

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 142581/FH/2025

Date registered valid: 31 March 2025

Proposal: Erection of a single storey rear and side extension together with installation of rear roof dormer

Address: 7 Bankfield Avenue, Manchester, M13 0YQ

Ward(s): Rusholme Ward

Applicant: Mr Mohammed Solaiman

Agent (if any): Mr John Albutt, PZvi Architects & Designers Ltd.

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 12th May 2025

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 April 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 14 April 2025 Expired: 8 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The proposal relates to a two-storey mid terrace dwellinghouse on Bankfield Road. The property features a two-storey rear outrigger with small rear yard and on street parking.

Description of area

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

Description of development

Erection of a single storey rear and side extension together with installation of rear roof dormer

Single storey rear extension

The proposed rear extension would project 885mm from the rear elevation of the outrigger and spans 3000mm across the outrigger. The extension is finished in brickwork to match and a sloping tiled roof to match and a new window to the rear.

Single storey side extension

The proposed single storey side extension projects 1830mm from the side elevation of the existing outrigger to meet the shared boundary and runs the full 4500mm of the outrigger. The extension is finished in matching brick with flat roof featuring a rooflight and French doors to the rear.

Installation of rear roof dormer

The proposed roof dormer would sit within the roof line of the main and outrigger roof to form an 'L' Shaped dormer. The dormer is clad in cement slate to match existing roof tile with a window on the main roof section of the dormer and 2no windows side facing.

PLANNING HISTORY

141904/LP/2025

Description: Enlargement of dwellinghouse comprising of the erection of a single storey rear and side extension and rear dormer

Decision: Refused 07/03/2025

1) The proposed single-storey rear and side extension, as shown on the submitted drawings NN878-PL-202, NN878-PL-203, NN878-PL-204, NN878-PL-205, NN878-PL-206, and NN878-PL-207, does not constitute permitted development. It fails to meet the requirements of Part 1, Schedule 2, Class A of the

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the following reasons:

- 1. The development would have a rearward projection greater than 3 metres (A.1(f)).*
- 2. The development would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves would exceed 3 metres (A.1(i)).*
- 3. The development would extend beyond a wall forming a side elevation of the original dwellinghouse and have a width greater than half the width of the original dwellinghouse (A.1(j)(iii)).*
- 4. No materials have been specified to ensure compliance with A.3(a).*

2) The proposed rear dormer, as shown on drawings titled NN878-PL-202, NN878-PL-204, NN878-PL-205, NN878-PL-206, and NN878-PL-207, does not constitute permitted development. It fails to meet the requirements of Part 1, Schedule 2, Class A.1(f)(i), A.1(i), and Class B.2(a) and B.2(c) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the following reasons:

- 1. No materials have been specified to ensure compliance with B.2(a).*
- 2. The windows in the side of the dormer would not be obscurely glazed (B.2(c)).*
- 3. A section of the new wall (below the eaves of the main dwelling) would extend outwards directly from the rear-facing wall of the main part of the dwelling, and:*
 - a) The development would have a rearward projection greater than 3 metres (A.1(f)).*
 - b) The development would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres (A.1(i)).*

137240/PDE/2023

Description: Prior notification of proposed larger home extension projecting 3.2m to the rear, with a maximum height of 2.9m and a height at eaves of 2.65m

Decision: Turned Away 17/07/2023

The above application was submitted to us on 7 June 2023.

When assessing the criteria of the larger homes extensions under Schedule 2, Part 1, Class A of the above Order, the proposal must comply with all of the requirements to be permitted development; this includes all conditions, limitations or restrictions.

In paragraph A.1(j) of the Order, development is not permitted where "the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse..." and "... (iii) have a width greater than half the width of the original dwellinghouse".

It is clear from the submitted plans and enquiries of aerial photos that the property has an original, single-storey rearward projection to the rear of the two storey outrigger, which is typical of this house style in the locality and an obvious original element of the dwellinghouse.

If this proposal were to be constructed, it would extend beyond the rear of the two-storey outrigger by more than 3m and encompass the original single storey projection, which means that it will extend beyond a side elevation of the original dwellinghouse. The width of the proposed development is more than half the width of the original dwellinghouse and will therefore fail to meet the limitations of sub-paragraph (j) above.

Accordingly, the proposal does not satisfy all of the conditions and limitations and is therefore not permitted under the Order and an application for planning permission is required.

137082/LP/2023

Description: Enlargement of dwellinghouse with rear dormer.

Decision: Refused 15/01/2024

Refuse on the basis that the proposed rear dormer as shown on drawing titled "PROPOSED PLANS AND ELEVATIONS FOR 7 BANKFIELD AVENUE" does not constitute permitted development as it would fail to meet the requirements of Part 1, Schedule 2, Class A.1 (f)(i), A.1(i) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Refuse on the basis that the proposed rear dormer as shown on drawing titled "PROPOSED PLANS AND ELEVATIONS FOR 7 BANKFIELD AVENUE" does not constitute permitted development as it would fail to meet the requirements of Part 1, Schedule 2, B.2 (c) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents

1 no comment in objection to the proposal was received with concerns regarding:

- Loss of natural light
- Overshadowing
- Effect on character of the area
- Impact of construction

Relevant planning concerns will be taken into consideration when assessing the proposal.

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
- [Extant Unitary Development Plan \(UDP\)](#) –
 - Citywide Development Control Policies
 - DC1 - Residential extensions
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat5: Inner 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 rear and side extension entirely at ground floor level and the dormer sitting within the existing roofline.

The side extension 'fills in' the space between the outrigger and the boundary. Given that this extension is single storey with a flat roof there is minimal tunnelling effect to No. 9 similar to a large boundary wall.

The rear extension has a minimal projection and given No.5 features a similar extension the impact is minimal.

The proposed dormer sits within the main roofline and using a matching cladding material helping to reduce the impact with no more massing impacts than the existing outriggers.

Due to its, size, position and location in relation to the 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.

No views of the proposed works are capable of being seen from the street however they can be seen from the rear. Given the position of the extension and the limited massing, together with the use of proposed materials, the character of the street and area would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby, notably a very similar set of extensions approved at No17.

Effects on amenity

Privacy

The proposal includes adding French 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 dormer windows are required to be obscure glazed to minimise overlooking concerns. This has been conditioned.

Light

Given the extension is entirely at ground floor level and the dormer within the main roofline the impact to light from the added massing is minimal especially given the orientation of the property, with the yard north facing.

Noise

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

Accessibility

The proposal does not change how people can get in and out of the building.

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.

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 proposal has no impact on green infrastructure.

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 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.

CONCLUSION

The proposed development at 7 Bankfield Avenue, Manchester, involving the erection of a single-storey rear and side extension along with the installation of a rear roof dormer, has been thoroughly assessed. The design, scale, and materials of the extensions are in keeping with the existing property and the surrounding area. The impact on neighbouring properties in terms of light, privacy, and noise is minimal. The proposal aligns with relevant planning policies and guidelines. Therefore, the recommendation is to approve the application, subject to the specified conditions.

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. The proposal is considered to be acceptable and therefore determined within a timely manner.

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.	Application Form	31 Mar 2025	APPLICATION FORM
b.	Drawing - Location Plan	31 Mar 2025	PL-101
c.	Drawing - Site Plan	31 Mar 2025	PL-102 EXISTING
d.	Drawing - Existing	31 Mar 2025	PL-103 GROUND AND FIRST FLOOR PLAN
e.	Drawing - Existing	31 Mar 2025	PL-104 ROOF PLAN - EXISTING
f.	Drawing - Existing	31 Mar 2025	PL-105 NORTH AND SOUTH ELEVATION
g.	Drawing - Existing	31 Mar 2025	PL-106 WEST ELEVATIONS
h.	Drawing - Site Plan	31 Mar 2025	PL-202 PROPOSED
i.	Drawing - Proposed	31 Mar 2025	PL-203 GROUND AND FIRST FLOOR PLAN
j.	Drawing - Proposed	31 Mar 2025	PL-204 LOFT AND ROOF PLAN
k.	Drawing - Proposed	31 Mar 2025	PL-205 NORTH AND SOUTH ELEVATION
l.	Drawing - Proposed	31 Mar 2025	PL-206 WEST ELEVATION
m.	Drawing - Proposed	31 Mar 2025	PL-207 EAST ELEVATION

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 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 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 of the approved dormer extension 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

9 Bankfield Avenue, Manchester, M13 0YQ

14 Bankfield Avenue, Manchester, M13 0ZP

10 Bankfield Avenue, Manchester, M13 0ZP

5 Bankfield Avenue, Manchester, M13 0YQ

11 Bankfield Avenue, Manchester, M13 0YQ

8 Greville Street, Manchester, M13 0YG

6 Greville Street, Manchester, M13 0YG

4 Greville Street, Manchester, M13 0YG

12 Bankfield Avenue, Manchester, M13 0ZP

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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: NORTH AREA