

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142674/FH/2025
Date registered valid: 11 April 2025
Proposal: Erection of rear dormer
Address: 69 Sedgeborough Road, Manchester, M16 7FR
Ward(s): Moss Side Ward

Applicant: Mr. Akhtar Hussain
Agent (if any): Mr. Niamat Ali NA Design
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 29 May 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 8 May 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 28 April 2025 Expired: 20 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey mid-terraced C3 dwellinghouse of cream-coloured buff brick with a grey concrete tile pitched roof. The property features white uPVC windows, a modest front yard and driveway space bordered by a mid-level redbrick wall, a front porch canopy, a single storey rear extension, and a detached outbuilding situated within a modest rear yard/garden.





Description of area

Sedgeborough Road is a residential street situated within the Moss Side ward of Manchester, close to Alexandra Park, Whalley Range conservation area, and Princess Road (A5103). The area is predominantly residential in terms of its character, consisting of terraced and semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

Relevant planning history

122864/FH/2019 at 46 Bold Street - Installation of a rear dormer to form additional living accommodation – Approved (26.04.2019).

Description of development

The applicant is seeking permission for the erection of a rear dormer to form additional living accommodation.

Consultations & Notification Responses

Local residents, as per appendix 1 – no representations received.

The following policies are considered relevant in the consideration of this application.

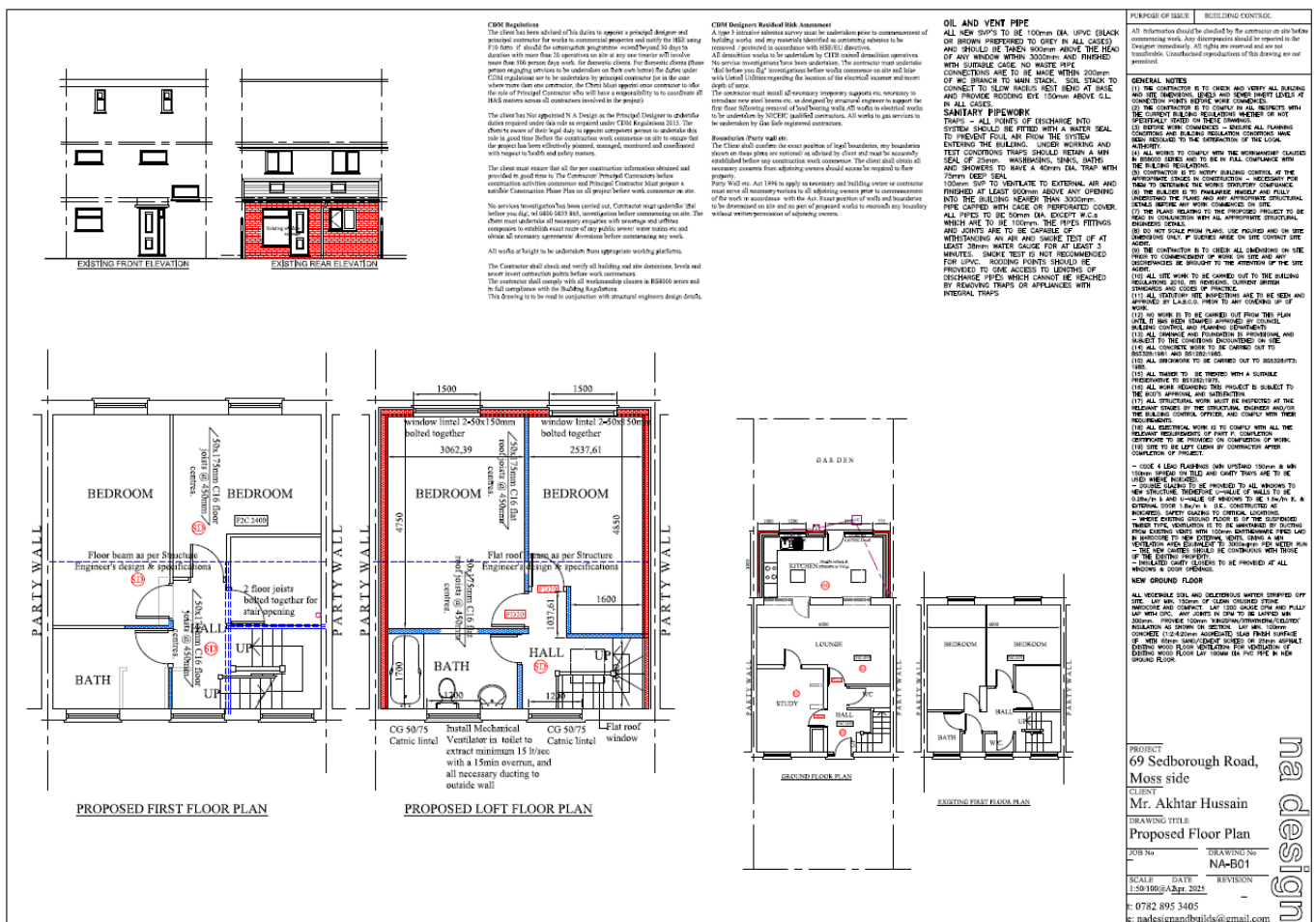
Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places

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.

- Policy JP-P1: Sustainable Places



Submitted proposed floor plans



Submitted proposed elevations

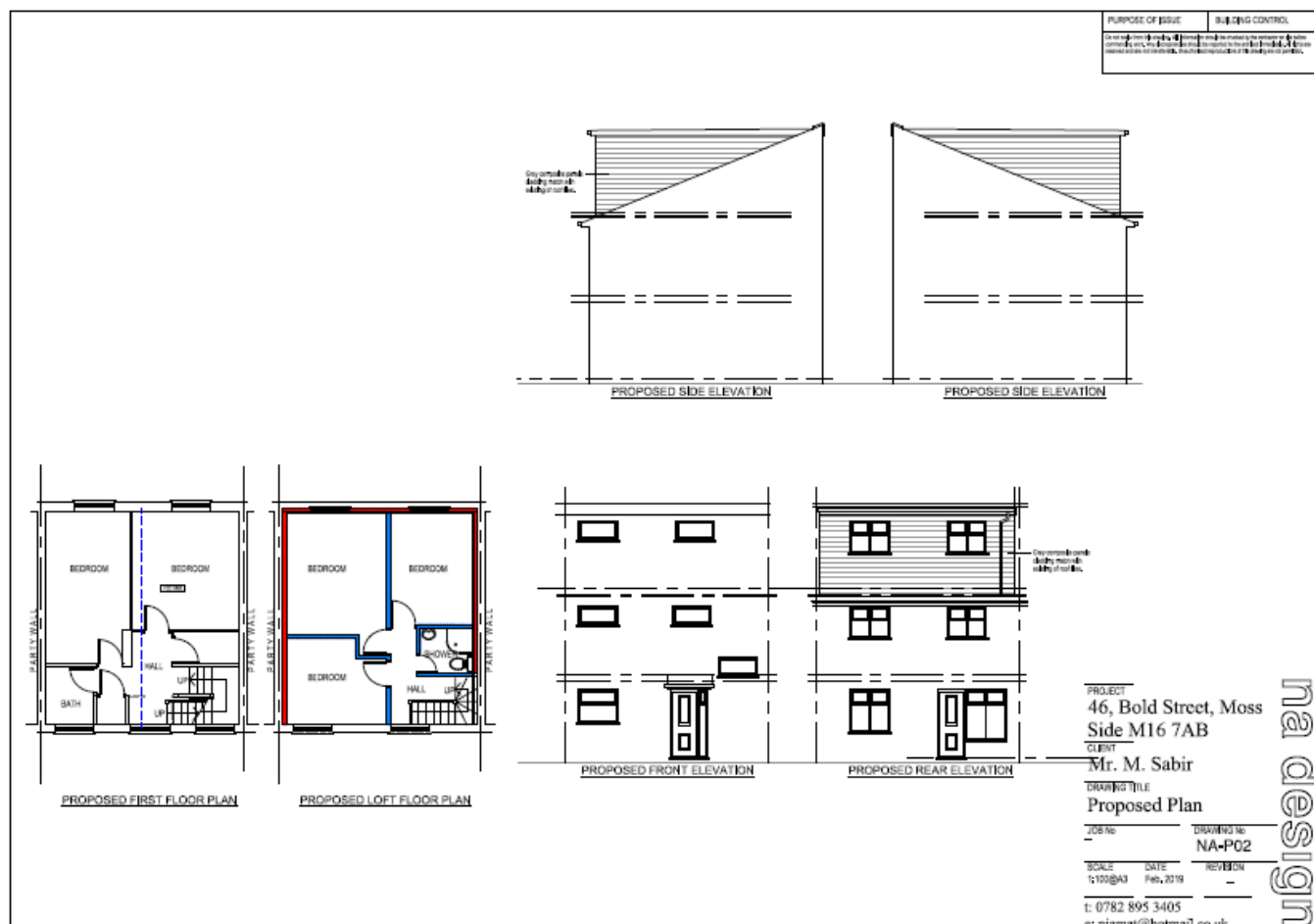
Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle – the principle of erecting a rear dormer extension to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Siting, scale, and massing – the dormer extension would be sited on the rear-facing roof slope of the host dwellinghouse, facing east. It would measure to 6.849m in length, 6.125m in width, and 2.669m in height with a volume of 55.98 cubic metres. It would be set 0.331m below the existing ridge and 0.485m above the eaves. A gap of 0.087m would be maintained to the boundary shared with No.67 Sedgeborough Road and a gap of 0.065m would be maintained to the boundary shared with No.71 Sedgeborough Road.

The proposal represents a sizeable addition to the roof of the host dwellinghouse, occupying the majority of the available roof slope. Its volume of 55.98 cubic metres would exceed that of a dormer installed under permitted development (of 40 cubic metres for a terraced dwellinghouse), however, it is considered acceptable in these circumstances given the existing precedent for dormers of this scale at dwellinghouses of this type in this location. In particular, the proposal near replicate the approved plans of 122864/FH/2019 for a dormer at 46 Bold Street located to the north. The siting, scale, and massing of the proposal is therefore considered acceptable on this basis.



Approved plans of 122864/FH/2019 for a dormer at 46 Bold Street

Appearance and visual amenity – the submitted application form and plans indicate that the dormer would be clad in fire rated grey composite cladding (colour to match the existing roof tiles of the property, as confirmed in the agent email correspondence dated to the 8th May 2025) with a flat roof and uPVC double-glazed windows to match the existing dwellinghouse. The submitted plans indicate that the dormer would feature 2no. windows to its rear elevation, facing east towards No.1 Westerling Way, with blank side elevations.

Sited at the rear of the property, the proposal would be visible from specific viewpoints along Westerling Way. However, its use of grey composite cladding (colour to match the roof of the existing dwellinghouse) would work towards ensuring that the dormer does not form an overly dominant or prominent visual feature in the area. Further to this, the proposed materials would be in-keeping with those approved under 122864/FH/2019 which also included grey composite panels (colour to match the existing roof tiles of the property). A precedent for dormer materials of this type is therefore already established in this area.

The proposal's appearance and impact upon the visual amenity of the area is therefore considered acceptable on this basis.

Residential amenity – the rear dormer's siting on the roof of the property, set below the existing ridge, above the existing eaves and away from the roof edges, should ensure that it does not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area, given that its mass and bulk would not impact the path of light to neighbouring properties significantly beyond that of the host dwellinghouse itself. Further to this, the dormer's rear-facing windows would be set back from the eaves and, as such, should provide no further degree of overlooking than any existing windows at first-floor level.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Waste storage – the current waste storage arrangements would be unaffected by the proposal.

Parking – the current parking arrangements would be unaffected by the proposal.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking, given the existing precedent for works of this type, scale, and appearance in this locale.

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

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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents:

'Householder Application for Planning Permission for works or extension to a dwelling', numbered 'PP-13935213', stamped as received by the City Council as Local Planning Authority on the 11th April 2025.

'Proposed Floor Plan', numbered 'NA-B01', stamped as received by the City Council as Local Planning Authority on the 29th April 2025.

'Proposed Elevation', numbered 'NA-B02', stamped as received by the City Council as Local Planning Authority on the 29th April 2025.

Materials details, as specified in the agent email correspondence dated to the 8th May 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 and policies SP1 and DM1 of the Manchester Core Strategy.

3) The materials to be used on the external surfaces of the development hereby permitted shall match those specified on the submitted application form and approved documents, including:

- Fire rated grey composite cladding on the elevations of the dormer, colour to match the roof tiles of the existing dwellinghouse.
- uPVC double-glazed windows to match the existing dwellinghouse.

Reason - To ensure the appearance of the building to be developed is not adversely affected by the materials to be used in the construction of the development, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

4) 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 windows or doors shall be inserted into the elevations of the dormer hereby approved other than those shown on the approved plans.

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

Flat 4, 69 Withington Road, Manchester, M16 7EX
Flat 3, 69 Withington Road, Manchester, M16 7EX
Flat 2, 69 Withington Road, Manchester, M16 7EX
Flat 1, 69 Withington Road, Manchester, M16 7EX
Flat 5, 71 Withington Road, Manchester, M16 7EX
Flat 2, 71 Withington Road, Manchester, M16 7EX
Flat 2, Greame House, Catesby Road, Manchester, M16 7ET
67 Sedgeborough Road, Manchester, M16 7FR
Flat 5, 75 Withington Road, Manchester, M16 7EX
Flat 6, 75 Withington Road, Manchester, M16 7EX
34 Thorncombe Road, Manchester, M16 7YB
Flat 3, Greame House, Catesby Road, Manchester, M16 7ET
Flat 1, Greame House, Catesby Road, Manchester, M16 7ET
Flat 4, Greame House, Catesby Road, Manchester, M16 7ET
Flat F, 73 Withington Road, Manchester, M16 7EX
Flat E, 73 Withington Road, Manchester, M16 7EX
Flat D, 73 Withington Road, Manchester, M16 7EX
Flat C, 73 Withington Road, Manchester, M16 7EX
Flat B, 73 Withington Road, Manchester, M16 7EX
Flat A, 73 Withington Road, Manchester, M16 7EX
Flat 6, 71 Withington Road, Manchester, M16 7EX
Flat 2, 75 Withington Road, Manchester, M16 7EX
Flat 4, 71 Withington Road, Manchester, M16 7EX
Flat 3, 71 Withington Road, Manchester, M16 7EX
Flat 1, 71 Withington Road, Manchester, M16 7EX
1 Westerling Way, Manchester, M16 7FS
71 Sedgeborough Road, Manchester, M16 7FR
Flat 4, 75 Withington Road, Manchester, M16 7EX
Flat 3, 75 Withington Road, Manchester, M16 7EX
Flat 1, 75 Withington Road, Manchester, M16 7EX
69 Withington Road, Manchester, M16 7EX
65 Sedgeborough Road, Manchester, M16 7FR
Basement Flat, 71 Withington Road, Manchester, M16 7EX
Flat 5, 69 Withington Road, Manchester, M16 7EX

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA