Sustainable Places

3. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007:

- Chapter 2: Design

5. The National Planning Policy Framework (NPPF), (December 2024)

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

ISSUES

In the case of this application, the initially submitted plans have been revised in the interest of design and visual amenity, and revised plans subsequently submitted, (dated, 29/09/25 - Drawing Number P01, Revision C). The title description of the proposal has subsequently been amended to reflect the revised plans.

Principle of development

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 proposed development is an extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families; provided that there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. Consideration must therefore be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Residential and visual amenity

Impact of works (Proposed hip to gable roof conversion, together with dormer roof extension to front and rear, including photovoltaic cells.) - In this instance, had the original planning consent for the application site not removed permitted developments, the proposed hip to gable roof conversion, rear dormer roof extension, together with photovoltaic cells would broadly have constituted permitted development and therefore an application would not have been required for these elements of the proposal. Notwithstanding this factor, the revised application (dated, 29/09/25 - Drawing Number P01, Revision C) is designed to be subservient to the original dwellinghouse by being entirely along the roof elevation, therefore, in light of the existing contextual relationship along the boundaries - give that the application dwelling is detached and sited along a corner plot position, at the junction of two highways, it is considered that the resultant separation distance is significant; coupled with the blank wall and driveway of no.40 Attleboro Road along the rear boundary, and the fact that the revised proposal would be broadly in keeping with and has been informed by similar developments along the street scene; specifically, along the Egbert Street and Hanson Road highways.

Furthermore, given the resultant separation distance that would still be maintained from nos.40 and 42 Attleboro Road, any potential for visual intrusion would be mitigated by the maintained separation from those dwellinghouses and the Egbert Street and Attleboro Road highways.

It is therefore considered that the revised proposal would not unduly impact on the residential or visual amenity, as there is no overbearing, overshadowing or loss of privacy impacts. Therefore, on this basis, and on balance, and subject to planning conditions, the revised

proposal could be accommodated in this location in this instance; pursuant with The Manchester Core Strategy Development Plan Document Policies EN1, SP1 and DM1 and saved Policy DC1 of the Unitary Development Plan.

Impact of works (Design and appearance) - In the case of this application, the revised plan (dated, 29/09/25 - Drawing Number P01, Revision C) is considered acceptable in terms of design and appearance in contrast to the initially proposed mansard roof design. The proposed 3no. small, pitched roof dormer windows along the front roof elevation would broadly mirror similar developments along the immediate street scene; specifically, along the Egbert Street and Hanson Road highways and are considered to be subservient within the front roof elevation and therefore acceptable in design terms.

Regarding the proposed hip to gable roof conversion, rear flat roof dormer and photovoltaic cells, had the original planning consent for the application site not removed permitted developments, these elements would invariably have constituted permitted development and therefore an application for planning permission would not have been required in the first instance.

Furthermore, the position of the proposed dormers would be broadly centrally positioned, whilst being set away from the gable elevations of the proposed new pitched roof and they would also be set below the roof ridge and above eaves level, together with the use of proposed materials, the character of the street would not be unduly affected. The proposed revised development could therefore be accommodated in this location in this instance without significant adverse impacts to the character of the host building or the general area. It is however recommended that a materials condition is attached to ensure that the materials are adhered to; pursuant with The Manchester Core Strategy Development Plan Document policies SP1 and DM1 and saved policy DC1 of the Unitary Development Plan.

Impact of works (Refuse storage and collection) - The existing arrangement would be unaffected. The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

Impact of works (Vehicular access and car parking) - The proposal doesn't change how vehicles access and park at the property. On-site car parking would still be maintained; pursuant with The Manchester Core Strategy Development Plan Document Policy DM1 and saved Policy DC1 of the Unitary Development Plan.

Conclusions - For the reasons outlined above, and on balance, and subject to planning conditions, it is considered that the revised proposed development, (dated, 29/09/25 - Drawing Number P01, Revision C) could be accommodated in this location, in this instances, pursuant to policies SP1, DM1, EN1, EN19 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan (1995); chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007); and policy JP-S1 - Sustainable development and JP-P1 -Sustainable Places of Places

for Everyone (2022 - 2039); Section 2 - Achieving sustainable development, Section 4 - Decision-making and Section 12 - Achieving well-designed places of the NPPF (2024) and no comments or objections have been received in response to this application from local residents.

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

In this instance, the initially submitted plans have been revised in the interest of design and visual amenity, and revised plans subsequently submitted, (dated, 29/09/25 - Drawing Number P01, Revision C). The title description of the proposal has subsequently been amended to reflect the revised plans. The local Planning Authority in its decision has had due regard for the National Planning Policy Framework, as well as the Development Plan, National Planning Policy

and other material considerations and has approved the application for the reasons outlined in this delegated report and attached appropriate conditions to the approval.

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:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 29 July 2025.
- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 18 March 2025.
- Proposed Plans and Elevations, Drawing Number P01, Revision C, received by the City Council as the Local Planning Authority on 29 September 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies SP1 and DM1 of the Core Strategy (2012).

3) The dormer extensions hereby approved, and as shown on: Proposed Plans and Elevations, Drawing Number P01, Revision C, received by the City Council as the Local Planning Authority on 29 September 2025, shall be clad in grey tiles and as stated on submitted information.

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 (1995), and policy DM1 of the Manchester Core Strategy (2012).

4) The flat roof of the extension(s) shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) 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 windows or doors shall be inserted into the elevations of the development hereby approved other than those shown on: Proposed Plans and Elevations, Drawing Number P01, Revision C, received by the City Council as the Local Planning Authority on 29 September 2025.

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this is use by a single person or by people living together as a family.

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

7) Before first occupation of the development thereby approved, the proposed rear roof dormer window adjacent the common shared boundary with no. 9 Egbert Street, as shown on: Proposed Plans and Elevations, Drawing Number P01, Revision C, received by the City Council as the Local Planning Authority on 29 September 2025, shall be obscurely 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 - In the interest of privacy; pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

9 Egbert Street, Manchester, M40 5ER
15 Egbert Street, Manchester, M40 5ER
40 Attleboro Road, Manchester, M40 5EN
42 Attleboro Road, Manchester, M40 5EN
27 Attleboro Road, Manchester, M40 5EW
31 Attleboro Road, Manchester, M40 5EW

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