MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no.	142930/FH/2025
Date registered valid:	21 May 2025
Proposal:	Erection of a part single, part two storey extension to front, side and rear of existing dwellinghouse, and installation of side roof dormer extension
Address:	49 Dene Road, Manchester, M20 2TG
Ward(s):	Didsbury West Ward
Applicant:	Mr & Mrs D Grace
Agent (if any):	Mr Simon Miles, S R Miles Ltd
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **15 July 2025**

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 June 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 5 June 2025 Expired: 26 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The proposal related to a two-storey semidetached dwellinghouse on Dene Road. The property features an existing rear orangery extension, hardstanding to the front for off street vehicle parking and garden to the rear.

Description of area

The property is in a mostly residential part of the Didsbury West ward of Manchester.

Description of development

Erection of a part single, part two storey extension to front, side and rear of existing dwellinghouse, and installation of side roof dormer extension.

Front extension

The proposed front extension extends the elevation, so the entire principal elevation sits flush. At ground floor there is a further 1000mm to sit in line with the bay feature. The front extension continues the sloping roofline and the further extension at ground floor has a sloping tiled roof to match. The proposed front extension features the round porthole window as existing and is rendered to match.

Side extension

The proposed side extension projects 1500mm from the existing side elevation to sit 1200mm from the boundary and, at ground floor, runs 1200mm from in line with the principal elevation to the rear elevation of the proposed rear extension. At first floor there is a 3560mm set back to the principal elevation. The side extension is finished in matching brick and render with matching sloping roof at ground floor and matching hipped tile roof into the main roof and rear extension roof.

Rear extension

The proposed rear extension projects 4000mm from the existing rear elevation and spans, at ground floor, 7640mm from a 150mm gap to the shared boundary to meet the side elevation of the proposed side extension. The first-floor projects the same 4000mm but spans 5230mm across the rear leaving a 2663mm gap to the shared boundary to meet the side elevation of the proposed side extension. The extension is finished in matching brick and render with a flat roof and rooflight for the single storey part and a hipped roof for the first-floor part. New glazing is featured to the rear.

Side dormer extension

The side dormer extension sits within the sloping feature roof line to the front and extends the first floor. The dormer extension projects 1300mm from the roof slope and runs 2500mm. The dormer is finished in rolled lead sheet to the dormer walls with new glazing to the front.

PLANNING HISTORY

There is no planning history at the address.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents

No representations received.

NEGOTIATIONS

Issues have arisen in the consultation phase which required negotiations in positive and proactive manner.

The side dormer is proposed to be clad in rolled lead. This would be incongruous to the existing materiality in the area.

The side dormer window would also need to be side facing to match the dormer orientation.

Updated proposed development

The updated scheme changed the dormer materiality to matching hanging tile and moves the dormer windows to side facing.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Not required.

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
        - EN 19 – Waste
- Extant Unitary Development Plan (UDP) –
    - Citywide Development Control Policies
        - DC1 - Residential extensions
        - DC26 - Development and Noise
- 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 tile to the existing dwellinghouse and matching window fenestrations.

The proposal is designed to be subservient to the original dwelling house with the proposed extension incorporating into the existing dwelling and being mostly to the rear. Matching materials also ensure subservience.

The two-storey side is sufficiently set back from the principal elevation to prevent a significant terracing effect.

The proposed has minimal effect on overbearing to no.37 with the rear extension on the boundary being single storey and being 1000mm beyond the 3000m permitted development allowance. A flat roof helps to reduce the massing to this side. It is noted that an existing rear extension has been accepted.

The proposal has more of an effect to No. 51. The two-storey side and rear projects 4000mm beyond the existing rear elevation and beyond the existing side elevation. Given a 1200mm setback to the shared boundary, the existing rear extension and a detached garage at No51 the proposed harm would not be significant enough to warrant refusal. It is also noted that similar relationships have been accepted between Nos45 & 47, 43 & 41 and 39 & 37.

The dormer feature sits within the roof slope and its use of materials ensure it integrates into the existing building. It is noted a similar feature has been approved at No.43.

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.

The main proposed works are capable of being seen from the street. Given the position of the extension 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 an extension approved at Nos 43, 45 and 39 and would not therefore disrupt the area's existing features.

Effects on amenity

Privacy

The proposal includes adding bifold doors to the new rear elevation however given these are at ground floor and replace similar windows on this elevation the impact to privacy is minimal.

The new side facing first floor windows, side facing dormer window and side facing rooflights are required to be obscure glazed to minimise overlooking concerns. This has been conditioned.

Light
Given the distances to the boundary the effect to local light would not be significant enough to warrant refusal. It is noted that these properties have south facing rears which ensure a good amount of direct sunlight during the day.

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

Accessibility
The proposal introduces a new porch however doesn't create an accessibility issue to the property.

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. An external access is maintained to the rear for waste routes.

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 dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

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 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.

CONCLUSION

The proposed development at 49 Dene Road has been carefully assessed against relevant planning policies and material considerations. The design, scale, and materials are in keeping with the character of the existing dwelling and surrounding area. The impact on neighbouring properties in terms of privacy, light, and amenity is considered acceptable, and no objections have been received. Following minor amendments, the proposal is deemed to be in accordance with planning policy 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. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

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. Drawing - Location Plan 13 May 2025 THE LOCATION PLAN
b. Drawing - Proposed 09 Jul 2025 PL200 P4 PLANS AND ELEVATIONS

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 approved proposed plans 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.

4. Obscured glazing

Before first occupation the windows in the side elevation, to include first floor windows, side facing dormer windows and side facing rooflights, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

47 Dene Road, Manchester, M20 2TG

44 Dene Road, Manchester, M20 2SU

42 Deneford Road, Manchester, M20 2TD

40 Deneford Road, Manchester, M20 2TD

42 Dene Road, Manchester, M20 2AE

38 Deneford Road, Manchester, M20 2TD

36 Deneford Road, Manchester, M20 2TD

51 Dene Road, Manchester, M20 2TG

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