MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143377/FH/2025
Date registered valid:	7 August 2025
Proposal:	Erection of single storey rear extension, installation of dormer with hip to gable conversion, and associated elevational alterations and demolition of existing detached garage
Address:	15 East Meade, Manchester, M21 8GA
Ward(s):	Chorlton Ward
Applicant:	Mr Nathan & Mrs Cora Fordham
Agent (if any):	Mrs Paula Butterfield Groves, Paula Architecture Design
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 Householder Application

Development type: Householder

Date of site visit: 22 August 2025

Standard consultations: Printed: 14 August 2025 Expired: 5 September 2025

Neighbour notifications: Printed: 14 August 2025 Expired: 5 September 2025

Site notice: Posted: 22 August 2025 Expired: 13 September 2025

Press advert: Published: 19 August 2025 Expired: 10 September 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Chorltonville Conservation Area 1992

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached dwellinghouse of redbrick and white render with a red concrete tile hipped roof with gable end roof forms to the front and rear. The property features white timber-framed windows, including a ground floor projecting bay to the front, an inset front porch, a front garden bordered by a mid-level brick wall, a two-storey rear outrigger, and a detached outbuilding situated within a modest rear garden.



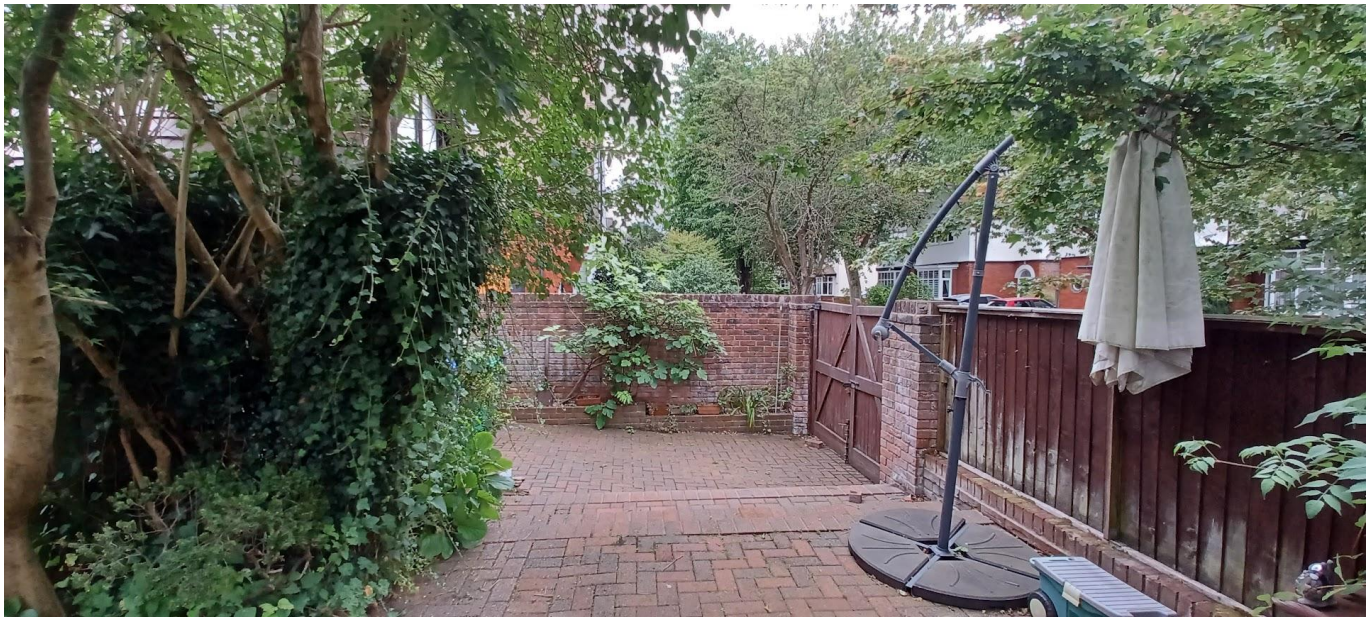







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MV15 VRP





Description of area

East Meade is a residential street situated within the Chorltonville Conservation Area in the Chorlton ward of Manchester, close to Chorlton Park, Barlow Moor Road (A5145), and Chorlton Green. The area is predominantly residential in terms of its character, consisting of detached and semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

The Chorltonville Conservation Area consists of a small garden village constructed in the early 1900s, predominantly characterised by detached and semi-detached family dwellinghouses of brick and render in the Arts and Crafts style.

Description of development

The applicant is seeking planning permission for erection of a single storey rear extension, installation of dormer with hip to gable conversion, and associated elevational alterations and demolition of existing detached garage.

Planning history

No relevant history.

Consultations & Notification Responses

4no. representations were received from 2no. local residents in response to the application; the comments are summarised as follows:

- An important part of the character of Chorltonville is the regular rhythm of white-framed windows.
- White windows, rather than black, would be more in-keeping.
- Regrettable that there is no provision for off-street parking.
- The extent and design of the roof alterations would be out-of-keeping with the character of the Conservation Area.
- The dormer is effectively a large second-storey extension.
- The contemporary metal cladding is not in-keeping with the Chorltonville style.
- The precedent cited for this is the dormer extension at No.7 The Thorns which comprises a large high clad looming box.
- These types of industrial/warehouse style interventions should not be allowed to proliferate in an area typified by the Arts and Crafts movement.
- The proposed dormer would be more visible than the precedent cited.
- The dormer would overlook the adjoining semi, detracting from their amenity.
- The single storey rear extension would cause loss of light and overshadowing to the adjoining semi.
- The proposal would enclose neighbouring gardens, would be architecturally out-of-keeping and overbearing.

Chorlton Civic Society objected to the proposal on the basis that the proposed dormer, by virtue of its prominence, scale, design and materials, would be an incongruous feature which would detract from the character of the Conservation Area.

Chorltonville Owners Committee – 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

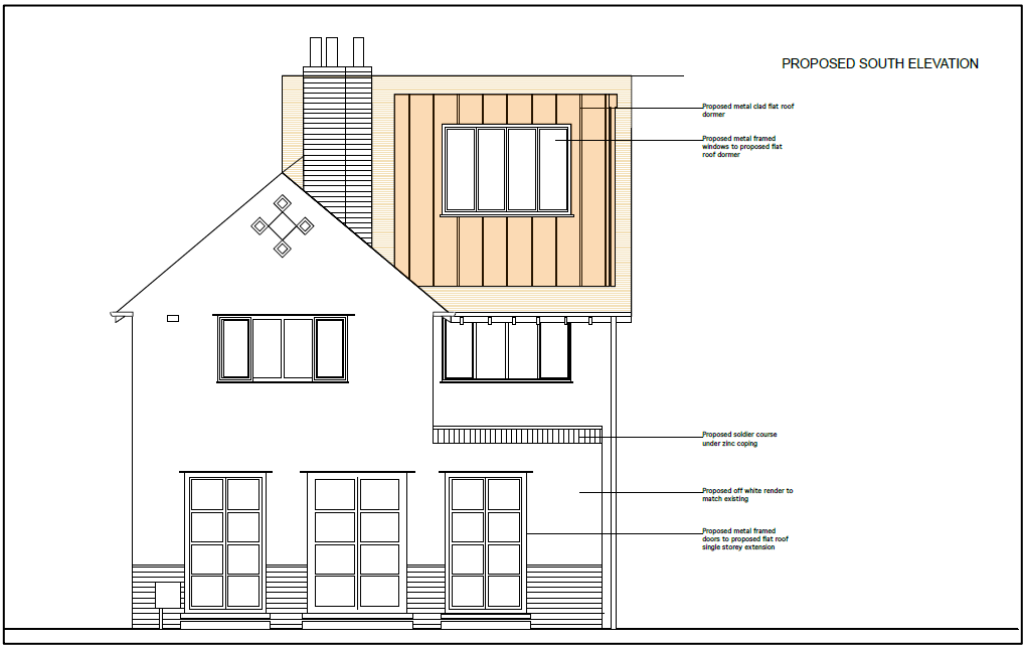
The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

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.

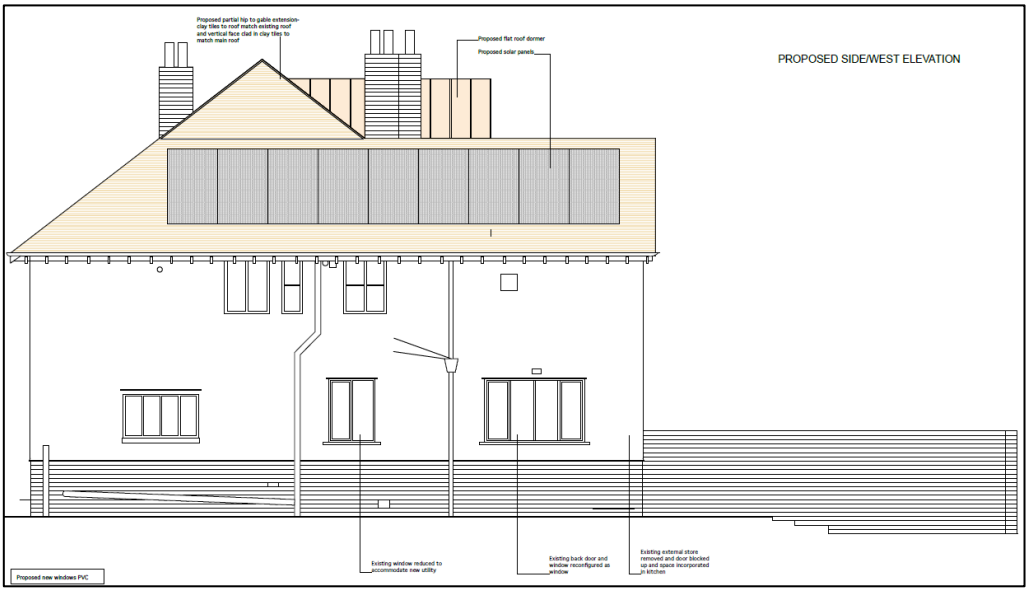
- Policy JP-P1 – Sustainable Places
- Policy JP-P2 – Heritage



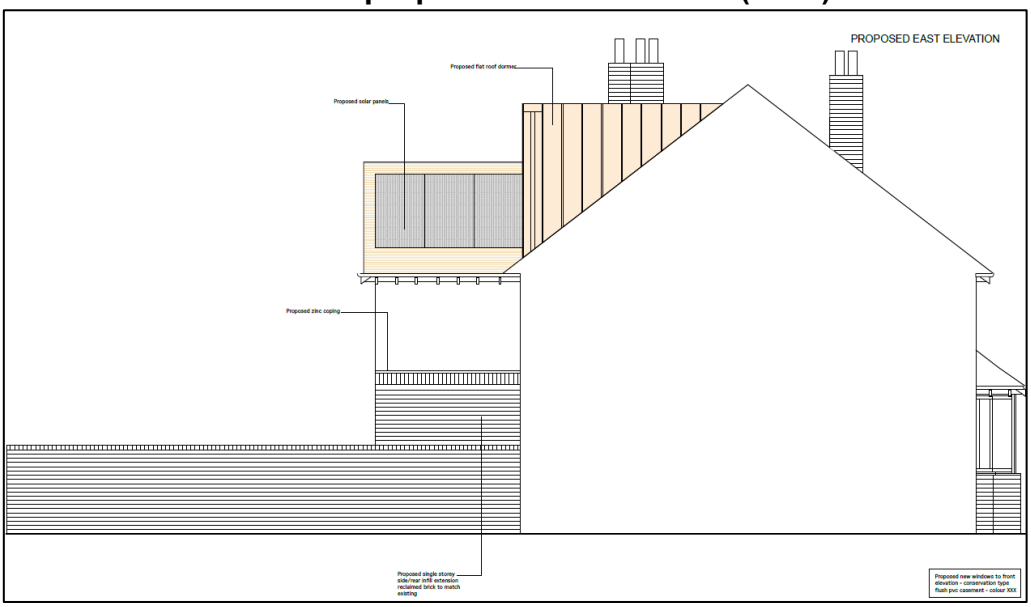
Submitted proposed front elevation



Submitted proposed rear elevation



Submitted proposed side elevation (west)



Submitted proposed side elevation (east)

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 and rear roof dormer with hip-to-gable roof conversion together with elevational alterations and demolition of the existing detached garage to provide additional/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 Chorltonville Conservation Area, waste storage, and parking.

Siting, scale, and massing – the single storey rear extension would be sited at the back of the property, facing south/southeast. It would act as an infill extension between the existing outrigger and the boundary shared with the adjoining semi. It would project 2.9m rearwards from the host dwellinghouse, with a width of 2.8m, and a flat roof height of 3.3m. It would be sited along the boundary shared with the adjoining semi (No.13 East Meade).

The partial hip-to-gable roof conversion would be sited along the western/southwestern edge of the property's roof, featuring subservient dimensions to the host dwellinghouse, projecting no higher than the existing ridge line, with a length of 4.4m, and a width of 2.2m. The rear dormer extension would be sited on the rear-facing roof slope of the property, facing south/southeast. It would measure to 3.4m in length/depth, with a width of 3.5m, and a height of 3.1m. It would be set 0.63m below the existing ridge, 0.513m above the eaves, and 0.268m from the adjoining property.

The 2.9m rearward projection of the single storey extension would not exceed the limit stipulated within saved policy DC1 of the Unitary Development Plan for the City of Manchester and is therefore considered acceptable. Further to this, given that the extension would be relatively minor in terms of its scale and massing, with a maximum height of 3.3m, and would project no further than the property's existing two storey outrigger, it is considered to be subservient to the host dwellinghouse in terms of its dimensions, would avoid resulting in an excessively large or bulky addition to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. Sufficient private outdoor amenity space would also be retained to the side and rear of the dwellinghouse, especially given that the existing detached garage would be demolished as part of this proposal.

It is acknowledged that concerns were raised in relation to the siting, scale, and massing of the proposed roof alterations (including the hip-to-gable roof conversion and rear dormer), however, the roof conversion would only affect a small portion of the property's existing hipped roof form to the southwest and would not alter the entirety of this roof slope and, as such, would read subserviently to the host dwellinghouse, particularly given that it would not project above the existing ridge and would be in line with the ridge of the existing rear outrigger. Further to this, the dormer extension would be sited below the property's ridge, above its eaves, and away from

the roof edges and adjoining property and is therefore considered to feature subservient dimensions and would avoid reading as an excessively large or bulky addition.

Appearance and visual amenity – the single storey rear extension would be built of red brickwork and textured white render to match the existing dwellinghouse in addition to a zinc clad flat roof form with zinc coping and metal-framed doors. Its rear elevation would feature an outward-opening door, whilst its side elevation would be blank, and its roof would feature a flat skylight.

The hip-to-gable roof conversion would be built of red roof tiles to match the existing dwellinghouse, with hanging red tiles (to match the main roof) to the side. Its front roof slope would feature a conservation rooflight, whilst its side and rear roof slopes would be blank.

The rear roof dormer would be clad in metal cladding (red zinc patina by Traditional Textures) with black metal-framed windows. Its rear elevation would feature 1no. window, whilst its side elevations and roof would be blank.

It is acknowledged that concerns were raised in relation to the proposal's impact upon the visual amenity of the area. However, it is considered that the single storey rear extension 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, between the existing outrigger and boundary shared with the adjoining semi, the proposal would not be highly visible within the street scene or public realm. Further to this, its use matching materials (including red brickwork and white textured render) should provide a blended appearance with the host dwellinghouse, ensuring that it does not form a prominent visual feature.

The hip-to-gable roof conversion would be along the southwestern roof slope of the property and, as such, would be visible from viewpoints along both East Meade and Southgate. It should be noted however, that gable end roof forms are a common feature of both of these streets and, as such, an intervention of this type is not considered to be unduly harmful or out-of-keeping with the appearance of the surrounding area. Further to this, its use matching materials (including red roof tiles) should provide a blended appearance with the host dwellinghouse, ensuring that it does not form a prominent visual feature.

The rear roof dormer would be sited at the back of the property and would be visible from specific viewpoints along Southgate and The Thorns, given that the property is located on an end/corner plot. The dormer would represent a contemporary addition to the dwellinghouse, given its use of metal red zinc patina cladding which would contrast with the Arts and Crafts style of the Chorltonville Conservation Area, however, is considered acceptable in this instance given that a precedent for works of this type and material has previously been accepted in the surrounding area (i.e., 130575/FH/2021 at No.3 East Meade – rear dormer clad in vertical zinc sheeting). The dormer proposed under the current application 143377/FH/2025 would not be as visually obtrusive as the one approved at No.3 East Mead given its red colour (rather than black/dark grey). It would therefore be unreasonable to refuse the current application given that it would be less obtrusive than previously approved developments nearby.

Impact upon the Chorltonville Conservation Area – it is acknowledged that concerns were raised in relation to the proposal's impact upon the Chorltonville Conservation Area. However, given that the single storey rear extension would be sited at the back of the property, utilising matching brickwork and render 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 Chorltonville Conservation Area would be limited.

The hip-to-gable roof conversion would be more visible given its siting, however, is not considered to be unduly harmful to the character of the Chorltonville Conservation Area given that gable end roof forms are already an established feature of the street scene and are present in the vicinity of the application site both along East Meade and Southgate. Further to this, its use matching materials (including red roof tiles) should provide a blended appearance with the host dwellinghouse, ensuring that it does not form a prominent visual feature.

The contemporary style rear dormer would have the capacity to cause a degree of harm to the Conservation Area given that it would contrast with its overarching Arts and Crafts style, however, is considered acceptable in this instance given that this harm is regarded as less than substantial on account of the established precedent for works of this type and material in the nearby vicinity, as previously discussed.

The proposal is therefore considered to accord with paragraph 215 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”. The extension 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 Chorltonville 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 appearance of the surrounding dwellinghouses, existing street patterns, tree-lined streets, and leafy green character would remain largely unaffected.

Residential amenity – it is acknowledged that concerns were raised in relation to the proposal’s impact upon the residential amenity of the area. However, given that the rear extension would be single storey with a maximum flat roof height of 3.3m, and would represent an infill extension, 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 that the privacy of neighbouring occupiers is not compromised as a result of the works.

The roof alterations’ (including the hip-to-gable roof conversion and rear dormer) siting on the roof of the property, set below or at the same level as the existing ridge, above the existing eaves and away from the roof edges, should ensure that they do not cause issues associated with overshadowing, loss of light, or loss of outlook, particularly given that their 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 – it is acknowledged that concerns were raised in relation to the loss of off-street parking as a result of the demolition of the detached garage. However, it should be noted that the current parking arrangements would be unaffected by the proposal as the existing garage has previously been converted into additional living accommodation and is no longer used for parking purposes.

Other matters – the proposal also includes the following alterations:

- The existing windows at ground and first floor level in the front elevation of the host dwellinghouse would be replaced with PVC counterparts.
- The existing front door would be replaced.
- The existing windows at ground and first floor level in the southwest side elevation of the host dwellinghouse would be replaced with PVC counterparts.
- An existing window at ground floor level in the southwest side elevation of the host dwellinghouse would be replaced with a smaller PVC counterpart.
- The existing window and door set at ground floor level in the southwest side elevation of the host dwellinghouse would be replaced with a PVC window.
- The existing external store in the southwest side elevation of the host dwellinghouse would be blocked up with brickwork and render to match the existing dwellinghouse and incorporated into the kitchen.
- Photovoltaic panels would be installed on the southwest and southeast facing roof slopes of the host dwellinghouse/outrigger.
- The ground floor window in the rear elevation of the host dwellinghouse/outrigger would be replaced with two metal-framed doors.

The above alterations are considered acceptable given their minimal impact upon the visual and residential amenity of the area. The replacing of the existing timber-framed windows with PVC windows and metal-framed doors, whilst discouraged in Conservation Areas (in the interest of preserving their character), is able to be undertaken through permitted development rights, without the need to apply for planning permission and is therefore considered acceptable. Similarly, the installation of photovoltaic panels is also considered acceptable on the basis that this could be undertaken through permitted development rights, without the need to apply for planning permission

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 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

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. 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 GROUND FLOOR PLAN’, numbered ‘2306-P-101’, received by the City Council as Local Planning Authority on the 7th July 2025.
‘PROPOSED FIRST FLOOR PLAN’, numbered ‘2306-P-102’, received by the City Council as Local Planning Authority on the 7th July 2025.
‘PRPOSED SECOND FLOOR/ATTIC PLAN’, numbered ‘2306-P-103 REV B’, received by the City Council as Local Planning Authority on the 29th September 2025.
‘PROPOSED ROOF PLAN’, numbered ‘2306-P-104 REV A’, received by the City Council as Local Planning Authority on the 21st August 2025.
‘PROPOSED NORTH ELEVATION’, numbered ‘2306-P-105’, received by the City Council as Local Planning Authority on the 7th July 2025.
‘PROPOSED SIDE/WEST ELEVATION’, numbered ‘2306-P-16 REV C’, received by the City Council as Local Planning Authority on the 29th September 2025.
‘PROPOSED SIDE/EAST ELEVATION’, numbered ‘2306-P-107 REV A’, received by the City Council as Local Planning Authority on the 21st August 2025.
‘PROPOSED SOUTH ELEVATION’, numbered ‘2306-P-108 REV A’, received by the City Council as Local Planning Authority on the 1st 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.

For the single storey rear extension:
- Brickwork to match the existing dwellinghouse in type, size, colour, and texture on the rear and side elevations of the extension.
- Render to match the existing dwellinghouse in type, size, colour, and texture on the rear elevation of the extension.
- Zinc flat roof with zinc coping on the extension.
- Metal-framed doors on the rear elevation of the extension.

For the hip-to-gable roof conversion:
- Red roof tiles match the existing dwellinghouse in type, size, colour, and texture on the front and rear roof slopes of the hip-to-gable roof conversion.
- Hanging red roof tiles to match the existing dwellinghouse in type, size, colour, and texture on the side elevation of the hip-to-gable roof conversion.

For the rear dormer extension:
- Red Zinc Patina metal cladding by Traditional Textures on the elevations of the rear dormer extension.
- Black metal-framed window in the rear elevation of the rear dormer extension.

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.

4) Tree protection:

In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have

effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

5) PD restriction – windows/doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) Order 2015 (or any revoking and re-enacting that Order with or without modification), no windows or doors shall be inserted into the elevations of the extensions hereby approved other than those shown on the approved plans.

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

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

8 East Meade, Manchester, M21 8GA
13 East Meade, Manchester, M21 8GA
11 East Meade, Manchester, M21 8GA
17 East Meade, Manchester, M21 8EL
2 Southgate, Chorlton, Manchester, M21 8EA
1 Southgate, Chorlton, Manchester, M21 8EA
7 The Thorns, Manchester, M21 8GB
10 East Meade, Manchester, M21 8GA
5 The Meade, Manchester, M21 8FA

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Chorltonville Conservation Area 1992
Area Team Boundary - Name: SOUTH AREA