MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142543/FH/2025
Date registered valid:	27 March 2025
Proposal:	Installation of dormer window to front and box dormer to rear, along with raised ridge to main roof and elevational alterations and extension to existing conservatory
Address:	7 Mersey Meadows, Manchester, M20 2GB
Ward(s):	Didsbury West Ward
Applicant:	Mr & Mrs I Abosag
Agent (if any):	Ms Sarah Bolsover, Smashbox Architecture
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**13/06/2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16/05/2025

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

Description of site/building
The application site relates to a two-storey detached class C3 dwellinghouse on Mersey Meadows. The building is finished in red brick and white render with and red roof tiles. The property features hardstanding to the front for off street parking, a small canopy porch, to the rear there is a garden and rear conservatory.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
Mersey Meadows is a residential cul-de-sac in the West Didsbury Ward. The immediate area comprises of detached family dwellings.

Description of development
The applicant is seeking permission for the erection of a single storey rear extension, rear and front dormers and associated elevational alterations.

Consultations & Notification Responses
Neighbours, as per appendix 1 – 2no. objections received that can be summarised as follows:

- Proposal will change the view from neighbouring properties.
- Roof ridge increase would be overbearing on the ne neighbouring properties and reduce sunlight.
- The proposal would be an outlier on the estate.
- Dormer windows would overlook neighbours.
- Applicants are (too) often changing their property.

Application History
128194/FH/2020 – Approved 2021 – The same application was approved in 2021, with the consent expiring in 2024 the applicant has reapplied again with no change to the previously approved proposal.

Policy
<u>The Manchester Core Strategy Development Plan Document 2012-2027</u> –
The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 – Waste

<u>Extant Unitary Development Plan (UDP)</u>
The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

<u>Places for Everyone</u>
Places for Everyone (2022-2039) – 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.
The following policies are relevant:

- S1- Sustainable development

The National Planning Policy Framework (December 2024)
The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

Principle
The submitted application is for front and rear roof dormers with associated elevation alterations and single storey rear extension to provide additional living accommodation. This is considered acceptable in principle as many people prefer to alter or extend homes, rather than move, to meet the changing residential needs of families.

As this application is a resubmission of an already approved scheme, the principal of the proposal has already been determined as acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application. The proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Sitting, Scale and Mass
The proposed rear extension would project back by 4670mm, and span a width of 6730mm, it would have a flat roof with a maximum height of 3160mm, there would be a gap of 1380mm to the boundary with no.5 Mersey Meadows. Although large, the proposed extension is effectively on the same footprint as the existing conservatory with a lower roof.

The proposed rear dormer would span the rear roof slope at 10170mm across, leaving gaps of 215mm and 240mm at each roof edge and set in from the eaves by 240mm, it would sit lower than the roof ridge. The proposed front dormer would measure 2270mm across, placed in the centre of the roof slope and set in 380mm from the eaves.

In association with the dormers, the ridge of the roof would be increased by 400mm, this is a relatively minor increase in height and would not drastically change the massing of the property, nor result in it become overly prominent on the street scene.

Overall, both the rear extension and dormers with associated roof ridge alterations are considered to be appropriate having regard to the character of the host dwellinghouse in terms of its dimensions and would not result in 'excessively large or bulky' addition to the property, therefor the proposal accord with polices SP1 and DM1 of the Core Strategy.

Residential Amenity
This application is a resubmission of a previously approved scheme granted in 2021, which has since expired. The current proposal remains materially the same as the earlier approved development.

The proposed rear extension will occupy the same footprint as the existing conservatory. However, instead of following the curved rear line of the conservatory, the new extension will adopt a squarer form, resulting in an increased projection of approximately 1.9m at the rear corners only. Despite this, the proposed flat roof will be lower in height than the existing pitched roof, thereby reducing its overall visual impact. The extension will be set in from the boundary by 1380mm, which helps to mitigate any potential overbearing impact on the neighbouring property. Given its scale, siting, and design, the extension is not considered to result in any significant issues relating to overshadowing, loss of privacy, or overbearing impact on neighbouring residential amenity.

The proposed rear dormer, while large in scale, is set in from both the eaves and the edge of the roof by more than 200mm. To accommodate the dormer, the roof ridge is proposed to be raised by approximately 40cm. Due to the staggered positioning of neighbouring properties, the dormer is not expected to result in any overshadowing or significant impact on neighbouring amenity.

The rear extension will include bifold glazed doors on the rear elevation, while the side elevations will remain blank and featureless, further reducing any potential for overlooking. The rear dormer will include one window on the rear elevation. Although this window is positioned higher than the existing first-floor windows, it is set in from the eaves by 240mm. Additionally, the neighbouring property at No. 5 is set further back than the application site, which reduces the potential for overlooking. As such, it is not anticipated that the proposed rear windows at ground or second floor level will result in any loss of privacy for neighbouring residents.

The proposed front dormers are positioned to overlook the roof of the neighbouring property's garage and therefore do not raise any privacy concerns.

In light of the above, the proposal is considered to have an acceptable impact on residential amenity and is in accordance with Policies SP1 and DM1 of the Core Strategy.

Visual Amenity
The proposed rear dormer would be finished in interlocking roof tiles to match the main roof slope, it would feature 4no. uPVC windows on the rear elevation. It would not be visible from the public highway and therefore would have a minimal impact on the street scene.

The proposed front dormer would have a gable roof to match the existing window at first floor. Materials would match the main house, and the scale of the dormer is not considered to be overbearing on the street scene, the design is sympathetic to the character of the area and is therefore acceptable.

The proposed rear extension would be finished in brickwork to match the main house with glazed bifold doors on the rear elevation, it would feature a flat roof with 2no. skylights above. The 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.

The design and appearance of the proposed developments therefore accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Parking
The current parking arrangements would be unaffected by this proposal

Waste Storage
The current waste storage arrangement would be unaffected by this proposal.

Conclusion
Given the above issues, it is considered that the proposed dormers, elevation alterations to the roof ridge and single storey rear extension are acceptable in terms of principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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. 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 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. Drawing – Proposed Elevations – Received .09/05/2025.
b. Drawing – Proposed Floor Plans – Received 09/05/2025.
c. Drawing – Proposed Site Plan and Location Plan – Received 09/05/2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

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 DM1, SP1 and EN1 of the Core Strategy.

4. Additional glazing restriction:
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

Flat 6, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 5, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 4, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 3, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 2, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 1, Berkeley Court, Mersey Road, Manchester, M20 2PR
17 Mersey Meadows, Manchester, M20 2GB
3 Mersey Meadows, Manchester, M20 2GB
9 Mersey Meadows, Manchester, M20 2GB
11 Mersey Meadows, Manchester, M20 2GB
13 Mersey Meadows, Manchester, M20 2GB
194 Palatine Road, Manchester, M20 2WG
Flat 17, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 15, Berkeley Court, Mersey Road, Manchester, M20 2PR
The Rookery, 196 Palatine Road, Manchester, M20 2WG
15 Mersey Meadows, Manchester, M20 2GB
5 Mersey Meadows, Manchester, M20 2GB
Flat 45, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 43, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 40, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 37, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 35, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 32, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 30, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 26, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 24, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 21, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 19, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 27, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 48, Berkeley Court, Mersey Road, Manchester, M20 2PR
1 Mersey Meadows, Manchester, M20 2GB
Flat 47, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 46, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 44, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 18, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 16, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 42, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 41, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 39, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 38, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 36, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 34, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 33, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 31, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 29, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 28, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 25, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 23, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 22, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 20, Berkeley Court, Mersey Road, Manchester, M20 2PR

Flat 14, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 12, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 11, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 10, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 9, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 8, Berkeley Court, Mersey Road, Manchester, M20 2PR
Flat 7, Berkeley Court, Mersey Road, Manchester, M20 2PR

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