

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141944/FH/2025
Date registered valid: 20 January 2025
Proposal: Erection of single storey rear extension and installation of rear dormer
Address: 28 Bankfield Avenue, Manchester, M13 0ZP
Ward(s): Rusholme Ward

Applicant: Mr Mohammed Syed
Agent (if any): Mr John Albutt, PZvi Architects & Designers Ltd.
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 12 March 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 February 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 30 January 2025 Expired: 20 February 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

Description of site / building / area

The application site is a two-storey, mid-terrace dwellinghouse comprising of red brick elevations and grey slate roof along a residential street of properties of similar type within the Rusholme ward of Manchester. The front elevation is to the back of pavement. There is a modest "L" shaped rear yard area with existing two storey rear outrigger, together with a single storey rear outrigger projecting from its rear building line.



(Officer's site visit 26.11.2024)



There is existing boundary treatment long the rear perimeter, whilst incorporating a gated access onto an alleyway along the rear boundary.

Site History

- No record.

Description of development

The submitted application proposes a single storey rear extension and installation of a rear roof dormer.

Upon assessment of the initially submitted plans, concerns were raised with the planning agent regarding the proposed width of the single storey rear extension; the proposed external facing materials for the roof dormer; together with clarification regarding obscure glazing to serve the dormer; and therefore, the agent was advised that the proposal could not be supported in its current form.

Following negotiations, revised plans were subsequently submitted, (dated, 10/03/2025). The width of the proposed single storey rear extension is reduced and now flush with the existing two storey rear outrigger. Material notes for brickwork and dormer treatment are annotated, and obscure glazing proposed for the dormer windows. In addition, the agent has provided further details in relation to the proposed Cedral slate samples to clad the dormer, (correspondence dated, 12/03/2025).

The submitted plan would involve the formation of a flat roof 'L' shaped rear dormer extension along the rear roof elevation. It would be sited along the common shared boundaries with nos. 26 and 30 Bankfield Avenue and set above eaves level and would project approximately 3398mm deep along the common shared boundary with no. 30 Bankfield Avenue, it then comes forward of the common shared boundary with no. 26 Bankfield Avenue approximately 2104mm wide, then projects approximately 4591mm deep forward of the rear alleyway, it then comes forward of the common shared boundary with no. 26 Bankfield Avenue approximately 2673mm wide, then returns forward of the roof ridge of the host dwelling approximately 7838mm deep and would have a maximum proposed height of approximately 2531mm and would include 1no. obscurely glazed window along the rear elevation, together with 2no. obscurely glazed windows along the side elevation. It is proposed to clad the dormer wall with a fibre cement blue/black riven faced (and edged) slate called Rivendale Cedral. The agent has provided further details

in relation to the proposed Cedral slate samples to clad the dormer, (correspondence dated, 12/03/2025).

The proposed single storey rear extension element would be sited along the common shared boundary with no. 26 Bankfield Avenue, whilst leaving a small gap of approximately 60mm from this boundary. It would then project approximately 3211mm deep along this boundary, then comes forward of the common shared boundary with no. 30 Bankfield Avenue approximately 2937mm wide, whilst being flush with the side elevation of the existing two storey rear outrigger. It would comprise of a flat roof design, with the maximum proposed roof height not exceeding 3171mm and would include windows along the side roof elevation. It is intended to use external facing materials to match the existing house.

Elevational alterations to the existing dwellinghouse are also proposed, involving the introduction of additional fenestration consisting of 1no. obscurely glazed window along the first floor side elevation of the existing two storey outrigger; together with 1no. fixed window and 1no. French door with stepped access along the ground floor side elevation of the existing two storey outrigger. For the nature of these works and given the nature of the property as dwellinghouse, an application for planning permission would not be usually required in the first instance as they would fall within householder general permitted development rights.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No objections, comments, or representations were received.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (December 2023)

The central theme to the revised NPPF is to achieve sustainable development. The government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role. The Framework underlines a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF. Relevant to this application is:

- Chapter 12: Achieving well-designed places.

2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications, and therefore be given significant weight in the planning balance. The following policy is considered to be relevant:

- JP-P1 - Sustainable Places

3. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)

4. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

5. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007:

- Chapter 2: Design

ISSUES

In this instance, following negotiations, revised plans were subsequently submitted, (dated, 10/03/2025). The width of the proposed single storey rear extension is reduced and now flush with the existing two storey rear outrigger. Material notes for brickwork and dormer treatment are annotated, and obscure glazing proposed for the dormer windows. In addition, the agent has provided further details in relation to the proposed Cedral slate samples to clad the dormer, (correspondence dated, 12/03/2025).

Principle of development

The principle of extending one's home is generally acceptable in circumstances where there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. Notwithstanding these factors, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential and visual amenity

Impact of works (rear roof dormer extension) - In this instance, in light of the revised plans subsequently submitted, (dated, 10/03/2025); in addition to the details subsequently submitted in relation to the proposed Cedral slate samples to clad the dormer, (correspondence and supporting information dated, 12/03/2025); it is not considered that the proposed rear roof dormer extension would unduly impact on the residential and visual amenity of the neighbourhood, nor would it adversely impact on the character of the property or the general area; subject to conditions.

Impact of works (single storey rear extension) - In this instance, the proposed single storey rear extension would effectively result a small scale in-fill development; and therefore, in light of the revised plans subsequently submitted, (dated, 10/03/2025), together with the existing contextual relationship along the boundaries, including the alleyway along the rear boundary and the high existing solid brick wall the common shared boundary with no. 30 Bankfield Avenue, and due to the rear yard amenity space that would still be retained, coupled with the separation distance that would still be retained from those properties along the rear boundary, it is not considered that the resultant contextual relationship and proposed scale, would be unduly overbearing, overshadowing or present any undue loss of privacy impacts. Moreover, the proposed rearward projection at approximately 3211mm is within the guidance set out in saved UDP policy DC1.3 a) regarding rearward extensions, which is considered acceptable. For these reasons outlined, and on balance, and subject to planning conditions, the proposed single storey rear extension could be accommodated in this location in this instance; pursuant with The Manchester Core Strategy Development Plan Document Policies EN1, SP1 and DM1 and saved Policy DC1 of the Unitary Development Plan.

Impact of works (Elevational alterations) - As previously mentioned, elevational alterations to the existing dwellinghouse have been included as part of the submitted application. These would comprise of additional fenestration involving 1no. obscurely glazed window along the first floor side elevation of the existing two storey outrigger; together with 1no. fixed window and 1no. French door with stepped access along the ground floor side elevation of the existing two storey outrigger. For the nature of these works and given the pd fall-back position; whilst consideration has been given to the proposed expanse of glazing facing the common shared boundary with no. 30 Bankfield Avenue, together with the separation distance that would still be retained between the two properties, coupled with that fact that the proposed fenestration would significantly face a blank wall, and given the existing high solid brick wall along the common shared boundary, it is considered that any potential adverse impacts to residential amenity in terms of privacy and the potential or perceived potential for overlooking would be minimal; pursuant with The Manchester Core Strategy Development Plan Document policy DM1 and saved Policy DC1 of the Unitary Development Plan.

Impact of works (Design and appearance) - The proposed development is considered to be acceptable in design terms as it would be broadly informed by similar developments and planning approvals within the immediate neighbourhood - i.e. (ref. nos. 141080/FH/2024, 138343/FH/2023, 134602/LP/2022, 127979/LP/2020, 071280/FH/2004/N2). It is also intended to match materials with those of the existing building. Additionally, the agent has also provided further details in relation to the proposed Cedral slate samples to clad the dormer, (correspondence and supporting information dated, 12/03/2025), which is considered to be

acceptable. However, a materials condition has been attached to ensure that materials are adhered to; pursuant with The Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved Policy DC1 of the Unitary Development Plan.

Impact of works (Car parking) - The existing arrangement would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document policy DM1 and saved policy DC1 of the Unitary Development Plan.

Impact of works (Waste management) - The existing arrangement would be unaffected. Wheeled bins could still be stored along the rear yard; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

Conclusions - For the reasons outlined above, and subject to planning conditions, it is considered that the revised proposed development, (dated, 10/03/25) and (correspondence from agent, dated 12/03/2025) responds positively to The National Planning Policy Framework (2023) chapter 12; policies SP1, DM1, EN1, EN19 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan (1995); chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007); policy JP-P1 - Sustainable Places of Places for Everyone (2022 - 2039), and no comments or objections have been received in response to this application from local residents.

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

In assessing the merits of a planning application officers will seek to work with the agent in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, following negotiations, revised plans were subsequently submitted, (dated, 10/03/2025). The width of the proposed single storey rear extension is reduced and now flush with the existing two storey rear outrigger. Material notes for brickwork and dormer treatment are annotated, and obscure glazing proposed for the dormer windows. In addition, the agent has provided further details in relation to the proposed Cedral slate samples to clad the dormer, (correspondence dated, 12/03/2025). The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

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:

- Location Plan with application site edged in red, Drawing No: NR879-PL-101, received by the City Council as the Local Planning Authority on 20 January 2025.
- Existing West Elevation, Drawing No: NR879-PL-106, received by the City Council as the Local Planning Authority on 20 January 2025.
- Existing North and South Elevation, Drawing No: NR879-PL-105, received by the City Council as the Local Planning Authority on 20 January 2025.

- Existing Roof Plan, Drawing No: NR879-PL-104, received by the City Council as the Local Planning Authority on 20 January 2025.
- Existing Ground Floor Plan, Drawing No: NR879-PL-103, received by the City Council as the Local Planning Authority on 20 January 2025.
- Existing Site Plan, Drawing No: NR879-PL-102, received by the City Council as the Local Planning Authority on 20 January 2025.
- Proposed North and South Elevation, Drawing No: NR879-PL-205, Rev: B, received by the City Council as the Local Planning Authority on 10 March 2025.
- Proposed Site Plan, Drawing No: NR879-PL-202, Rev: B, received by the City Council as the Local Planning Authority on 10 March 2025.
- Proposed East Elevation, Drawing No: NR879-PL-207, Rev: A, received by the City Council as the Local Planning Authority on 10 March 2025.
- Proposed West Elevation, Drawing No: NR879-PL-206, Rev: B, received by the City Council as the Local Planning Authority on 10 March 2025.
- Correspondence (dated, 12/03/2025) and Supporting Information - Proposed Cedar slate samples to clad the dormer.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies SP1 and DM1 of the Core Strategy (2012).

3) The external facing materials to be used on the single storey rear extension hereby approved shall match those of the existing dwellinghouse in terms of type, colour, texture, scale, pointing and coursing and as stated on the approved drawings.

Reason - To ensure that the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).
Materials

4) The flat roof of the extension(s) shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) The rear roof dormer extension hereby approved, and as shown on: Proposed North and South Elevation, Drawing No: NR879-PL-205, Rev: B; Proposed Site Plan, Drawing No: NR879-PL-202, Rev: B; Proposed East Elevation, Drawing No: NR879-PL-207, Rev: A; and Proposed West Elevation, Drawing No: NR879-PL-206, Rev: B, all received by the City Council as the

Local Planning Authority on 10 March 2025 shall be clad in "Rivendale Cedral" slate and as stated in Correspondence and Supporting Information (dated, 12/03/2025) and on the approved drawings.

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 (1995), and policy DM1 of the Manchester Core Strategy (2012).

6) Before first occupation of the development thereby approved, the proposed dormer windows along the side and rear elevation; together with the proposed window along the first floor side elevation of the two storey outrigger and as shown on: Proposed North and South Elevation, Drawing No: NR879-PL-205, Rev: B and Proposed West Elevation, Drawing No: NR879-PL-206, Rev: B, both received by the City Council as the Local Planning Authority on 10 March 2025; shall be obscurely 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 - In the interest of privacy and in accordance with policies SP1 and DM1 of the Manchester Core Strategy (2012), and policy DC1 of the saved Unitary Development Plan for the City of Manchester (1995).

7) Before first occupation of the development thereby approved, the proposed window along the ground floor side elevation of the two storey outrigger and as shown on: Proposed West Elevation, Drawing No: NR879-PL-206, Rev: B, received by the City Council as the Local Planning Authority on 10 March 2025, shall be non-opening and shall remain so in perpetuity.

Reason - In the interest of residential amenity; pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

8) 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 windows or doors shall be inserted into the elevations of the development hereby approved other than those shown on: Proposed North and South Elevation, Drawing No: NR879-PL-205, Rev: B; Proposed Site Plan, Drawing No: NR879-PL-202, Rev: B; Proposed East Elevation, Drawing No: NR879-PL-207, Rev: A; and Proposed West Elevation, Drawing No: NR879-PL-206, Rev: B, all received by the City Council as the Local Planning Authority on 10 March 2025.

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

9) 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 part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this is use by a single person or by people living together as a family.

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

30 Bankfield Avenue, Manchester, M13 0ZP
31 Ashfield Road, Manchester, M13 0YP
25 Ashfield Road, Manchester, M13 0YP
29 Bankfield Avenue, Manchester, M13 0YQ
27 Ashfield Road, Manchester, M13 0YP
23 Bankfield Avenue, Manchester, M13 0YQ
29 Ashfield Road, Manchester, M13 0YP
27 Bankfield Avenue, Manchester, M13 0YQ
25 Bankfield Avenue, Manchester, M13 0YQ
26 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
Area Team Boundary - Name: NORTH AREA