MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142396/FH/2025
Date registered valid:	15 April 2025
Proposal:	Erection of a single storey side and rear extension, rear roof dormer, open fronted porch with canopy, and installation of front bay windows
Address:	28 Tramore Walk, Manchester, M22 5QW
Ward(s):	Sharston Ward
Applicant:	Mrs Stacy Maddocks
Agent (if any):	Mr David Price, DP Design Services
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**4 June 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 8 May 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 23 May 2025 Expired: 3 June 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 C3 dwellinghouse of buff brick and grey hanging tile with a brown concrete tile dual pitch roof. The property features a mixture of white and grey uPVC-framed windows, a front garden bordered by mid-level timber fencing, a uPVC porch to the side, and a detached outbuilding situated within a spacious rear garden.








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Description of area

Tramore Walk is a residential street situated within the Sharston ward of Manchester, close to Robinswood Road Metrolink station, Simonsway, and Peel Hall Park. The area is predominantly residential in terms of its character, consisting of semi-detached and terraced dwellinghouses.

Description of development

The applicant is seeking permission for the erection of a single storey side and rear extension, rear roof dormer, open fronted porch with canopy, and installation of front bay windows.

Planning history

No previous history.

Consultations & Notification Responses

Local residents, as per appendix 1 – 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Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance: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

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

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 plans and 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 side and rear extension, together with projecting bay windows to the front, an open fronted porch canopy, and a rear roof dormer to provide additional 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, waste storage, and parking.

Siting, scale and massing – the single storey extension would be sited at the side and rear of the property, wrapping around its northern and western elevations. It would project 3m rearwards from the host dwellinghouse, with a length/depth of 11.123m, a sideward projection of 4m, a width of 8.735m, a hipped roof height of 4m, and an eaves height of 2.516m. A gap of 0.15m would be maintained to the boundary shared with the adjoining terrace and a gap of 0.967m would be maintained to the edge of Tramore Walk.

The dormer extension would be sited on the rear-facing roof slope of the host dwellinghouse, facing north. It would measure to 4m in length, 4.468m in width, and 2.313m in height. It would be set at the same level as the existing ridge, would be set 0.443m above the eaves and would maintain a gap of 0.1m to the adjoining terrace and 0.352m to the gable end of the roof.

The canopy would be sited to the south of the host dwellinghouse, creating a new entrance to the property, leading off Foxford Walk. It would measure to 1m in length, 1.7m in width, 3.314m in height (dual pitch), with an eaves height of 2.438m. A gap of 3.387m would be maintained to the boundary shared with the adjoining terrace and a gap of 4.768m would be maintained to the edge of Tramore Walk.

The two projecting rectangular bay windows would be installed on the southern elevation of the property, one on either side of the proposed canopy, at ground-floor level only. Each bay window would measure to 0.9m in length, 1.8m in width, and 2.569m in height with a flat roof. A gap of 0.449m would be maintained to the boundary shared with the adjoining terrace and a gap of 2.186m would be maintained to the edge of Tramore Walk.

The 3m rearward projection of the side and rear extension would not exceed the limit stipulated within saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m) and is therefore considered acceptable. Moreover, the overall siting, scale, and massing of the proposal is considered to be acceptable as the developments 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 saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Appearance and visual amenity – the submitted application form indicates that the side and rear extension would be built of materials to match the existing dwellinghouse, including facing brick, concrete roof tiles, and uPVC windows and doors. The submitted plans indicate that its southern elevation would feature one of the proposed projecting bay windows, its western elevation would feature 2no. windows, its northern elevation would feature 1no. window and a set of bi-folding doors, and its eastern elevation would be blank. 2no. skylights would be featured atop its rear/north-facing roof slope and 1no. skylight would be featured atop its west-facing roof slope.

In their email correspondence dated to the 27th May 2025, the agent of the application confirmed that the rear dormer would be clad in hanging tiles to match the roof of the existing dwellinghouse, whilst the submitted application form indicates that it would feature uPVC windows to match the existing dwellinghouse also. The submitted plans indicate that it would feature 2no. windows to its rear elevation and blank side elevations.

The submitted application form and plans indicate that the porch canopy would be built of a brick columns to match the existing dwellinghouse, with oak framing, and roof tiles to match the existing dwellinghouse. It would be open fronted with no glazing features and a dual pitch roof form.

The submitted application form and plans indicate that the projecting bay windows would be built of brickwork and uPVC windows to match the existing dwellinghouse with flat roof forms. They would each feature 1no. window to the front and 1no. window on each side.

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 front, side, and rear of the property, elements of the proposal would be visible within the street scene, however, its use of matching materials and architectural features (e.g., brickwork, roof tiles, windows) should provide a blended appearance with the host dwellinghouse, ensuring that the extensions do not form prominent visual features. Further to this, it is considered that, though the projecting bay windows would not be a typical feature of the surrounding area, they would be in-keeping with the appearance of the flat-roofed porches of the neighbouring dwellings and are therefore considered acceptable in this instance. 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.

Residential amenity - given that the side and rear extension would be single storey with a maximum roof height of 4m, with the side element located away from neighbouring dwellings, and the rear element sited adjacent to an existing conservatory extension at the neighbouring terrace, 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 eastern side elevation, facing the adjoining terrace, should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works

The rear dormer's siting on the roof of the property, set at the same level as the existing ridge, above the existing 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, nor should it introduce an overbearing presence into the area, given that its mass and bulk would not impact the path of light to neighbouring properties significantly beyond that of the host dwellinghouse 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.

Given the minor nature of the porch canopy and projecting bay windows in addition to the gaps maintained to the plot's shared boundaries, it is considered that they should not cause issues associated with overshadowing, loss of light, loss of privacy, or loss of outlook, nor should they introduce an overbearing presence into the area.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

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

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

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

- 2no. skylights to be installed on the south-facing roof slope of the host dwellinghouse.
- 1no. inward-opening door to be installed at ground-floor level in the southern elevation of the host dwellinghouse.

These alterations are considered acceptable given their minimal impact upon the visual and residential amenity of the area.

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 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.

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

Materials details, as specified within the submitted application form, stamped as received by the City Council as Local Planning Authority on the 12th March and the agent email correspondence dated to the 27th May 2025.

Proposed plans and elevations, as detailed within the document labelled ‘Existing & Proposed Plans & Elevations’, numbered ‘1044/25’, stamped as received by the City Council as Local Planning Authority on the 20th May 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) The materials to be used on the external surfaces of the development hereby permitted shall match those specified on the submitted application form, stamped as received by the City Council as Local Planning Authority on the 12th March, and the agent email correspondence dated to the 27th May 2025.

For the avoidance of doubt, this shall include:

- Brickwork, roof tiles, uPVC windows, and uPVC doors to match the existing dwellinghouse on the single storey side and rear extension.
- Hanging tiles to match the roof of the existing dwellinghouse on the elevations of the rear dormer extension.
- uPVC windows to match the existing dwellinghouse on the rear dormer extension.
- Brickwork and roof tiles to match the existing dwellinghouse and oak framing on the porch canopy.
- Brickwork and uPVC windows to match the existing dwellinghouse on the projecting bay windows.

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.

Appendix 1 – List of consultees & neighbours notified

36 Foxford Walk, Manchester, M22 5QN
32 Tramore Walk, Manchester, M22 5QW
34 Foxford Walk, Manchester, M22 5QN
19 Foxford Walk, Manchester, M22 5QN
30 Tramore Walk, Manchester, M22 5QW

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) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH AREA