

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142869/FH/2025

Date registered valid: 21 May 2025

Proposal: Erection of single storey rear and side extension with hip to gable roof conversion and rear dormer extension to form additional living accommodation

Address: 6 Greenstead Avenue, Manchester, M8 0NR

Ward(s): Crumpsall Ward

Applicant: Mr Farooq Azam

Agent (if any): Mr Zeeshan Aziz, Xiontech

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14 July 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 4 June 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 27 May 2025 Expired: 17 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: No

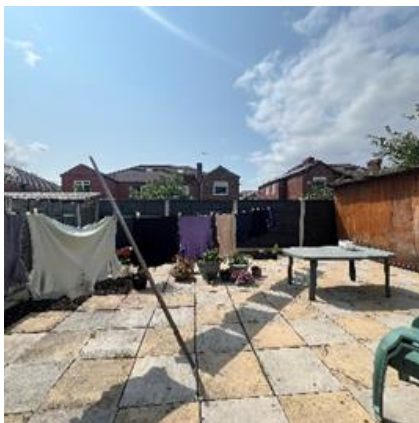
Tree Preservation Order: No

Description of site / building / area

The application relates to a semi-detached dwellinghouse along a row of similar properties, within a predominantly residential setting of the Crumpsall ward of north Manchester. The dwellinghouse comprises brickwork with a tiled hip roof.



(Site visit 04.06.2025)



The site benefits from amenity space to the front, side and rear, including boundary treatment. A fully hard surfaced driveway along the front elevation

There is an existing front porch, single storey timber frame side extension in-part along the side elevation, single storey rear extension, including an outbuilding along the rear garden.

Site Planning History:

- No record.

Description of development

The submitted application relates to a proposed single storey side and rear extension with hip to gable roof conversion and rear dormer extension to form additional living accommodation.

The submitted plan also includes a minor elevational alteration along the front roof elevation involving 2no.new windows to facilitate the proposed loft conversion.

Following negotiations, the initially submitted plan has been revised in the interest of residential amenity and revised plans subsequently submitted, (dated, 24/06/25). The revised plan would comprise of:

- Clarification has been provided regarding the site storage location for a covered timber frame bin store.
- It has been confirmed that the existing outbuilding along the rear garden would be removed in its entirety.

In terms of the revised plan, the proposed single storey side and rear extension element would be sited along the common shared boundary with no. 4 Greenstead Avenue, whilst being flush with the front building line of the host dwelling and would measure approximately 1778mm wide. It would project approximately 10714mm deep along this common shared boundary, then come forward of the common shared boundary with no. 8 Greenstead Avenue approximately 7879mm wide, then returns forward of the rear building line of the host dwelling, projecting along the shared boundary with no. 8 Greenstead Avenue approximately 3000mm deep. It would comprise of a combined pitch to hip roof design, together with 1no. window along the front

elevation, 2no. windows along the rear roof elevation, including 2no. windows and bi-fold doors along the rear elevation. It is intended to use matching materials.

With regards to the proposed flat roof rear dormer extension, a hip to gable roof conversion is intended to facilitate this element of the proposal; together with a minor elevational alteration along the front roof elevation involving 2no. new windows to facilitate the proposed loft conversion. The proposed rear dormer extension would be sited along the common shared boundary with no. 8 Greenstead Avenue and would be set-in from the gable elevation approximately 150mm. It would be set below ridge level and above eaves level and would measure approximately (5940mm wide x 3653mm deep x 237mm maximum height) and would include 2no. windows along the rear elevation. It is proposed to clad the dormer wall with vertically hung tiles to match the existing.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. A summary of the planning related comments, objection and representation were received from one local resident as follows:

Comment

The local resident has expressed concerns regarding overshadowing and overlooking.

POLICY

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

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

The central theme to the revised NPPF is to achieve sustainable development. The government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role. The Framework underlines a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF. Relevant to this application is:

- Chapter 12: Achieving well-designed places.

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:

- JP-P1 - Sustainable Places

3. 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)

4. 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.

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

- Chapter 2: Design

ISSUES

In this instance, following negotiations, the initially submitted plan has been revised in the interest of residential amenity and revised plans subsequently submitted, (dated, 24/06/25).

Principle

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 (single storey side and rear extension with hip to gable roof conversion and rear dormer extension to form additional living accommodation) - In the case of this application, the initially submitted plan has been revised in the interest of residential amenity and revised plans subsequently submitted, (dated, 24/06/25). On this basis and in light of the fact that the proposed ground floor rearward projection would not exceed 3000mm (which is within the limitations of the guidance set out in saved UDP policy DC1.3 a) regarding rearward extensions), and the proposed hip to gable roof conversion and rear dormer extension would on their own constitute householder general permitted development; given this fall-back position, although most the houses along Greenstead Avenue are hip roof, it is considered that as there is an existing similar development directly opposite the application site, (specifically, no. 3 Greenstead Avenue), combined with the separation from those dwellinghouse along the rear boundary, the proposal would not unduly impact on the residential and visual amenity of the neighbouring occupiers, nor would it be visually intrusive, or unduly impact on the character of the property or general area as there are no undue overbearing, overshadowing, or loss of privacy impacts; subject to conditions and pursuant with The Manchester Core Strategy Development Plan Document Policies EN1, SP1 and DM1 and saved Policy DC1 of the Unitary Development Plan.

Additionally, whilst a local resident has expressed concerns that the proposal would cause overshadowing and overlooking, it is considered that as it would be single storey, together with the fact the dormer would be located along the rear roof plane, and given the pd fall-back position for hip to gable roof conversions and rear dormer extensions, combined with the rear garden being broadly south facing, therefore, any undue adverse impacts from overshadowing and overlooking would not be significant enough to warrant the refusal of this planning application.

Impact of works (Design and appearance) - The proposed development is considered to be acceptable in design terms as it would be broadly informed by similar developments within the immediate neighbourhood. It is also intended to match materials with those of the existing building. However, a materials condition has been attached to ensure that 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 (Car parking) - The existing arrangement would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document policy DM1 and saved policy DC1 of the Unitary Development Plan.

Impact of works (Waste management) - Clarification has been provided regarding the site storage location for a covered timber frame bin store, revised plans (dated, 24/06/25), which is considered to be acceptable; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

Objectors' comments - In terms of planning comments raised by the objector, these have been duly considered in the issues section above. Comments that fall outside of planning

legislation such as civil matters, and issues regulated by other legislation cannot be considered as part of this planning application.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the revised proposed development, (dated 24/06/25), responds positively to The National Planning Policy Framework (2024) chapter 12; 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); policy JP-P1 - Sustainable development of Places for Everyone (2022 - 2039).

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

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, the initially submitted plan has been revised in the interest of residential amenity and revised plans subsequently submitted, (dated 24/06/25). The local planning authority had no other issues to raise with the applicant but have 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 16 May 2025.
- Location Plan with application site edged in red, Drawing No. 107, received by the City Council as the Local Planning Authority 24 June 2025.
- Existing Floor Plan, Drawing No. 101, received by the City Council as the Local Planning Authority on 24 June 2025.
- Existing Floor Elevations, Drawing No. 102, received by the City Council as the Local Planning Authority on 24 June 2025.
- Existing Site Plan, Drawing No. 105, received by the City Council as the Local Planning Authority on 24 June 2025.
- Proposed Site Plan, Drawing No. 106, received by the City Council as the Local Planning Authority on 24 June 2025.
- Proposed Elevations, Drawing No. 104, received by the City Council as the Local Planning Authority on 24 June 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 (1995) and policies SP1, DM1 of Manchester's Local Development Framework: The Core Strategy (2012).

3) The external facing materials, bricks, tiles, fenestration, facias and soffits used to construct the elevations of the development hereby approved shall match the existing dwellinghouse, in terms of colour, type, scale and method of coursing and pointing and as stated on the submitted information.

Reason - To ensure that the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, 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).

4) The rear roof dormer extension hereby approved shall be clad in vertically hung tiles matching those on the existing roof of the original dwellinghouse and as stated on the approved drawings.

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).

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 extensions hereby approved other than those shown on: Proposed Site Plan, Drawing No.106 and Proposed Elevations, Drawing No. 104, both received by the City Council as the Local Planning Authority on 24 June 2025.

Reason - In the interests 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) Wheeled bins shall be stored along the front garden, in the specified location and enclosed timber frame bin store and as shown on: Proposed Site Plan, Drawing No. 106, received by the City Council as the Local Planning Authority on 24 June 2025, and only brought to the back of pavement on collection days, and this arrangement shall remain so in perpetuity, and be maintained.

Reason - In the interests of residential and visual amenity, pursuant with saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies EN19, DM1 of the Core Strategy (July 2012).

7) Before above ground works of the development hereby approved, the existing outbuilding along the rear garden shall be removed in its entirety and as shown on Proposed Site Plan, Drawing No. 106, received by the City Council as the Local Planning Authority on 24 June 2025. 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 further outbuildings or extensions shall be erected without the express consent of the City Council as the Local Planning Authority.

Reason - In the interests 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).

8) 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.

Appendix 1 – List of consultees & neighbours notified

51 Woodlands Road, Cheetham, Manchester, M8 0WQ
8 Greenstead Avenue, Manchester, M8 0NR
49 Woodlands Road, Cheetham, Manchester, M8 0WQ
53 Woodlands Road, Cheetham, Manchester, M8 0WQ
5 Greenstead Avenue, Manchester, M8 0WR
3 Greenstead Avenue, Manchester, M8 0WR
4 Greenstead Avenue, Manchester, M8 0NR

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA