MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no.	144420/FH/2025
Date registered valid:	2 December 2025
Proposal:	Erection of single storey rear extension and installation of rear dormers and elevational alterations.
Address:	1 Whalley Avenue, Manchester, M21 8TU
Ward(s):	Chorlton Park Ward
Applicant:	Mr Philip Macdonald
Agent (if any):	Mrs Paula Butterfield Groves, Paula Architecture Design
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **14 January 2025**

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 December 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 4 December 2025 Expired: 27 December 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The proposal relates to a two-storey end terrace dwellinghouse. The property features an existing two storey outrigger, front and rear yard with on street parking.

Description of area

The property is in the mostly residential part of the Chorlton Park ward of Manchester.

Description of development

Erection of single storey rear extension and installation of rear dormers and elevational alterations.

Single storey rear extension

The proposed single storey rear extension projects 1000mm from the side of the existing outrigger to meet the shared boundary and runs 3800mm from the existing rear elevation of the main dwelling to meet the existing elevation of the outrigger in filling the space. The proposed single storey extension is finished in matching brick with a sloping slate roof and rooflight.

Rear dormers

The proposed rear dormers sit within the main and outrigger roofline with no setbacks to ridge or eaves. The outrigger dormer would rise 1270mm above the existing ridge height of the outrigger. The dormer would be finished in zinc cladding with large windows to the rear.

Elevational alterations

The main elevational alterations are 2no windows on the gable end. 1no would be a long high level window in the outrigger at ground floor and a smaller high-level window at first floor.

PLANNING HISTORY

There is no planning history at the address.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents

2no. comments received in objection to the proposal with concerns regarding;

- Dormers effect on local light

- Rear extensions effect on residential amenity including light and massing impact
- New windows on gable end impact to privacy

NEGOTIATIONS

During the consultation phase, several design issues were identified and addressed through positive and proactive discussions with the applicant.

Updated proposed development

The updated scheme makes the following changes to the proposed design:

1. **Dormer Design**
    a. **Eaves Gap**: A 200mm gap to the eaves is introduced.
    b. **Dormer windows**: the dormer window on the outrigger end is reduced in size
    c. **Materiality**: Changed to powder coated aluminium in grey to match roof tile colour.
2. **Elevational Alterations**
    a. Gable end windows are removed.

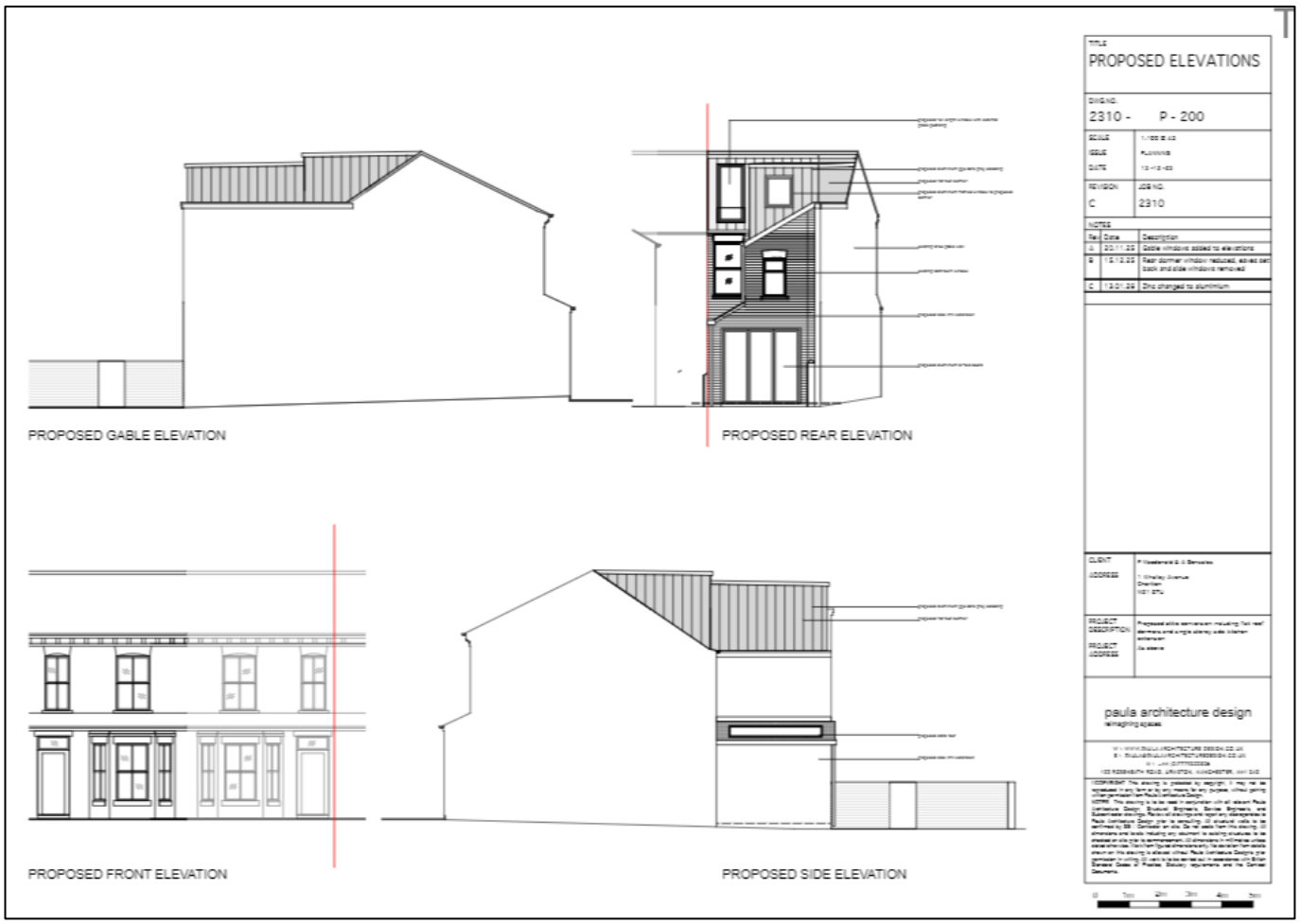


Figure 1. Updated proposed elevations

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

The revised scheme reduces the overall massing and removed gable-end windows, addressing the concerns raised by neighbours regarding privacy and enclosure. As these changes lessen the potential impact rather than introduce new issues, further consultation was not considered necessary in accordance with the Council's standard practice

RELEVANT POLICIES

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions on planning applications must be made in line with the statutory development plan, unless material considerations indicate otherwise.

For Manchester, the development plan comprises:

- The Core Strategy (2012–2027)
- Saved policies of the Unitary Development Plan (UDP)
- The Places for Everyone Joint Development Plan Document (2022–2039)

These documents are considered up to date and carry substantial weight in decision-making. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance.

The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

Where applicable, the Council must give special regard to preserving the character of conservation areas and the setting of listed buildings, in line with statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The policies referenced in this report are those considered most relevant to the nature, scale and location of the proposed development as follows:

- The Manchester Core Strategy Development Plan Document 2012-2027
  - Development Management and Planning Obligations
    - DM 1 - Development Management
  - Objective 1 - Spatial Principles
    - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
  - Objective 6 Environment
    - EN 1 - Design Principles and Strategic Character Areas
    - EN 19 – Waste
- Guide to development in Manchester - supplementary planning document and planning guidance, April 2007
- Extant Unitary Development Plan (UDP) –
  - Citywide Development Control Policies
    - DC1 - Residential extensions
    - DC26 - Development and Noise
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
  - Strategy
    - JP-Strat9: Southern Areas
  - Sustainable and Resilient Places
    - JP-S1: Sustainable Development
  - Places for People
    - JP-P1 Sustainable Places
- National Planning Policy Framework (NPPF) December 2024–
  - Section 2 - Achieving sustainable development
  - Section 4 – Decision-making
  - Section 12 – Achieving well-designed places
- National Planning Policy Framework Draft for Consultation December 2025 - National decision-making policies
  - Chapter 3 – Decision-making policies
    - DM1: Preparing development proposals

        - DM2: Information requirements
        - DM3: Determining development proposals
        - DM6: Use of planning conditions and obligations
        - DM7: Relationship with other regulatory regimes
    - Chapter 4 - Achieving sustainable development
        - S3: Presumption in favour of sustainable development
        - S4: Principle of development within settlements
    - Chapter 12 - Making effective use of land
        - L4: Residential extensions
    - Chapter 14 - Achieving well-designed places
        - DP3: Key principles for well-designed places
        - DP4: The Design process

Principle of development

Many people prefer to extend their existing homes rather than move, and the planning system needs to accommodate this demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The Council is not generally in favour of dealing with this issue by laying down firm rules about home extensions with each case looked at on its individual merits, having regard to a range of criteria.

In this case the principle of the development is acceptable.

As stated in Policy DM 1 of the Manchester Core Strategy, all development should have regard to the following specific issues:

Appropriate siting, layout, scale, form, massing, materials, and detail

Single-storey rear extension

The proposed extension would infill the gap between the main dwelling and the existing outrigger, projecting no further than the outrigger itself. While there is some potential for enclosure to No. 3, this impact is mitigated by the extension being wholly at ground floor level and incorporating a sloping roof, which reduces massing effects. The use of matching brickwork ensures the design is sympathetic and subservient to the host property. It is also relevant that the proposed projection of 3.8m exceeds permitted development limits by only 0.8m, which is considered a modest increase.

Rear dormer

The proposed rear dormer includes appropriate setbacks to ensure its subservience and to maintain its appearance as a roof extension. The dormer would not breach the main ridge line and based on its size and position, would likely fall within permitted development limits if not for the chosen materials. The powder coated aluminium cladding is of a colour similar to the existing roof tiles, which is considered acceptable. Due to its size, position, and relationship to neighbouring properties, the dormer would not create an over-dominant or overbearing feature.

The proposed development demonstrates appropriate siting, scale, and massing, with materials and detailing that respect the character of the host property, ensuring a well-integrated and visually acceptable design.

Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

The proposed development would have a limited visual impact on the surrounding area due to its siting at the rear of the property and the modest scale of the extension and dormer. Views from the public realm are minimal, and the use of matching brickwork and complementary roof materials ensures the extension integrates with the host dwelling. The dormer, while introducing zinc cladding, remains subservient to the roof form and does not breach the main ridge line, maintaining the character of the property. Overall, the proposal reflects the prevailing pattern of development in the locality and would not harm the established character or appearance of the street scene.

It is noted there are several examples of similarly sized dormers in the area.

Effects on amenity

Privacy

The proposal includes adding bifold doors to the new rear elevation however given these are at ground floor and replace similar windows on this elevation the impact to privacy is minimal.

A new rooflight is proposed in the infill extension however given the aspect, it would be no more harmful to privacy than the existing arrangement.

Light

The proposed single-storey rear extension would introduce additional built form at ground floor level only, with a modest projection of 3.8m beyond the existing rear elevation. While this exceeds the permitted development allowance by 0.8m, the impact on daylight and sunlight to neighbouring properties is considered acceptable. The extension incorporates a sloping roof, which reduces its overall massing and helps to mitigate any sense of enclosure.

Given that the rear elevation of the row faces east, the extension would primarily receive morning sunlight. Any additional shadowing caused by the extension would fall within the applicant's own garden during the afternoon, limiting impacts on neighbouring properties.

In relation to the rear dormers, it is noted that the dormer on the outrigger sits above the outrigger ridge; however, given the distance to the rear elevation of properties on Sandy Lane and the permitted development fallback position, this is considered acceptable in terms of light impact. The dormer sits within the roof slope and does not breach the main ridge line of the dwelling, and design changes such as the introduction of a 200mm eaves gap further reduce potential light-related impacts.

Noise

The proposed extensions are not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal does not change how people can get in and out of the building.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site and maintains external access to the rear of the property (via the gated alley)

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property.

Green Infrastructure including open space, both public and private

The proposal has no impact on green infrastructure.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment. The proposal has a negligible impact on drainage using the existing drainage on site.

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.

PLANNING BALANCE & CONCLUSION

The proposed development has been assessed against the relevant local and national planning policies. It is considered that the scheme would provide additional living space for the applicant without causing undue harm to the character of the property or the wider area. Design amendments have addressed initial concerns regarding massing and privacy, and the proposal now achieves an acceptable relationship with neighbouring properties. While there will be some change to the outlook and built form, these impacts are limited and outweighed by the benefits of improved accommodation. On balance, the development is in accordance with the Core Strategy, Places for Everyone, and the NPPF, and is therefore recommended for approval.

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. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-year time limit

The development must be begun not later than three years beginning with the date of this permission.

Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Specified plans

The development hereby approved shall be carried out in accordance with the following drawings and documents:

a. Drawing - Location Plan 03 Nov 2025 THE LOCATION PLAN
b. Drawing - Site Plan 03 Nov 2025 2310-P-001 PROPOSED
c. Drawing - Proposed 17 Dec 2025 2310-P-100 B GF PLAN
d. Drawing - Proposed 17 Dec 2025 2310-P-101 A 1F AND ATTIC PLANS
e. Drawing - Proposed 13 Jan 2026 2310-P-102-B ROOF AND BASEMENT PLANS
f. Drawing - Proposed 13 Jan 2026 2310 P 200 C ELEVATIONS

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Materials as agreed

The materials used in the external surfaces of the development hereby approved shall be as follows:

a. main brick: to match existing brick type
b. rear extension roof: grey slate to match existing main roof.
c. dormer cladding: powder coated aluminium cladding
d. windows: grey aluminium frames

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Bottom Flat, 68 Sandy Lane, Chorlton, Manchester, M21 8TT

Top Flat, 68 Sandy Lane, Chorlton, Manchester, M21 8TT

70 Sandy Lane, Chorlton, Manchester, M21 8TT

2 Whalley Avenue, Chorlton, Manchester, M21 8TU

68 Sandy Lane, Chorlton, Manchester, M21 8TT

76 Sandy Lane, Chorlton, Manchester, M21 8TT

6 Whalley Avenue, Chorlton, Manchester, M21 8TU

3 Whalley Avenue, Chorlton, Manchester, M21 8TU

74 Sandy Lane, Chorlton, Manchester, M21 8TT

Flat 10, Fairhaven Court, Sandy Lane, Chorlton, Manchester, M21 8TT

Flat 8, Fairhaven Court, Sandy Lane, Chorlton, Manchester, M21 8TT

Flat 7, Fairhaven Court, Sandy Lane, Chorlton, Manchester, M21 8TT

4 Whalley Avenue, Chorlton, Manchester, M21 8TU

2 Brookfield Avenue, Manchester, M21 8TX

72 Sandy Lane, Chorlton, Manchester, M21 8TT

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