

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141992/FH/2025
Date registered valid: 27 January 2025
Proposal: Erection of a rear dormer extension to form additional living accommodation
Address: 23 Nicolas Road, Manchester, M21 9LG
Ward(s): Chorlton Ward

Applicant: Neil Morse
Agent (if any): Material Studio Architects
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 18 March 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 7 February 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 3 February 2025 Expired: 24 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached C3 dwellinghouse of redbrick and white render with a grey slate dual pitch roof. The property features white timber-framed windows, including a two-storey bay with a gable end roof form to the front, a decorative front porch canopy, a gravel driveway and modest front yard with a covered bike store, a single storey side and rear extension, a raised decking area, and grassed rear amenity space.





Description of area

Nicolas Road is a residential street situated within the Chorlton ward of Manchester, close to Wilbraham Road (A6010), Oswald Road Primary School & Nursery, and Redeemer Church Manchester. The area is predominantly residential in terms of its character, consisting of terraced and semi-detached dwellinghouses, and benefits from its proximity to Chorlton district centre.

Description of development

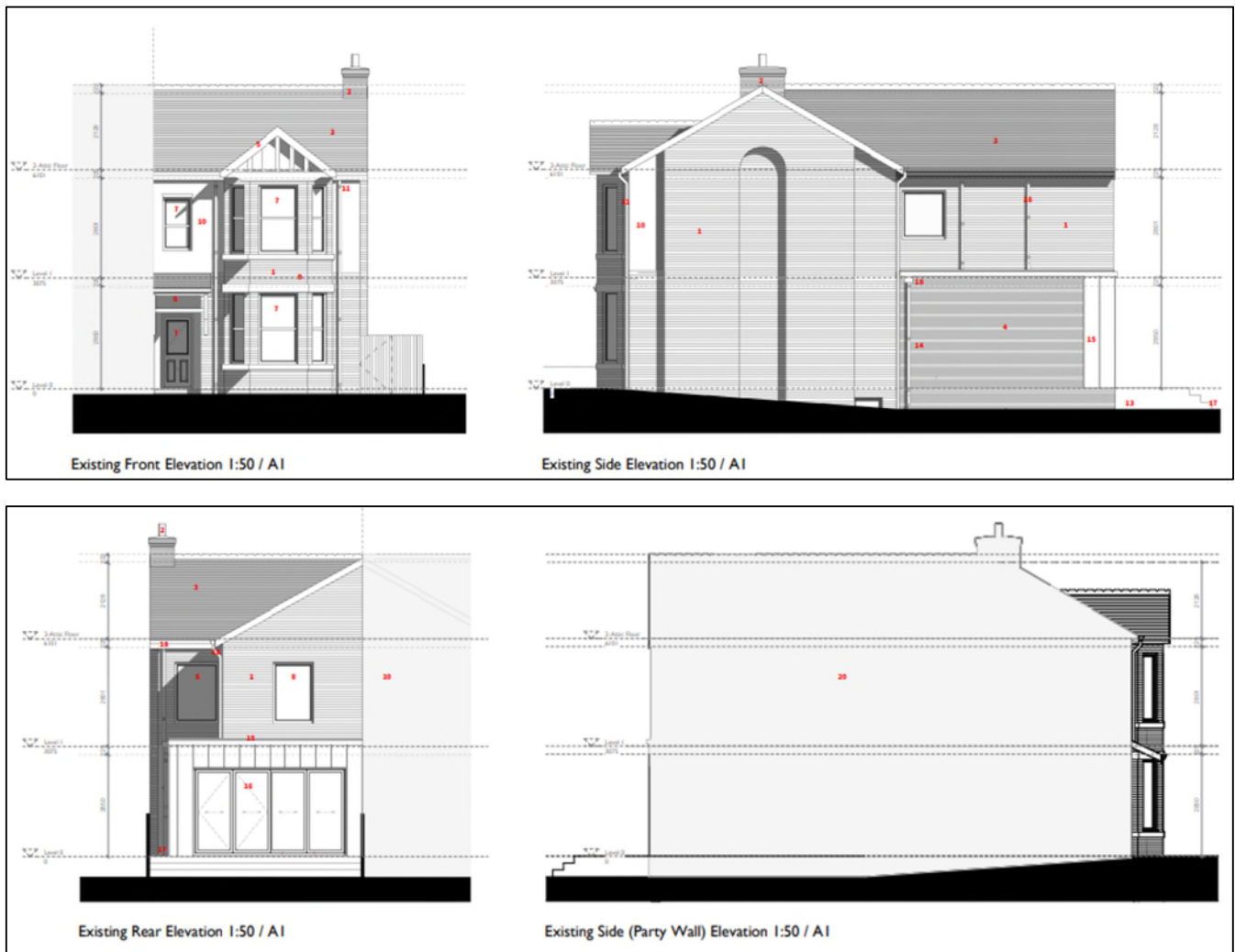
The applicant is seeking permission for the erection of a rear dormer extension to form additional living accommodation.

Planning history

126040/FH/2020 - Erection of a single storey side and rear extension to form additional living accommodation – Approved (26.03.2020).

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



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 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, as highlighted in policy DC1 of the Unitary Development Plan for the City of Manchester. 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 L-shaped dormer would be sited on the rear-facing roof slopes of the dwellinghouse and its existing outrigger. It would measure to 4.714m in length along the outrigger / 1.697m on the host dwellinghouse, 1.866m in width along the outrigger / 2.89m on the host dwellinghouse, and 1.066m in height along the outrigger / 0.977m on the host dwellinghouse. It would be set 0.224m above the eaves of the outrigger / 0.215m above the eaves of the host dwellinghouse, 0.09m below the ridge of the host dwellinghouse and at the same level as the ridge of the outrigger. A gap of 0.095m would be maintained to the edge of the outrigger roof and a gap of 0.07m would be maintained to the edge of the host dwellinghouse roof.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the dormer is understood as being subservient to the host dwellinghouse in terms of its dimensions on account of it being set at the same level as or below the existing ridge with adequate gaps maintained to the existing eaves and roof edges. The proposal would therefore avoid resulting in an 'excessively large or bulky' addition to the property and is not considered to cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature 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 plans and supplementary information indicate that the dormer would feature standing seam ANTHRA-ZINC VMZINC grey cladding to its elevations to match the appearance of the existing ground floor extension, in addition to dark grey uPVC-framed windows to match the existing dwellinghouse, and a flat roof with aluminium coping. The rear elevation of the dormer would feature 2no. windows, whilst its western/northwestern side elevation would feature 2no. vertically aligned windows and its flat roof would feature 3no. non-projecting skylights.

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, particularly dormers, in this locale. Sited at the rear of the property, the proposal would not be highly visible within the street scene or public realm and, as such, should avoid forming a prominent visual

feature in the area. Further to this, the dormer would feature zinc cladding to its elevations which would be in-keeping with the existing appearance of the property which already features a zinc clad ground floor extension – this has been conditioned accordingly. 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 extension 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 – the rear dormer's siting on the roof of the property, set below or 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 two windows in its western/northwestern side elevation have been conditioned to be obscurely glazed to ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

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

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

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. The proposal 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 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

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:

'Proposed Cellar_Ground Floor Plans', numbered 'LP2034_3_200', stamped as received by the City Council as Local Planning Authority on the 11th March 2025.

'Proposed First_Loft Floor Plans', numbered 'LP2034_3_201 REV B', stamped as received by the City Council as Local Planning Authority on the 11th March 2025.

'Proposed Roof Plan', numbered 'LP2034_3_202 REV B', stamped as received by the City Council as Local Planning Authority on the 11th March 2025.

'Proposed Front_Side Elevations', numbered 'LP2034_3_300 REV B', stamped as received by the City Council as Local Planning Authority on the 11th March 2025.

'Proposed Rear_Side Elevations', numbered 'LP2034_3_301 REV B', stamped as received by the City Council as Local Planning Authority on the 11th March 2025.

Materials details as specified within the agent email correspondence, stamped as received by the City Council as Local Planning Authority on the 14th March 2025.

Materials details as specified on pages 8 and 10 of the product specification titled 'VMZINC: FACADES – FULLY SUPPORTED AND RAINSCREEN SYSTEMS: Guidelines for design and specification', stamped as received by the City Council as Local Planning Authority on the 14th March 2025.

'VMZINC STANDARD DETAIL', numbered 'VMZ-SN-MA-BV-01', stamped as received by the City Council as Local Planning Authority on the 14th 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 development hereby permitted shall match those specified on the submitted application form and approved documents, including:

- Standing seam ANTHRA-ZINC VMZINC grey cladding on the elevations of the dormer, to match the existing ground floor extension
- Dark grey uPVC-framed windows on the dormer

Reason - To ensure the appearance of the building to be developed is not adversely affected by the materials to be used in the construction of the development, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

4) Before first occupation of the development hereby approved, the proposed windows in western/northwestern side elevation facing No.25 Nicolas 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.

5) 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 windows or doors shall be inserted into the elevations of the dormer hereby approved other than those shown on the approved plans.

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

Flat 7, 12 Vincent Avenue, Manchester, M21 9GR
Flat 1, 12 Vincent Avenue, Manchester, M21 9GR
Flat 5, 12 Vincent Avenue, Manchester, M21 9GR
Flat 4, 12 Vincent Avenue, Manchester, M21 9GR
Flat 3, 12 Vincent Avenue, Manchester, M21 9GR
Flat 2, 12 Vincent Avenue, Manchester, M21 9GR
Flat 3, 10 Vincent Avenue, Manchester, M21 9GR
Flat 2, 10 Vincent Avenue, Manchester, M21 9GR
Flat 1, 10 Vincent Avenue, Manchester, M21 9GR
Flat 4, 10 Vincent Avenue, Manchester, M21 9GR
21 Nicolas Road, Manchester, M21 9LG
25 Nicolas Road, Manchester, M21 9LG
19 Nicolas Road, Manchester, M21 9LG

Appendix 2 – Planning constraints

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