MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142165/FH/2025
Date registered valid:	14 February 2025
Proposal:	Erection of a single storey rear extension, hip-to-gable roof conversion together with the installation of 1no. rear roof dormer
Address:	27 Brooklands Road, Manchester, M8 4JH
Ward(s):	Crumpsall Ward
Applicant:	Schwarz
Agent (if any):	Mr Sam Golding Gold Sketch Studios Ltd
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**9 April 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14 March 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 20 February 2025 Expired: 13 March 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached C3 dwellinghouse of redbrick with a red concrete tile hipped roof. The property features white uPVC windows, including a two-storey bay and first-floor bay to the front and a ground floor bay to the rear, a paved driveway and spacious garden to the front bordered by a mid-level redbrick wall and hedging, a single storey front and side extension, a two-storey side extension, a timber canopy/sheeting to the side, a single storey rear extension, and a detached outbuilding situated within a spacious rear garden.















Description of area

Brooklands Road is a residential street situated within the Crumpsall ward of Manchester, close to Middleton Road (A576), Blackley Vale Fields, and Cheetham Hill Sports Club. The area is predominantly residential in terms of its character, consisting of terraced and detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for the erection of a single storey rear extension, hip-to-gable roof conversion together with the installation of 1no. rear roof dormer.

Planning history

028972 - Extension at side of house to form extended kitchen and w.c. with an en suite bedroom over existing garage – Approved (25.06.1987).

142518/FH/2025 - Erection of a single storey rear extension, hip to gable roof conversion and installation of front and rear roof dormers – Pending consideration.

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

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

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

The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places

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



Submitted [amended] proposed plans and 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 single storey rear extension, hip-to-gable roof conversion and rear dormer extension 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. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Siting, scale, and massing – the single storey extension would be sited at the rear of the property, adjoining the existing side and rear extensions, facing south. It would project 3.251m from the existing dwellinghouse, with a width of 2.893m, and flat roof height of 3.417m. A gap of 6.923m would be maintained to the boundary shared with No.25 Brooklands Road and gap of approximately 5.5m would be maintained to the boundary shared with No.29 Brooklands Road.

The hip-to-gable roof conversion would be sited at the western edge of the property's existing roof, with subservient dimensions to the host dwellinghouse. it would measure to approximately 9.214m in length/depth, 4.5m in width, and 2.617m in height.

The dormer would be sited on the rear-facing roof slope of the host dwellinghouse and hip-to-gable roof conversion. It would be set at the same height as the existing ridge, 0.336m above the eaves, with a gap of 0.285m maintained to the proposed gable end, and a 0.085m gap maintained to the adjoining property. It would measure to 4.41m in length/depth, 7.15m in width, and 2.532m in height.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the rearward projection of the rear extension would not exceed the limit stipulated in saved policy DC1 of the Unitary Development Plan (of 3.65m), and would feature subservient dimensions to the host dwellinghouse with considerable gaps maintained to the plot's shared boundaries. The hip-to-gable roof conversion would also feature subservient dimensions as would the rear dormer extension given that it would be set at the same level as the existing ridge with adequate gaps maintained to the existing eaves and roof edges. The proposal would therefore avoid resulting in 'excessively large or bulky' additions to the property and is not considered to cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing overbearing features into the area. Sufficient private outdoor amenity space would also be retained to the rear.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Appearance and visual amenity – the submitted application form indicates that the proposal would feature materials to match the existing dwellinghouse, including brickwork, roof tiles, and windows.

The submitted plans indicate that the rear extension would feature brickwork to match the existing side and rear elevations of the dwellinghouse with a flat roof. Its side elevation (facing No.29 Brooklands Road) would feature 1no. window (conditioned to be obscurely glazed), whilst its rear elevation would also feature 1no. window. Its roof would be blank.

The submitted plans indicate that the hip-to-gable roof conversion would feature brickwork to match the existing side elevation, in addition to matching red concrete roof tiles. Its side elevation (facing No.29 Brooklands Road) would feature 1no. window (conditioned to be obscurely glazed). Its roof slopes would be blank.

The submitted plans indicate that the rear dormer would feature 2no. windows to its rear elevation with a flat roof. The materials of the dormer have been conditioned to match those of the host dwellinghouse, including hanging red tiles to its elevations to match the appearance of the existing roof.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Sited at the front, side, and rear of the property, elements of the proposal would be visible within the street scene. However, the proposal's use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that it does not form a prominent visual feature. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Residential amenity – given that the rear extension would be single storey with a maximum roof height of 3.417m and with considerable gaps maintained to the plot's shared boundaries, it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its side-facing windows have been conditioned to be obscurely glazed which should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

Similarly, given that the hip-to-gable roof conversion would feature subservient dimensions to the host dwellinghouse, with adequate gaps maintained to the plot's shared boundaries, it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its side-facing windows have been conditioned to be obscurely glazed which should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works

The rear dormer's siting on the roof of the property, set at the same level as the existing ridge, above the existing eaves and away from the roof edges, 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, given that its mass and bulk would not impact the path of light to neighbouring properties beyond that of the host
dwellinghouse itself. Further to this, the dormer's rear-facing windows would be set back from the eaves and, as such, should provide no further degree of overlooking than any existing windows at first-floor level.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Waste storage and management – the current waste storage arrangements would be unaffected by the proposal.

Parking and highways impact – the current parking arrangements would be unaffected by the proposal.

Other matters – the submitted plans indicate that the existing timber canopy/sheeting to the side of the dwellinghouse would be removed as part of the proposal. This represents a considerable improvement to the appearance of the application site and is therefore considered acceptable.

The submitted plans also indicate the installation of 3no. skylights to the front-facing roof slope of the property. This alteration is considered acceptable given its minimal impact upon the visual and residential amenity of the area.

The submitted plans also indicate the installation of 1no. obscurely glazed window and 1no. outward-opening door at ground floor level to the property's western side elevation (facing No.29 Brooklands Road). These alterations are considered acceptable given their minimal impact upon the visual and residential amenity of the area.

The initial proposal also included the erection of 2no. front-facing dormers at the property. These have since been omitted from the proposal, following negotiations with the agent, whereby it was explained that these dormers could not be supported on account of the undue harm they would cause to the visual amenity and character of the area, representing visually incongruous and out-of-keeping features.

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 policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

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

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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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-13770445', stamped as received by the City Council as Local Planning Authority on the 14th February 2025.

‘Site – Existing & Proposed’, numbered ‘502’, stamped as received by the City Council as Local Planning Authority on the 14th February 2025.
‘Proposed Plans and Elevations’, numbered ‘003 REV 1’, stamped as received by the City Council as Local Planning Authority on the 19th March 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 extension hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture. For the avoidance of doubt, this shall include:

- Brickwork to match the side and rear elevations of the existing dwellinghouse on the elevations of the single storey rear extension.
- A flat roof on the single storey rear extension.
- White uPVC windows to match the existing dwellinghouse on the single storey rear extension.
- Brickwork to match the side elevation of the existing dwellinghouse on the side elevation of the hip-to-gable roof conversion.
- Roof tiles to match the existing dwellinghouse on the hip-to-gable roof conversion.
- White uPVC windows to match the existing dwellinghouse on the hip-to-gable roof conversion.
- Hanging red tiles to match the roof tiles of the existing dwellinghouse on the elevations of the rear dormer extension.
- A flat roof on the rear dormer extension.
- White uPVC windows to match the existing dwellinghouse on the rear dormer extension.

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.

4) Before first occupation, the proposed windows in the western side elevation facing No.29 Brooklands Road 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

20 Huntley Road, Manchester, M8 4JF
16 Huntley Road, Manchester, M8 4JF
14 Huntley Road, Manchester, M8 4JF
29 Brooklands Road, Crumpsall, Manchester, M8 4JH
25 Brooklands Road, Crumpsall, Manchester, M8 4JH
18 Huntley Road, Manchester, M8 4JF
3 Tixall Walk, Manchester, M8 4JG
1 Tixall Walk, Manchester, M8 4JG

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