

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140339/FH/2024

Date registered valid: 28 April 2025

Proposal: Erection of single storey rear extension, part single, part two storey side extension, hip to gable roof extension together with the installation of a rear roof dormer

Address: 25 Northfield Road, Manchester, M40 3SZ

Ward(s): Moston Ward

Applicant: Mr Usman Mohammed Rafiq

Agent (if any): Mr Ibrahim Bin Awais, AM Architectural & Surveying Ltd

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 7 July 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 13 May 2025

Standard consultations:

Printed: 8 May 2025 Expired: 30 May 2025

Neighbour notifications

Printed: 8 May 2025 Expired: 30 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site relates to 25 Northfield Road within the ward of Moston in north Manchester. The applicant site relates to a semi-detached, two storey dwellinghouse characterised by a hipped roof with a central gable feature constructed in red brick and white render with dark grey fenestration. Amenity space to the front and side of the property consists of paved hardstanding. The property benefits from an expansive rear amenity space, characterised by paved areas, a grassed garden and a number of outbuildings.

Description of area

The surrounding context is residential in nature.

Description of development

The submitted application seeks planning permission for the erection of single storey rear extension, part single, part two storey side extension, hip to gable roof extension together with the installation of a rear roof dormer.

The proposed single storey rear extension would wrap into the proposed side extension. The rear extension therefore extends the width of the applicant site, with approximate dimensions of Height: 4 x Length: 4.5 x Width: 8.7 metres.

The part single storey side extension would sit flush with the applicant site's primary building line and have approximate dimensions of Height: 3 x Length: 7.8 x Width: 2.4 metres.

The part two storey side extension would have a set back of 2 metres from the primary elevation of the host property and have approximate dimensions of Height: 7 x Length: 5.7 x Width: 2.4 metres.

The hip to gable roof conversion would allow the installation of the rear roof dormer. The dormer would accommodate two bedrooms and a bathroom. The dormer would have an approximate volume of 17 cubic metres.

The proposal would involve the insertion of a garage door, window and roof light within the primary elevation, and three windows, a set of sliding doors and three roof lights within the rear elevation.

The materials to be used throughout the proposal would involve:

- Red brick to match existing
- Tiles/ slate to match existing
- UPVC windows and doors
- Dormer facing material- slate to match existing roofing tiles/ slate colour
- Dormer flat roof- single ply membrane roofing
- Garage door- standard metal garage door.

Negotiations during the course of the Application

The initial scheme gave rise to significant concern. It was not considered the two storey side extension had a substantial set back to ensure compliance with policy DC1.4 of the UDP. The rear extension with a staggered form with a staggered projection of 7 metres against the shared boundary with the adjoining neighbour and 12 metres against the shared boundary with the non-adjoining neighbour constituted over development of the site and give rise to adverse amenity implications.

During the course of the application, a revised scheme was provided which was considered to overcome issues raised.

Issues with a scale were overcome during the course of the application.

The description of development was amended accordingly.

Planning History

None.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Environmental Health

Environmental Health requested the following condition be attached to any approval granted: In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

Reason – To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policy EN18 of the Core Strategy.

**Records indicate that the proposal site is on or in the vicinity of an infilled pond/potentially contaminative historic land uses.*

Issues

POLICY

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):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

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

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

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following adoption of Places for Everyone.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management),
Policy SP1 (Spatial Principles) and
Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Places for Everyone

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 Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policies are relevant:
i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for the erection of single storey rear extension, part single, part two storey side extension, hip to gable roof extension together with the installation of a rear roof dormer. This is considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet the changing residential needs of families. The revised scheme is considered to overcome concerns raised to the developer during the course of the application. Consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

Potential impact to no.23 Northfield Road:

No.23 Northfield Road is the adjoining neighbour to the applicant site. The neighbour would feel the impact of the rear extension. Such element of works have been substantially reduced during the course of the application and a 4.5 metre rear extension with a hipped roof would be sited against the boundary. Given the location of the properties in the streetscene, it is not considered the proposal would give rise to adverse loss of light implications to the neighbour as the neighbour sits due south. No adverse privacy implications would be caused to this neighbour. The neighbour does benefit from an outrigger which does not extend the width of the host property and so some tunnelling impact could be felt against the neighbour's rear window closest to the shared boundary. However, given the 4.5 metre projection which is considered to be accommodated within the site and given the hipped roof reducing the bulk and massing of

the proposal, it is considered any tunnelling would not be considered so severe to warrant a refusal on the scheme.

The hip to gable and rear roof dormer would involve an additional structure at second floor level. Due to the nature of the structure, the adjoining neighbour would not be impacted by any loss of light or overshadowing implications. Two windows would be inserted in the rear roof dormer. One would be for a new bathroom and so this window would be marked as being obscure glazed to protect the privacy of the applicant and neighbours. Given the existing view into the neighbour's rear garden from the applicant's first floor rear windows, the installation of the dormer window for the bedroom is not considered to give rise to adverse privacy implications.

Potential impact to no.27 Northfield Road:

No.27 Northfield Road would feel the development of the side extension and rear extension. As existing, the neighbour feels numerous outbuildings sited against the boundary which would be removed as a result of the development. The side extension would be sited close to the common boundary. Although the neighbour has three windows facing in the direction of the side extension, all are obscure glazed. Although the development would block some light to these windows, given the existing arrangements, any loss would not be considered so severe. No windows are proposed facing the direction of no.27 and so no adverse privacy implications would occur.

The rear extension would then extend 4.5 metres beyond the rear building line of the host property. Although this neighbour may experience some loss of light due to the positioning of the outbuildings against the boundary, given the 4.5 metre projection and the hipped roof, and given the proposal at this point would be limited to single storey, any loss of light is not considered to be so severe. No adverse privacy implications would occur from the rear extension. Due to the neighbour's existing detached outbuilding, the development is not considered to create an adverse overbearing feature.

Adverse privacy implications from the proposed 2nd floor bedroom window within the dormer would be minimal, due to the existing proximity of neighbouring properties.

Potential impact to neighbours to the rear:

The proposal would be sited 27 metres from the rear boundary line of the site. Due to the expansive rear garden of the applicant site, the proposal would not give rise to adverse amenity implications due to the substantial distance between residential properties.

Potential impact to streetscene:

The 2 metre set back of the side extension ensures the proposal creates a sympathetic and subservient feature. The proposed WC and bathroom window on the first floor would be conditioned within any approval granted as being obscure glazed.

Overall, it is not considered that the proposal would give rise to any significant visual residential amenity implications, namely overbearing, privacy nor loss of light implications, and so is considered pursuant to Policy DC1 of the UDP, policies SP1 and DM1 of the Core Strategy and JP-S1 of Places for Everyone.

Design and Appearance

Erection of single storey rear extension:

The rear extension would have a projection of 4.5 metres and extend the width of the applicant site. Whilst it is acknowledged the projection exceeds the stipulations within Policy DC1.3 of the UDP and the allowance within Permitted Development rights, in this instance it is considered

the projection can be accommodated given the expansive rear amenity space. The hipped roof reduces the bulk and height of the proposal which reduces harm to the neighbouring properties. Given these circumstances, it can be considered the 4.5 metre projection could be accommodated.

Part single, part two storey side extension:

Policy DC1.4 of the UDP states that in the case of two storey side extensions the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meets the other requirements of this policy. In many cases, it is not feasible to leave a 1.52 metre gap and create an adequate side extension. In this case, as the extension would be sited up to the boundary, a 2 metre set back has been designed to the side extension at first floor level. It is noted that the pitch of the two storey side extension as designed is unusual but would not adversely impact the character of the existing property. As such, the proposed side extension is considered to create a subservient feature and exceeds the stipulations of Policy DC1.4 of the UDP.

Hip to gable roof extension together with the installation of a rear roof dormer:

It is noted that the hip to gable conversion and rear roof dormer could be achieved through the route of Permitted Development. The hip to gable would follow the ridge height of the existing property and would match the development at the adjoining property.

The dormer would sit above eaves level and not sit higher than the ridge height of the applicant site and would be built in tiles/ slate to match the existing property.

Given the fallback of permitted development of these 2 elements of work, no issues in terms of design occur.

Materials:

The materials to be used throughout the proposal have been listed previously within the report.

The materials to be used are considered acceptable and would in most cases match the host property. The materials listed would be conditioned within the decision notice of any approval granted.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Car Parking

A garage would be created as part of the side extension, although the dimensions would not seem to accommodate a car. The proposal would not come forwards of the primary building line and so adequate space would remain for cars to be parked off street.

Bin Storage

The ground floor plan shows a bin store to be sited in the front amenity space of the property. However, no elevational or material details have been provided as part of the application and so a bin store condition would be attached to any approval granted.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner, and a revised plan has been supplied which is considered to overcome issues raised during the course of the application. Appropriate conditions have been attached to the approval granted.

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:

-Drawing- Location Plan, stamped as received by the City Council as Local Planning Authority on 21 June 2024.

-Application Form, stamped as received by the City Council as Local Planning Authority on 28 April 2025.

-Drawing- Proposed- Plans and Elevations, numbered 001 REV 000, stamped as received by the City Council as Local Planning Authority on 23 June 2025.

-Correspondence- Garage Door Material, stamped as received by the City Council as Local Planning Authority on 2 July 2025.

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, and policy DM1 of the Manchester Core Strategy.

3) 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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) Before first occupation, the first floor WC & bathroom window and second floor WC & bathroom window as shown within the approved 'Proposed- Plans and Elevations, numbered 001 REV 000', stamped as received by the City Council as Local Planning Authority on 23 June 2025, 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 properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the Application Form, 'Drawing- Proposed- Plans and Elevations, numbered 001 REV 000' and 'Correspondence- Garage Door Material' specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

6) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time after development commences, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land is submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with these details, together with any previously approved Remediation Strategy.

Reason – To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

7) Prior to the occupation of the development hereby approved, full details of a secure and ventilated bin storage area, including location and any elevations, shall be submitted to the City Council as local planning authority for prior approval in writing. The bin storage area shall be implemented in accordance with the approved scheme and be in place prior to the first use of the development and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the provision of off-street car parking, and the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

19 Northfield Road, Manchester, M40 3SZ
26 Parkfield Road North, Manchester, M40 3TA
23 Northfield Road, Manchester, M40 3SZ
21 Northfield Road, Manchester, M40 3SZ
38 Northfield Road, Manchester, M40 3SY
34 Northfield Road, Manchester, M40 3SY
33 Northfield Road, Manchester, M40 3SZ
27 Northfield Road, Manchester, M40 3SZ
22 Parkfield Road North, Manchester, M40 3TA
32 Parkfield Road North, Manchester, M40 3TA
30 Parkfield Road North, Manchester, M40 3TA
31 Northfield Road, Manchester, M40 3SZ
24 Parkfield Road North, Manchester, M40 3TA
Vine Fold House, 4 Vine Fold, Manchester, M40 3TG
36 Northfield Road, Manchester, M40 3SY
34 Parkfield Road North, Manchester, M40 3TA
29 Northfield Road, Manchester, M40 3SZ
32 Northfield Road, Manchester, M40 3SY
30 Northfield Road, Manchester, M40 3SY
26 Northfield Road, Manchester, M40 3SY
24 Northfield Road, Manchester, M40 3SY
28 Parkfield Road North, Manchester, M40 3TA
28 Northfield Road, Manchester, M40 3SY

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH AREA