

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143580/FO/2025

Date registered valid: 29 July 2025

Proposal: Part-retrospective application for the erection of a rear roof dormer together with elevational alterations

Address: Flat, 52 York Avenue, Manchester, M16 0AG

Ward(s): Whalley Range Ward

Applicant: Mr Owais Siddiqi, AS Sunrise Properties Ltd

Agent (if any): Mr Rashid Mehmood, I. Planning Services

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

Recommendation: Approve

Date of recommendation: 17 October 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 13 August 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 8 August 2025 Expired: 30 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

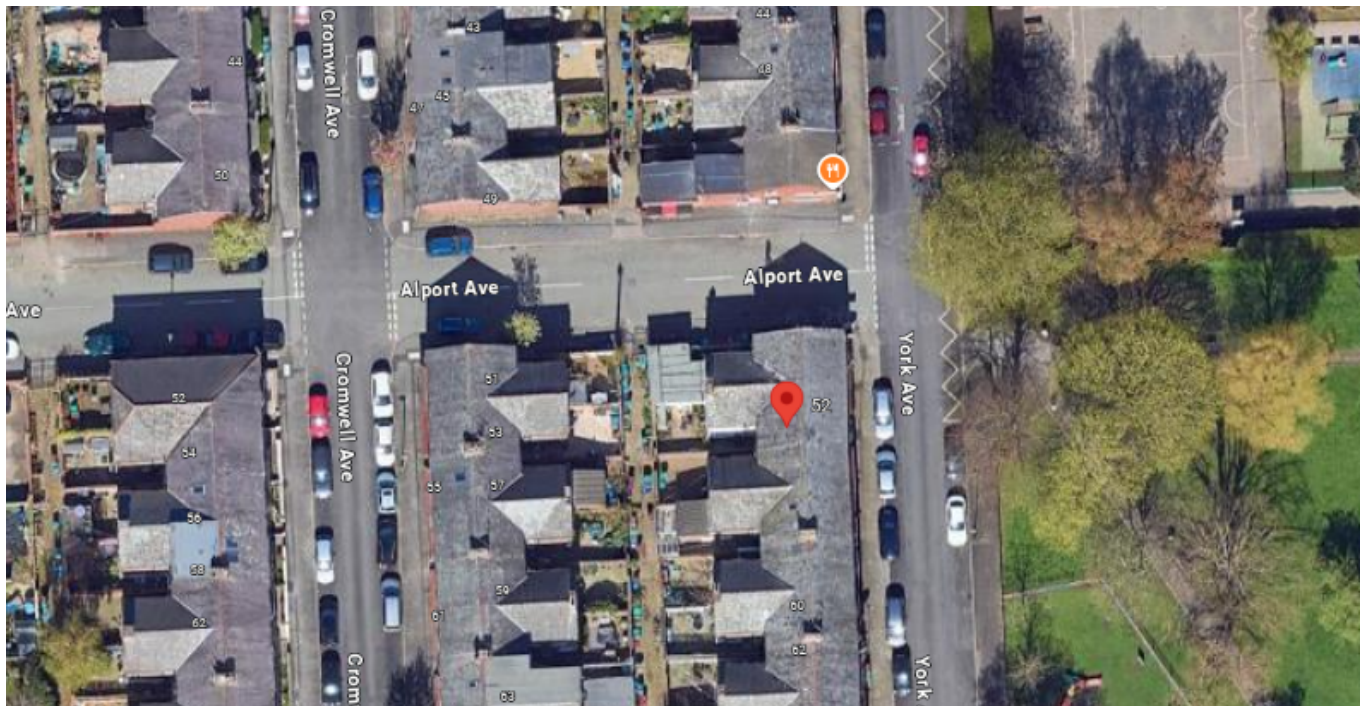
Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey end-terraced property of redbrick and white paint with a grey slate dual pitch roof. The property features white uPVC windows, a glazed shopfront at ground floor level to its eastern elevation together with fascia level signage, a projecting sign, and roller shutters, a two-storey rear outrigger, a single storey flat-roofed rear extension, and external stairs providing separate access to the upper floors of the property leading off Alport Avenue. The property appears to exhibit a Class E (commercial, business, and service) use with residential flats above, though there is no planning history which documents the residential use.







Description of area

York Avenue is a residential street situated within the Whalley Range ward of Manchester, close to Manley Park, Abberton Road Allotments, and the British Muslim Heritage Centre. The area is predominantly residential in terms of its character, consisting of semi-detached and terraced dwellinghouses and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant has submitted a part-retrospective application for the erection of a rear roof dormer together with elevational alterations. The submitted application form indicates that works associated with this application started on the 25th November 2024. Since then, an enforcement enquiry has been received in relation to the works.

During the case officer's site visit, it was documented that a rear roof dormer had been partially erected at the property in addition to a number of other elevational alterations. It should be noted that these works feature numerous differences when compared to the submitted plans and documents of planning application 143580/FO/2025, including different cladding material and dimensions on the rear dormer.

It is therefore understood that the current planning application 143580/FO/2025 seeks to make alterations to the rear roof dormer as built on site.

Consultations & Notification Responses

No representations received from local residents.

Policies

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

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

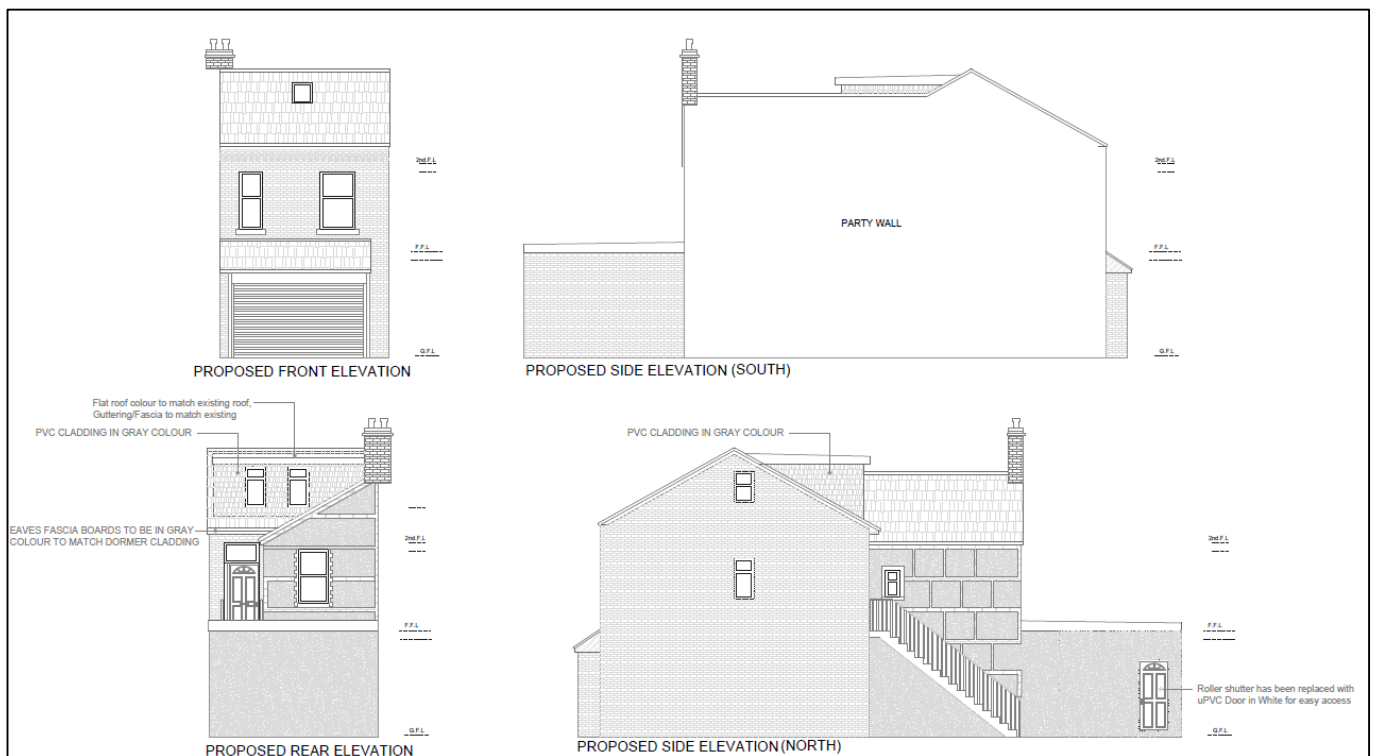
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas

The National Planning Policy Framework (NPPF, 2024)

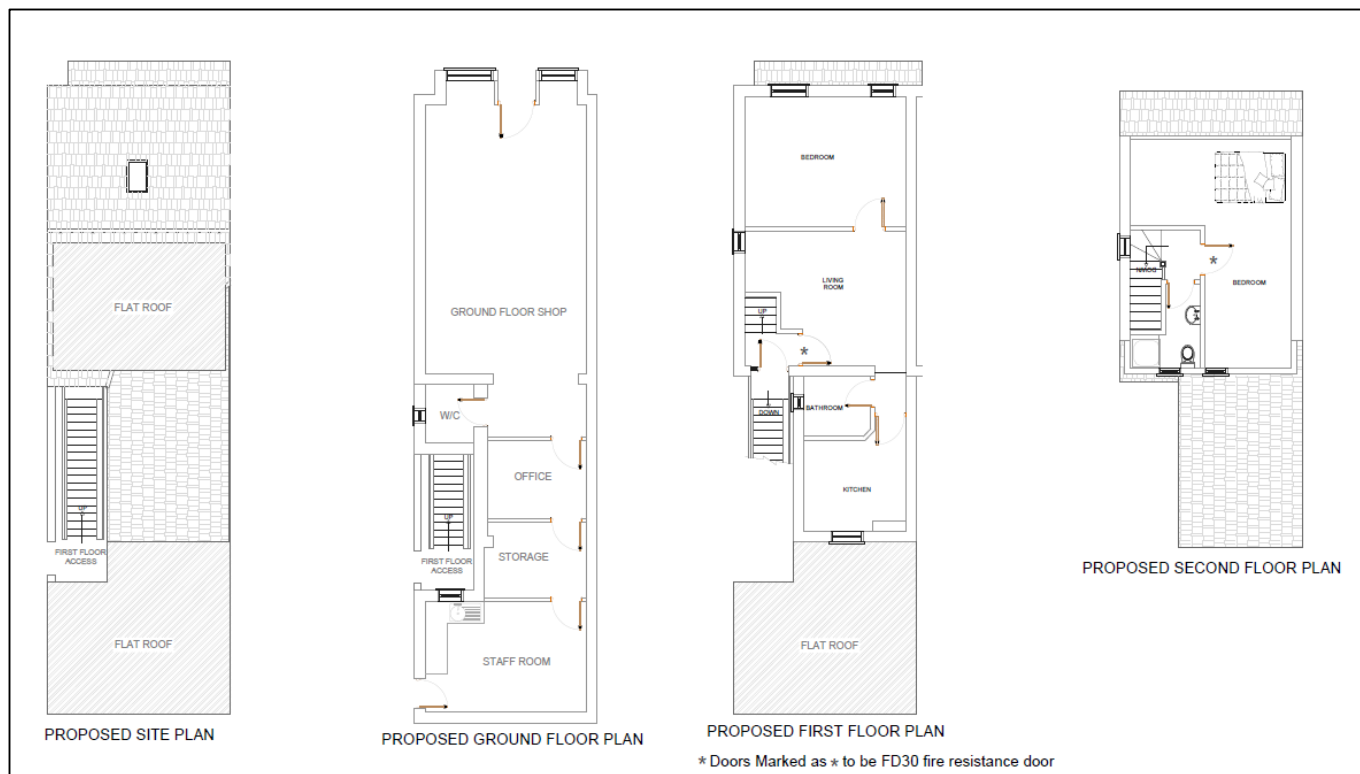
- Chapter 12 – Achieving Well-Designed Places

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



Submitted proposed elevations



Submitted proposed plans

Issues

Principle – the principle of erecting a rear roof dormer to provide additional living accommodation for an existing flat is acceptable, 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.

Siting, scale, and massing – the submitted plans indicate that the dormer extension would be sited on the rear-facing roof slope of the application property, facing west. The drawings indicate that it would measure to 3.484m in length, 4.677m in width, with a height of 1.865m. The plans indicate that it would be set 0.342m below the ridge of the property and 0.559m above its (amended/extended) eaves, maintaining gaps of 0.152m to the adjoining terrace and 0.148m to the gable end of the roof. The drawings also indicate that the existing eaves of the property would be altered through extending the rear roof slope of the property further downwards, resulting in the creation of a thicker 'faux' eaves.

The siting, scale, and massing of the proposal is considered to be acceptable as the dormer is understood as being subservient to the host building in terms of its dimensions on account of it being set below the ridge with adequate gaps maintained to the eaves and roof edges. The proposal would therefore avoid resulting in an 'excessively large or bulky' addition to the property and is not considered to cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area.

Appearance and visual amenity - the dormer extension would feature grey PVC cladding to its elevations (conditioned to match the colour of the existing slate roof of the property), with a sloped roof and white uPVC-framed windows to match the existing building. Its side elevations would be blank, whilst its rear elevation would feature 2no. windows. The 'faux' eaves/fascia boards have been conditioned to be grey to match the colour of the existing slate roof of the property.

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 dormers in this locale, with dormer additions present along Cromwell Avenue, Egerton Road North, and Bury Avenue. Sited at the rear of the property on an end-terrace, the proposal would be visible within the street scene and public realm, particularly from viewpoints along Alport Avenue and Cromwell Avenue. Whilst it is preferable for dormer additions to be clad in hanging tile to match the appearance of the existing roof tiles of a property, the grey PVC cladding proposed as part of this application would make efforts to blend with the grey colour of the existing slate roof and, as such, is considerable acceptable in this instance, especially given that this represents an improvement from the white PVC cladding initially proposed.

Residential amenity - the rear dormer's siting on the roof of the property, set below the ridge, above the amended eaves and away from the roof edges, should ensure that it does not cause issues associated with overshadowing, loss of light, or loss of outlook, given that its mass and bulk would not impact the path of light to neighbouring properties beyond that of the application property itself. Further to this, the dormer's rear-facing windows would be set back from the eaves and, as such, should provide no further degree of overlooking than any existing windows at first-floor level.

Waste storage – the current waste storage arrangements would be unaffected by the proposal.

Parking – the current parking arrangements would be unaffected by the proposal.

Elevational alterations - the proposal also includes the following elevational alterations to the application property:

1. 1no. skylight to be installed on the front-facing roof slope of the application property.
2. The first-floor window in the northern side elevation of the application property would be replaced with a smaller counterpart and relocated slightly, toward the front of the building.
3. A new window would be installed along the gable end of the property facing north.
4. Replacement of the ground floor roller shutter in the northern side elevation of the rear extension facing Alport Avenue with a new uPVC access door.
5. Installation of a new ground floor window in the eastern side elevation of the rear extension.

These elevational alterations are considered acceptable on the basis that they would have a minimal impact upon the visual and residential amenity of the area. Concerns were raised in relation to elevational alterations 4 and 5 in regard to their potential to facilitate the creation of a self-contained residential unit housed within the existing rear extension, however, it should be noted that the submitted proposed plans indicate that these alterations would facilitate access and greater levels of light to a staff room used in association with the ground floor retail/commercial unit only. The aforementioned concerns would therefore not warrant the refusal of the 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. The proposal complies with policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

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. No significant problems have arisen during the consideration of this application, and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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 Floor plans and Elevations REV D', received by the City Council as Local Planning Authority on the 26th September 2025.

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

3) Materials:

Notwithstanding the details included within the documents listed under condition no.2 of this approval, the materials to be used on the external surfaces of the development hereby permitted shall match those specified below:

- Grey PVC cladding to the elevations of the dormer, coloured to match the existing slate roof of the property.
- Roof on the dormer, coloured to match the existing slate roof of the property.
- White uPVC-framed windows to match the existing windows of the property.
- Grey eaves fascia boards, coloured to match the existing slate roof of the property.

Reason - To ensure the appearance of the building to be developed 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.

Informatives

1) For the purposes of clarity, this permission grants consent for the works shown on the approved plans only. Any additional works may require planning permission.

Appendix 1 – List of consultees & neighbours notified

Top Flat, 50 York Avenue, Manchester, M16 0AR
50 York Avenue, Manchester, M16 0AR
Arabian Beauty Salon, 52 York Avenue, Manchester, M16 0AG
54 York Avenue, Manchester, M16 0AG
53 Cromwell Avenue, Manchester, M16 0BG
49 Cromwell Avenue, Manchester, M16 0BQ
51 Cromwell Avenue, Manchester, M16 0BG

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