

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 142522/FH/2025

Date registered valid: 25 March 2025

Proposal: Erection of rear dormer roof extension and installation of three rooflights to front; elevational alterations to rear.

Address: 5 Dawlish Road, Manchester, M21 8XR

Ward(s): Chorlton Park Ward

Applicant: Alec Wright

Agent (if any): Mr Ryan Wild, Randw Ariba

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 02.05.2025

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 April 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 8 April 2025 Expired: 1 May 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The proposal relates to a two-storey semi-detached dwellinghouse on Dawlish Road. The property features a front gable feature, garden to front and rear with no off-street parking.

Description of area

The property is in a mostly residential part of the Chorlton Park ward of Manchester.

Description of development

Erection of rear dormer roof extension and installation of three rooflights to front; elevational alterations to rear.

Erection of rear dormer roof extension

The proposal adds a rear dormer extension to the rear roof slope. The dormer sits entirely within the main roof slope and is finished in hung tile to match.

Installation of three rooflights to front

The proposal includes the installation of 3no Velux style rooflights in the main front roof slope.

Elevational alterations to rear.

The proposal includes the addition of new double doors and steps along with a new window all to match existing.

PLANNING HISTORY

There is no planning history at the address.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents

1no comment received neither supporting nor objecting to the proposal with comments regarding

- Boundary treatment and privacy
- Size and design of the roof dormer

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

Relevant Policies

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 following policies are considered relevant.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
- [Extant Unitary Development Plan \(UDP\)](#) –
 - Citywide Development Control Policies
 - DC1 - Residential extensions
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\)](#) –
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 12 – Achieving well-designed places

Principle

The City Council recognises many people want to extend and develop their existing homes to provide more space and/or better living accommodation. The principle of a residential extension is accepted.

ISSUES

Appropriate siting, layout, scale, form, massing, materials, and detail

The new addition is designed to match the style and features of the current building by using matching brick and hanging tile to the existing dwellinghouse and matching window fenestrations.

The proposal is designed to be subservient to the original dwelling house with the new roof dormer sitting within the roof slope and using matching materials.

The elevational changes including the ground floor alterations to the rear elevation and the movement of the window to the exiting gable are minor sitting within the existing fabric of the dwelling and represent acceptable amendments.

Due to its, size, position and location in relation to neighbours the proposal would not create and over-dominant or overbearing feature.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.

Only minimal views of the main proposed works are capable of being seen from the street. Given the position of the extension and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby, notably similar dormer extension at No7 and No.11 and would not therefore disrupt the area's existing features.

It is noted that exact roof dormer sizing may vary from property to property however given the dormer sits within the main roofline and the permitted development fallback (min 200mm from the roof edge, 50m3) it would be overly onerous to force a matching size.

Effects on amenity

Privacy

The proposal includes adding glazing to the rear facing dormer however given these are at inline windows on this elevation the impact to privacy is minimal. It is noted that dormer windows are accepted in permitted development.

It is noted that new french doors are featured to the rear and the window to the side elevation is moved however given the location the impact to privacy is minimal.

New boundary treatments are not featured under the proposal and there is nothing to warrant the conditioning of new boundary treatment (new taller fencing) to approve the development.

Light

Given the dormer is within the main roofslope the impact to light from the added massing is minimal.

Noise

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

Accessibility

The proposal does not change how people can get in and out of the building.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property.

Green Infrastructure including open space, both public and private

The proposal has no impact on green infrastructure.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment.

The proposal has a negligible impact on drainage using the existing drainage on site.

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.

CONCLUSION

The proposed development at 5 Dawlish Road, involving the erection of a rear dormer roof extension, installation of three rooflights to the front, and elevational alterations to the rear, has been carefully assessed. The design, scale, and materials of the proposed works are in keeping with the existing property and the surrounding area. The impact on privacy, light, and noise is minimal, and the development does not adversely affect the character of the street or the amenity of neighbouring properties. The proposal aligns with relevant local and national planning policies and is therefore recommended for approval.

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. The proposal is considered to be acceptable and therefore determined within a timely manner.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-year time limit

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. Specified plans

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

a.	Application Form	25 Mar 2025		APPLICATION FORM
b.	Drawing - Existing	25 Mar 2025	537/01	PLANS AND ELEVATIONS
c.	Drawing - Proposed	25 Mar 2025	537/02	PLANS AND ELEVATIONS
d.	Drawing - Existing & Proposed	25 Mar 2025	537/03	SECTIONS
e.	Drawing - Site Plan	25 Mar 2025	537/04	EXISTING AND PROPOSED
f.	Drawing - Location Plan	25 Mar 2025	537/05	

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Specified materials

The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form in type, size, colour, and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

10 Dawlish Road, Manchester, M21 8XR

6 Dawlish Road, Manchester, M21 8XR

2 Harkerside Close, Manchester, M21 8XQ

4 Harkerside Close, Manchester, M21 8XQ

6 Harkerside Close, Manchester, M21 8XQ

7 Dawlish Road, Manchester, M21 8XR

3 Dawlish Road, Manchester, M21 8XR

8 Dawlish Road, Manchester, M21 8XR

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