MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142487/FH/2025
Date registered valid:	20 March 2025
Proposal:	Erection of two storey side extension, first floor rear extension, rear dormer extension with conversion from hipped to gable roof, erection of single storey front porch and replacement of existing pitched roof at rear with a flat roof with parapet wall.
Address:	21 Brooklands Road, Manchester, M8 4JH
Ward(s):	Crumpsall Ward
Applicant:	Rotenberg
Agent (if any):	Mr Sam Golding Gold Sketch Studios Ltd
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**22 May 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 2 May 2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 13 May 2025 Expired: 28 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 21 Brooklands Road within the ward of Crumpsall in north Manchester. The application site relates to a red brick, two storey, semi-detached dwellinghouse characterised with a hipped roof, curved bay windows, a brick front porch and a rear extension with a staggered projection (see planning history for further information). Amenity space for the site is expansive, consisting of a large driveway to the front of the property and a grassed garden to the rear with a green pergola structure.

Description of area

The surrounding context is residential in nature.

Description of development

The submitted application seeks planning permission for the erection of two storey side extension, first floor rear extension, rear dormer extension with conversion from hipped to gable roof, erection of single storey front porch and replacement of existing pitched roof at rear with a flat roof with parapet wall.

The proposal would involve the erection of a new front porch that would wrap into the proposed side extension. The side extension at ground floor level would bring the development 1.1 metres in front of the existing primary elevation of the host property. The first floor side extension would have a set back of 1.8 metres from the primary elevation of the host property. At the largest point, the side extension and front porch would have approximate dimensions of Height: 8.2 x Length: 9.9 x Width: 1.8 metres.

The first floor rear extension would be sited upon part of the existing rear extension and would have approximate dimensions of Height: 6.8 x Length: 3.5 x Width: 7.5 metres. The existing pitched roof to existing rear extension would be changed to a flat roof with parapet wall and installation of a sukkah roof light.

The proposal involves a hip to gable roof conversion and the installation of a dormer within the rear roof plane of the host property. The dormer would have an approximate cubic volume of 40 square metres.

The proposal would involve the insertion of a door and connecting windows and two further windows within the front elevation, three skylights within the primary roof plane, and six windows, a door and a sukkah rooflight within the rear elevation.

Materials to be used throughout the proposal have been listed by the agent as:
-walls- to match existing
-roof- pitched roof to match existing and EDPM flat roof
-Windows to match existing

Negotiations during the course of the Application

Concern was raised during the course of the application. The initial scheme was considered over-development of the site. The two storey side extension did not present as a subservient feature and so contrary to Policy DC1.4 of the UDP.

Windows were positioned in such a way to cause harm to the neighbouring properties and have been subsequently altered.

The resultant roof form of the proposed first floor rear extension was considered to give rise to loss of light implications and such roof form has been amended during the course of the application.

Front dormers were presented within the initial proposal that would have resulted with a design feature which is not common within the streetscene and appear incongruous against the existing pattern and style of development.

A revised scheme was received which was considered to overcome the issues raised. A short re-notification period was conducted.

Planning History

046982/FH/NORTH1/95- Erection of car port at rear of dwellinghouse.
Approved 08.03.1995

038493- Single storey extension rear of dwellinghouse to form kitchen and lounge.
Approved 27.03.1991

F12660- Construction of a porch front of dwellinghouse and kitchen and bedroom extension at the rear.
Approved 04.03.1980

Consultations & Notification Responses

Local Residents

Local residents were consulted and one response was received from the initial consultation. The following concerns were raised:
-Due to the scale and scope of the works, it will adversely impact access to light and give rise to adverse privacy implications.
-The works would give rise to adverse noise, dust and traffic implications due to the construction.
-The proposed would give rise to potential noise and traffic issues due to the size of development and additional bedrooms.
-The works would be out of character with the existing property and would be out of keeping with the aesthetic appearance of neighbouring homes.

The same resident made contact during the re-notification period. The same issues as listed above were again reiterated.

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.

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 CABE 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 two storey side extension, first floor rear extension, rear dormer extension with conversion from hipped to gable roof, erection of single storey front porch and replacement of existing pitched roof at rear with a flat roof with parapet wall. 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. 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

Impact to no.19 Brooklands Road:
The proposal would be sited closer to no.19 Brooklands Road than the existing relationship. An approximate 0.7 metre gap would be retained between the proposed two storey side extension and the common boundary. Given this is not the main private amenity space for the neighbouring property, such a two-storey extension is not be considered to give rise to an overbearing feature to the detriment of neighbour’s enjoyment of their amenity space. Although

the built form would come closer to the windows than the existing situation, given the existing relationship and given most the windows appear obscure glazed, the two storey side extension would not create significant loss of light implications. A window was located within the gable elevation of the proposal however this has been removed as concern was raised that this could give rise to the perception of overlooking.

The first floor rear extension would sit above the existing single storey rear extension and so be sited 2.5 metres from the common boundary. The first floor rear extension would have a projection of 3.5 metres. Given the set away of the first floor development from the common boundary and given the oblique angle that would be needed to see the proposal from the neighbour's window, it is not considered to create an overbearing feature to the neighbour's first floor window. Due to the south facing gardens any loss of light is not considered to be harmful. No adverse privacy implications would occur.

Two windows would be inserted in the rear elevation of the roof dormer. This is not considered to give rise to adverse privacy implications into the neighbour's garden, given a similar view could be obtained as existing from the applicant's first floor rear windows.

Impact to no.23 Brooklands Road:
The pitched roof of the existing single storey rear extension would be amended to a flat roof with sukkah rooflight. Due to the height and positioning of such rooflight, any impacts caused to the neighbour would be considered minimal.

The neighbour would be impacted by the first floor rear extension. Similarly to the non-adjoining neighbour, the first floor extension would be sited off the shared boundary by 3.4 metres and would have a hipped roof. Given the set in away from the neighbour's first floor window, no adverse tunnelling impacts would occur as a result of the proposal. The set in is considered to ensure no adverse loss of light implications to the neighbour given some loss of light may be felt in the mornings only.

Similarly to the non-adjoining neighbour, the insertion of the 2no. windows within the rear roof dormer are not considered to give rise to significant adverse privacy implications.

Impact to the rear:
The applicant property benefits from a substantial amount of rear amenity space and so no adverse amenity implications would occur to neighbours to the rear.

Impact to the streetscene:
Given the set back and lower roof form of the two storey side extension, it is not considered to give rise to any visual residential amenity implications. The proposed front porch to wrap into the side extension would not appear out of character with the style of development in the immediate area.

Overall, it is not considered that the proposal would give rise to any significant visual residential amenity 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

Part single, part two storey side extension:
DC1.4 of the UDP requires the creation of domestic extensions which are subservient to the main house, do not cause a terracing effect and must provide a 1.53 metre gap to the shared boundary. In order to avoid the terracing effect and to ensure that subservience to the original

dwellinghouse is achieved. The proposal shows a setback of 1.8 metres from the primary elevation and is set away from the shared boundary by 0.7 metres. As such, the proposal is considered compliant with Policy DC1.4 of the UDP in not creating a terracing effect and the gable roof form to match that of the host property would create a consistent approach and is therefore acceptable.

First floor rear extension:
The first floor rear extension would have a projection of 3.5 metres and so be compliant with Policy DC1.3 of the UDP. The first floor extension utilises the built form of the ground floor extension and so is considered to respond well to the existing circumstances.

Rear dormer extension with conversion from hipped to gable roof:
Permitted Development rights allow rear dormers to be obtained through the route of Permitted Development, and as the dormer has a volume of 40 cubic metres, the size would be considered to constitute Permitted Development. However, with the addition of the hip to gable roof alteration this would not be the case but could be undertaken on its own through Permitted Development right. The hip to gable roof conversion is common place in residential settings and in this instance does not give rise to any concerns in relation to the character of the streetscene.

The dormer is set above eaves level and set below the ridge height of the host property. As such, the form of the dormer is acceptable, pursuant to Policy DC1 of the UDP.

Erection of single storey front porch:
The proposed front porch would wrap into the two storey side extension and would replace the existing front porch at the site. The design and form of such element is considered appropriate, pursuant to Policy DC1 of the UDP.

Replacement of existing pitched roof at rear with a flat roof with parapet wall:
This element does not give rise to any design concerns, pursuant to Policy DC1 of the UDP.

Materials:
Materials to be used throughout the proposal have been listed by the agent as:
-walls- to match existing
-roof- pitched roof to match existing and EDPM flat roof
-Windows to match existing

No information has been provided to the materials for the roof light, doors and most importantly the dormer facing material. As such, a materials schedule requesting sight of a comprehensive list would be attached to any approval granted to be agreed prior to any above ground works.

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

Adequate space would remain for cars to be parked off street due to the expansive front drive and so no concern is raised to this element.

Response to Neighbour Objection

Local residents were consulted and one response was received from the initial consultation. The following concerns were raised:
-Due to the scale and scope of the works, it will adversely impact access to light and give rise to adverse privacy implications.
-The works would give rise to adverse noise, dust and traffic implications due to the construction.
-The proposed would give rise to potential noise and traffic issues due to the size of development and additional bedrooms.
-The works would be out of character with the existing property and would be out of keeping with the aesthetic appearance of neighbouring homes.

As per the assessment within the report, it is considered that harm in terms of residential amenity has been addressed during the course of the application. The proposals are not considered to adversely harm the appearance of the host property and similar extensions have been approved in close proximity. Impacts during the construction works can not be considered within this application given the small level of works proposed.

Bin Storage

A 0.7 metre gap would be retained alongside the side extension to the common boundary. Given the lack of space to be retained along the side of the property, 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 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.

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:
-Application Form, stamped as received by the City Council as Local Planning Authority on 20 March 2025.
-Drawing- Site Plan- Proposed, numbered 502, stamped as received by the City Council as Local Planning Authority on 20 March 2025.
-Drawing- Proposed- Plans and Elevations, numbered 003 REV 4, stamped as received by the City Council as Local Planning Authority on 7 May 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 ground floor WC window and first floor bathroom window as shown within the approved ‘Drawing- Proposed- Plans and Elevations, numbered 003 REV 4’, stamped as received by the City Council as Local Planning Authority on 7 May 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) Notwithstanding the materials details listed within the ‘Application Form’, prior to any above ground works samples and specifications of all materials to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council as local planning authority.

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) 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.

7) 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.

Appendix 1 – List of consultees & neighbours notified

6 Huntley Road, Manchester, M8 4JF
10 Lower Brooklands Parade, Manchester, M8 4JS
4 Lower Brooklands Parade, Manchester, M8 4JS
19 Brooklands Road, Crumpsall, Manchester, M8 4JH
12 Lower Brooklands Parade, Manchester, M8 4JS
8 Lower Brooklands Parade, Manchester, M8 4JS
6 Lower Brooklands Parade, Manchester, M8 4JS
2 Lower Brooklands Parade, Manchester, M8 4JS
10 Huntley Road, Manchester, M8 4JF
23 Brooklands Road, Crumpsall, Manchester, M8 4JH
8 Huntley Road, Manchester, M8 4JF

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