

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141963/FH/2025
Date registered valid: 22 January 2025
Proposal: Installation of rear roof dormer
Address: 11 Stratford Avenue, Manchester, M20 2LH
Ward(s): Didsbury West Ward

Applicant: Mr & Mrs Felicity & Aidan Bradley
Agent (if any): Mr Mike Macpherson Mike Macpherson Architects
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 11 March 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 7 February 2025

Standard consultations: Printed: 3 February 2025 Expired: 24 February 2025

Neighbour notifications: Printed: 3 February 2025 Expired: 24 February 2025

Site notice: Posted: 7 February 2025 Expired: 28 February 2025

Press advert: Published: 11 February 2025 Expired: 4 March 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Albert Park Conservation Area 1988

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached C3 dwellinghouse of redbrick with a grey slate dual pitch roof. The property features white timber-framed windows, including a ground floor angular bay, a dormer and lightwell to the front, a paved front driveway and yard, an inset front porch, a two-storey rear outrigger, a single storey side and rear extension and a modest rear garden.





Description of area

Stratford Avenue is a residential cul-de-sac situated within the Didsbury West ward of Manchester, close to Withington Community Hospital, West Didsbury Metrolink tram station, and Northern Lawn Tennis Club. The area is predominantly residential in terms of its character, consisting of terraced and semi-detached dwellinghouses.

It should also be noted that the application site is situated within the Albert Park Conservation Area, which was first designated in 1988. The Albert Park Conservation Area is principally an area of housing but also includes a district shopping centre on Burton Road, a smaller group of shops on Barlow Moor Road, schools, public houses and a number of churches. The conservation area was designated in March 1988 and the boundaries are Barlow Moor Road to the south, Withington Hospital and Government buildings to the west, the disused Midland railway line to the north and Palatine Road to the east, the latter being a common boundary with the Blackburn Park Conservation Area.

Development control in Albert Park is aimed at encouraging development which enhances the prosperity of the area whilst paying attention to its special architectural and visual qualities. Property owners in the area are encouraged to retain the original character and detail of their houses. This should include the details, colour and materials of window frames, doors and other elements of the buildings.

Description of development

The applicant is seeking permission for the installation of a rear roof dormer to provide additional living accommodation.

Planning history

070498/FH/2004/S2 - Part retrospective application for the enlargement of front basement lightwell and reorganisation of front garden area – Approved (04.02.2004).

Consultations & Notification Responses

One letter was received from one local resident in response to this application. Their comments are summarised as follows:

- No objection to the principle of the proposal.
- Building materials should be stored within the curtilage of the plot, and not the shared public amenity space to the rear of Stratford Avenue.
- Cement, plaster, and other building waste should not be washed into the soak-away drain behind the property as this blocks easily.
- Care should be taken whilst removing slates and bargeboards to avoid disturbing bats.
- If bats are found, a licenced bat worker should be contacted.
- A bat box should be included as part of biodiversity net gain requirements.

Policies

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
- Policy DC18 – Conservation Areas

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

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN19 – Waste
- Policy EN3 – Heritage

The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

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
- Policy JP-P2 – Heritage



Submitted proposed elevations

Issues

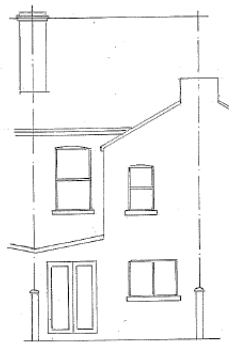
Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and 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 in order 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. The principle of the proposal therefore accords with policy DC1 of the Unitary Development Plan for the City of Manchester; however, consideration must be given to the development's siting, scale and massing, appearance, and impact upon visual amenity, residential amenity, and the Albert Park conservation area.

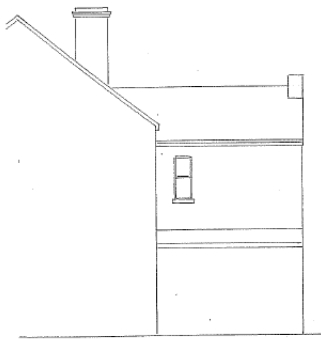
Siting, scale, and massing – the dormer extension would be sited on the rear-facing roof slope of the host dwellinghouse, facing northeast. It would measure to 3.336m in length, 4.625m in width, and 2.27m in height. It would be set 1.361m below the property's existing ridge, 0.2m above its eaves, and 0.396m away from the roof's gable end. It would be sited along the boundary shared with No.9 Stratford Avenue.

Whilst box dormers of this scale and massing would not usually be supported by the Council in conservation areas, the proposal is considered acceptable in these circumstances given the existing precedent of works of this type and size within the immediate vicinity of the site, most notably the rear dormers present at No.3 Stratford Avenue (approved under 116085/FH/2017) and No.4 Northen Grove (approved under 113931/FH/2016).

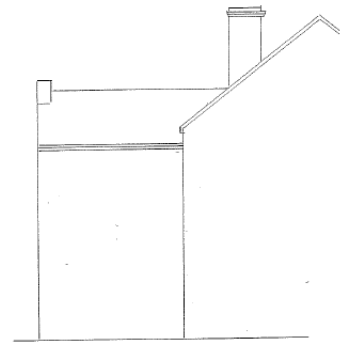
PROPOSED REAR DORMER @ 3 STRATFORD AVENUE, WEST DIDSBURY M20



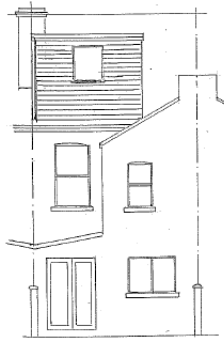
EXISTING REAR ELEVATION.



EXISTING SIDE ELEVATION.



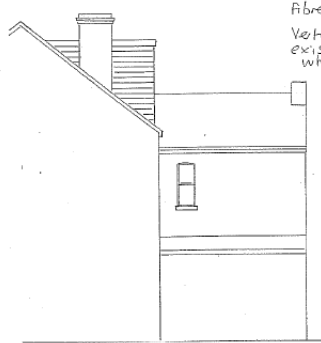
EXISTING SIDE ELEVATION.



PROPOSED REAR ELEVATION.

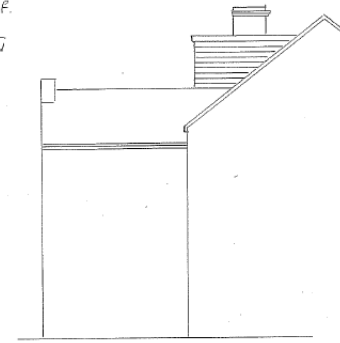
Scale 1:100.

R L ALLEN Draughtsman.



PROPOSED SIDE ELEVATION.

Fibreglass GPR Flat Roof.
Vertical file hanging with
existing roof tiles re-used
where possible

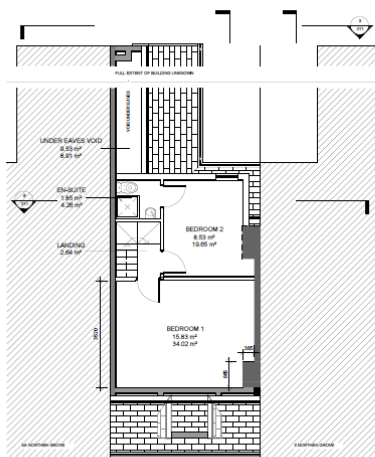


PROPOSED SIDE ELEVATION.

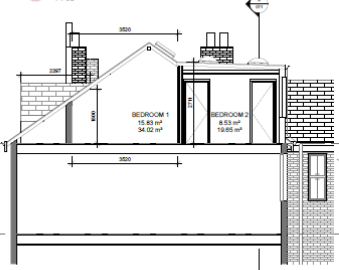
Rev A. Amended Under Planning 03/07/17

Drawing No R3063/2A

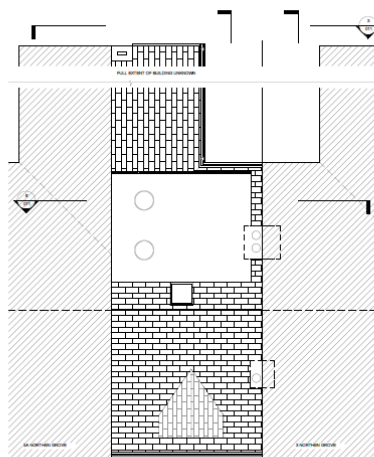
Approved elevations of 116085/FH/2017



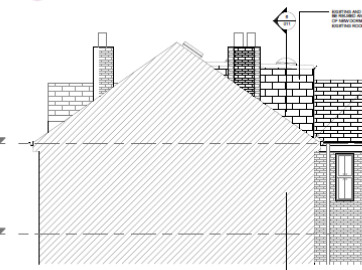
1 PROPOSED FLOOR PLAN



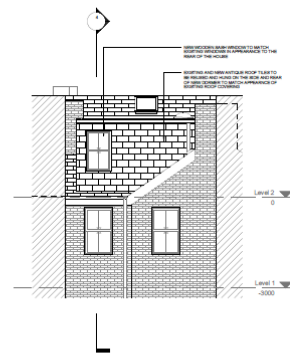
4 PROPOSED SECTION 1



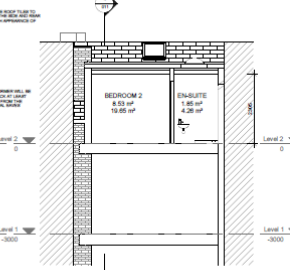
2 PROPOSED ROOF PLAN



5 PROPOSED SECTION 2



3 PROPOSED REAR ELEVATION



6 PROPOSED SECTION 3

PROPOSED ROOM SCHEDULE			
Room	Area (sq m)	Area (sq ft)	Volume (cu m)
Bedroom 1	15.82	170.85	15.82
Bedroom 2	8.53	91.85	8.53
Bathroom	4.50	48.44	4.50
Landing	2.58	27.81	2.58
Under stairs void	6.53	70.35	6.53
Roof void	15.82	170.85	15.82
Total	53.78	579.25	53.78

Approved plans and elevations of 113931/FH/2016

Appearance and visual amenity – the submitted application form indicates that the dormer would be clad in vertically hung Redland Cambrian reclaimed slate in Heather colour to match the existing slate roof, with a GRP waterproofing roof system in dark grey, and white PVCu double glazed windows. Its side elevations would be blank and featureless, whilst its rear elevation would feature 2no. windows. Its flat roof would feature 1no. Velux curved glass skylight (projecting 0.248m upwards).

The proposal would be in-keeping with the appearance of other rear dormers located within this locale (e.g., those present at No.3 Stratford Avenue and No.4 Northern Grove). Sited at the rear of the property, the dormer would not be highly visible within the street scene and public realm. Moreover, its use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that it does not form a prominent visual feature. The overall character of the property and its surrounding area should therefore not be significantly harmed by these works.

The design and appearance of the dormer therefore accords with policies DM1 and SP1 of the Manchester Core Strategy as well as chapter 12 of the National Planning Policy Framework as its impact upon visual amenity is considered to be minor.

Impact upon the Albert Park Conservation Area – the proposal would be sited at the rear of the property and would utilise matching and sympathetic materials to those already featured on the host dwellinghouse, which would provide a blended appearance with the existing property, minimising the degree of harm caused to the visual amenity of the area and the character of the Albert Park Conservation Area. It is noted that the location of the dormer is not readily visible from the public domain although it would be viewed from the shared croft area to the rear of these properties.

The proposal is therefore considered to accord with paragraph 215 of the National Planning Policy Framework, which stipulates “where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”, as well as policy DC18 of the UDP, policy EN3 of the Core Strategy and policy JP-P2 of Places for Everyone.

The dormer would provide benefits in the form of improved and enlarged living accommodation for the property’s occupiers, which in this instance is considered to outweigh any potential harm caused to the Albert Park Conservation Area as a result of the works.

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 gable end roof edge, 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. Moreover, the dormer’s only windows would be rear-facing and setback from the eaves. As such, they should provide no further degree of overlooking than any existing windows at first-floor level.

The proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

Construction impacts – any impacts associated with construction would be short lived and would not be material considerations which could be used to refuse planning permission. If there are any issues relating to noise or pollution associated with the construction phase, then these would be controlled through separate legislation such as the Environmental Pollution Act. It is understood that any materials or waste associated with the proposal would be stored within the confines of the plot boundary. The proposal is therefore considered to be acceptable in this regard.

Biodiversity net gain – paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value. This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015).

The current application is therefore exempt from biodiversity net gain requirements.

Bats – the application has not been highlighted as requiring the submission of a bat survey as the proposal is unlikely to negatively affect bats, their roost habitats, foraging habitats, or commuting habitats. However, if bats are encountered during the construction phase, then the applicant should contact a licensed bat specialist prior to proceeding with the works.

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 as it broadly complies with saved policies DC1 and DC18 of the Unitary Development Plan for the City of Manchester, policies DM1, SP1, and EN3 of the Manchester Core Strategy, chapters 12 and 16 of the National Planning Policy Framework and policies JP-P1 and JP-P2 of the Places for Everyone joint development plan document.

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

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-13715398, stamped as received by the City Council as Local Planning Authority on the 22nd January 2025.

'Proposed Floor Plans', numbered '05', stamped as received by the City Council as Local Planning Authority on the 22nd January 2025.

'Proposed Elevations', numbered '06 REV A', stamped as received by the City Council as Local Planning Authority on the 12th February 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 dormer hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture, including vertically hung Redland Cambrian reclaimed slate in Heather colour to its elevations.

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 extensions, 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.

Informatives

1) The applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found during works including the removal of existing slates all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s).

Appendix 1 – List of consultees & neighbours notified

West Didsbury Residents Association

20 Northen Grove, Manchester, M20 2WL
2 Northen Grove, Manchester, M20 2WL
4 Northen Grove, Manchester, M20 2WL
7A Northen Grove, Manchester, M20 2WL
5A Northen Grove, Manchester, M20 2WL
Flat 2, 16 Northen Grove, Manchester, M20 2WL
Flat 2, 22 Northen Grove, Manchester, M20 2WL
18 Northen Grove, Manchester, M20 2WL
5 Stratford Avenue, Manchester, M20 2LH
Flat 3, 16 Northen Grove, Manchester, M20 2WL
Flat 1, 16 Northen Grove, Manchester, M20 2WL
Flat 3, 22 Northen Grove, Manchester, M20 2WL
Flat 1, 22 Northen Grove, Manchester, M20 2WL
9 Stratford Avenue, Manchester, M20 2LH
7 Stratford Avenue, Manchester, M20 2LH
3 Stratford Avenue, Manchester, M20 2LH
1 Stratford Avenue, Manchester, M20 2LH
8A Northen Grove, Manchester, M20 2WL
8 Northen Grove, Manchester, M20 2WL
6 Northen Grove, Manchester, M20 2WL
3 Northen Grove, Manchester, M20 2WL
14 Northen Grove, Manchester, M20 2WL
12 Northen Grove, Manchester, M20 2WL
10 Northen Grove, Manchester, M20 2WL

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Albert Park Conservation Area 1988
Area Team Boundary - Name: SOUTH AREA