

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142491/FH/2025

Date registered valid: 10 April 2025

Proposal: Erection of rear roof dormer with conversion of hipped to gable roof and erection of single storey rear extension

Address: 2 Howden Road, Manchester, M9 0RQ

Ward(s): Higher Blackley Ward

Applicant: Mr Kwasi Osei Boadum

Agent (if any): Mr Hadi Sabawan

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

Recommendation: Approve

Date of recommendation: 2 June 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 13 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: No

Tree Preservation Order: No

The application site relates to 2 Howden Road within the ward of Higher Blackley in north Manchester. The application site relates to a semi-detached, red brick, two storey dwellinghouse characterised with a hipped roof, the front door within the side elevation of the property and being set back significantly from the highway. The plot sits on the corner of Howden Road and Alworth Road and so the property sits within a splayed plot, which is widest within the front amenity space and narrowest at the rear boundary of the site. The rear garden has a steep change in topography with the bottom of the garden sitting at a much lower position than the host dwelling. At the time of the site visit, amenity space to the front, side and rear consisted of a mixture of hard and soft landscaping, with the grassed to the rear overgrown.

Description of area

The surrounding context is residential in nature, with the Our Ladys Roman Catholic High School located to the north and east of the applicant site.

Description of development

The submitted application seeks planning permission for the erection of rear roof dormer with conversion of hipped to gable roof and erection of single storey rear extension.

The rear roof dormer would create a bedroom 3 and bathroom and sit within the host space of the existing and hip to gable roof conversion. The dormer would have approximate dimensions of Height: 2 x Length: 6 x Width: 3.5 metres.

The hip to gable roof conversion would follow the ridge height of the host dwelling.

The rear extension would have approximate dimensions of Height: 3.2 x Length: 3.5 x Width: 5.4 metres. The extension would be set in by 1 metre from the side elevation of the main dwelling and would increase the ground floor living accommodation for the applicant.

The proposal would involve the insertion of a set of patio doors within the rear elevation and two windows within the rear roof dormer.

Materials to be used throughout the proposal have been listed as:

- dormer facing material- tile hung cheeks with flat GRP roof
- red brickwork to match existing
- roof tiles to match existing
- UPVC windows and doors in white colouration to match existing

Negotiations during the course of the Application

Concern was raised during the course of the application, that the proposal could give rise to potential loss of light implications to the detriment to the adjoining property due to the orientation of properties in the streetscene and the splayed nature of the plot. The projection of the rear extension was reduced.

The hip to gable conversion initially proposed showed an overhang of the roof. This overhang creates an enlarged roof space which appears bulky and creates a visually dominant feature in the streetscene. Such element was omitted during the course of the application.

The proportions of the rear roof dormer initially proposed results in an overly large and bulky feature. The proportions of the dormer were reduced during the course of the application. The facing dormer material was specified during the course of the application.

The scale of the plans were inaccurate and revised plans were received to overcome such inaccuracies.

Planning History

No planning history exists for this site.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

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).

Guide to Development in Manchester Supplementary Planning Document and Planning 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 rear roof dormer with conversion of hipped to gable roof and erection of single storey rear extension. 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. It is noted that such development (hip to gable, rear roof dormer and rear extension) can be achieved through the route of Permitted Development. 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

No.25 Alworth Road is the adjoining property and would feel the additional 3.5 metres of built form along the boundary. The extension would benefit from a hipped roof. The projection of the extension was reduced during the course of the application following concerns that the extension could give rise to loss of light due to the orientation of the properties and the tight pinch point of the plots due to the splayed plots. Such reduction and hipped roof is considered to ensure that no adverse loss of light implications would occur to the neighbouring property as a result of the proposal. Due to the reduction in projection and given the proposal would be single storey, no overbearing feature would occur to the adjoining neighbour.

The rear roof dormer due to the form of development would not give rise to any adverse loss of light or overbearing implications. It is noted that the dormer would involve the insertion of two windows. The view from the bedroom window would face the direction of the applicant's rear amenity space. Due to the oblique angle to view the neighbour's amenity space and due to the existing view from the neighbour's rear garden from the applicant's first floor rear windows any impact in terms of loss of light is not considered to be significant.

The bathroom window within the proposed rear roof dormer would be conditioned to be obscure glazed within any approval granted to protect the privacy of the applicant and surrounding properties.

Due to the school car park sited to the rear of the applicant site, the proposal including roof dormer would not give rise to any adverse privacy implications to the Our Lady's School.

The non-adjoining neighbour no.4 Alworth Road would be unlikely to feel the impacts of the proposal given the extension would be set 1.9 metres from the common boundary. The neighbour already benefits from a single storey rear extension and so the proposal is not considered to give rise to any adverse amenity implications to such neighbour given the set in from the boundary and given no windows would be inserted in the side elevation of the rear extension. This neighbour due to the oblique angle from the proposed window within the rear roof dormer would not be considered to experience any adverse privacy implications as a result of the roof development.

The hip to gable development would be visible from within the streetscene. Given the set back of the property from the highway and given the hip to gable conversion would have a ridge height to match the host property and does not produce an overhang, such change would not be considered to give rise to adverse visual implications.

Overall, it is not considered that the proposal would give rise to any significant amenity implications. A condition would be attached to any approval granted to restrict the further insertion of windows and doors to ensure no adverse privacy implications occur. On balance, the proposal would be 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

Rear roof dormer with conversion of hip to gable roof:

Permitted Development rights allow rear dormers and hip to gable roof conversions to be obtained through the route of Permitted Development, and such development is common place within the immediate area.

The dormer is set above eaves level and set below the ridge height of the host property. The dimensions of the rear dormer has been amended during the course of the application to be reduced to ensure the dormer does not create a bulky feature.

The hip to gable conversion loses the overhang of the roof that was initially proposed and so is considered to relate well to the existing property.

As such, the form of the dormer and hip to gable roof conversion is acceptable, pursuant to Policy DC1 of the UDP.

Materials to be used throughout the proposal have been listed as:

- dormer facing material- tile hung cheeks with flat GRP roof

- red brickwork to match existing

- roof tiles to match existing

- UPVC windows and doors in white colouration to match existing

The materials proposed are considered acceptable and would in most cases match the host property. A materials condition to this effect would be attached to 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

No change to car parking arrangements would occur as a result of the proposal.

Bin Storage

No change would occur to bin store arrangements as a result of the development.

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 scheme has been provided to overcome concerns raised. 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:

- Application Form, stamped as received by the City Council as Local Planning Authority on 21 March 2025.

- Location Plan, stamped as received by the City Council as Local Planning Authority on 21 March 2025.

- Drawing- Proposed- Site Layout Plan, stamped as received by the City Council as Local Planning Authority on 30 May 2025.

- Drawing- Proposed- Floor Plans, numbered Sheet 1 Rev B, stamped as received by the City Council as Local Planning Authority on 1 June 2025.

- Drawing- Proposed- Side Elevations, numbered Sheet 1 Rev B, stamped as received by the City Council as Local Planning Authority on 1 June 2025.

- Drawing- Proposed- Front and Rear Elevations, numbered Sheet 1 Rev B, stamped as received by the City Council as Local Planning Authority on 1 June 2025.

- Drawing- Proposed- Loft Floor and 3D Visual Representation, numbered Sheet 1 Rev B, stamped as received by the City Council as Local Planning Authority on 1 June 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 dormer bathroom window as shown within the approved – 'Drawing- Proposed- Front and Rear Elevations, numbered Sheet 1 Rev B', stamped as received by the City Council as Local Planning Authority on 1 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 material details as set out within:

-Application Form, stamped as received by the City Council as Local Planning Authority on 21 March 2025.

-Drawing- Proposed- Front and Rear Elevations, numbered Sheet 1 Rev B, stamped as received by the City Council as Local Planning Authority on 1 June 2025.

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.

Appendix 1 – List of consultees & neighbours notified

North Ridge High School, Alworth Road, Manchester, M9 0RP
Our Lady's RC High School, Alworth Road, Manchester, M9 0RP
25 Alworth Road, Manchester, M9 0RP
1 Howden Road, Manchester, M9 0RQ
5 Howden Road, Manchester, M9 0RQ
4 Howden Road, Manchester, M9 0RQ
3 Howden Road, Manchester, M9 0RQ

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
Area Team Boundary - Name: NORTH AREA