MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145262/FH/2026
Date registered valid:	1 March 2026
Proposal:	Erection of a new bay window at first floor level and creation of second floor balcony, creation of lightwell to the basement, erection of a rear facing raised balcony patio deck, installation of rear dormer, balcony and steps to side elevation, associated elevational alterations and groundworks
Address:	54 Manley Road, Manchester, M16 8HP
Ward(s):	Whalley Range Ward
Applicant:	Mrs Ruqiah Ghafoor
Agent (if any):	Mrs Magdalena Haener Pride Road Manchester South
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**15 April 2026**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 17 March 2026

Standard consultations: Printed: 6 March 2026 Expired: 27 March 2026

Neighbour notifications: Printed: 6 March 2026 Expired: 27 March 2026

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

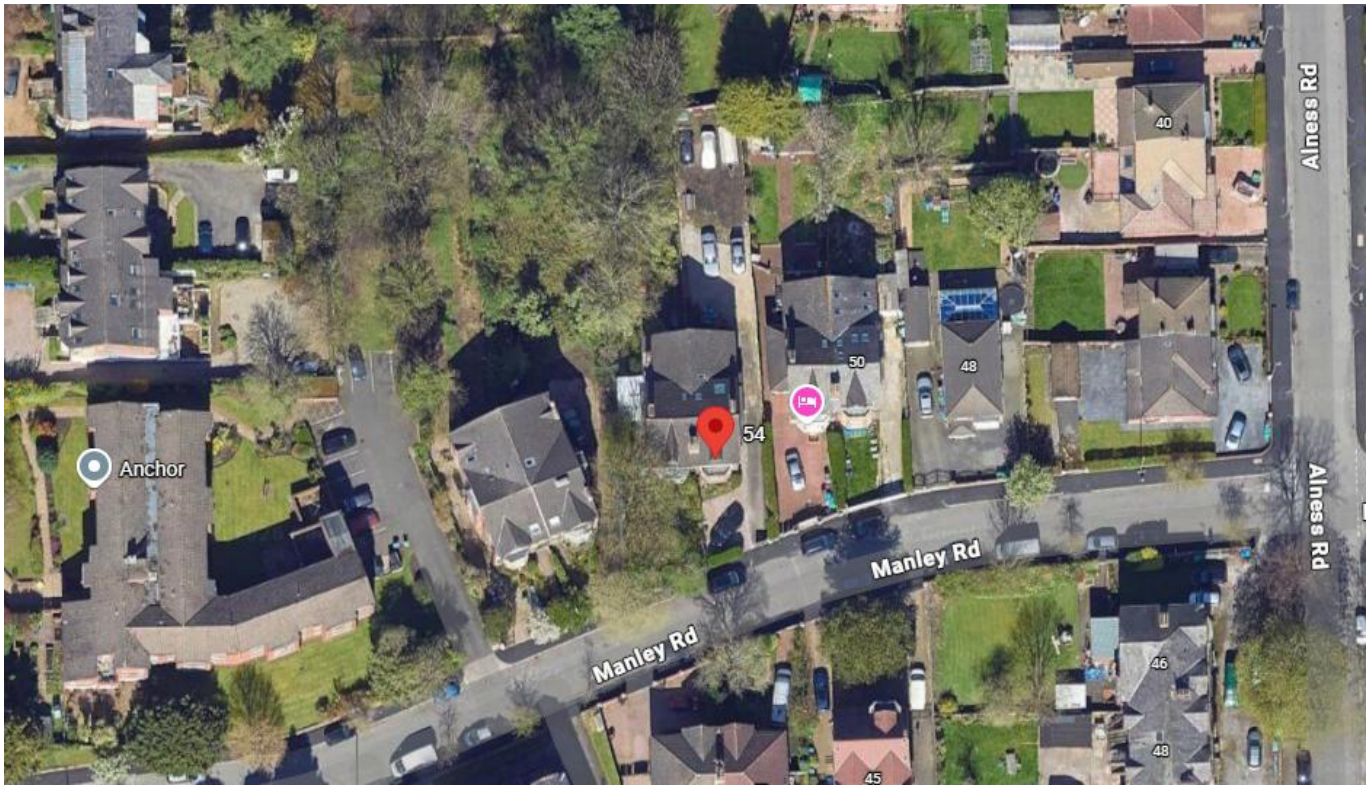
Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached dwellinghouse of redbrick with a grey slate dual-pitch roof. The property features white uPVC-framed windows, including a ground-floor bay to the front and a front-facing dual-pitch dormer window, a modest front garden and gravelled driveway bordered by a mid-level painted brick wall and mature hedging, a side canopy/overhang, a two-storey rear outrigger with a ground-floor bay window to the rear, and a spacious rear garden.

Manley Road is a residential street situated within the Whalley Range ward of Manchester. The area is predominantly residential in terms of its character, consisting of semi-detached and detached dwellinghouses.

The property is not listed, nor is sited within a conservation area.


Alness Rd
40
50
48
54
Anchor
Manley Rd
Manley Rd
Alness Rd
46
48
45


















554



Description of development

The applicant is seeking planning permission for the "Erection of a new bay window at first floor level and creation of second floor balcony, creation of lightwell to the basement, erection of a rear facing raised balcony patio deck, installation of rear dormer, balcony and steps to side elevation, associated elevational alterations and groundworks."

Planning history

040369 – Change of use to bed & breakfast accommodation – Approved (1992).

128678/FH/2020 - Rear extension and remodelling of ground level to front and side elevations and insertion of door and windows at basement level to form habitable rooms incidental to main dwelling house – Invalid.

Consultations & Notification Responses

One representation was received from **a local resident.** Their comments are summarised as follows:

- If your authority intends to grant permission for this planning application, we recommend you make installation of a minimum of one Swift nest bricks a planning condition to provide enhancement for biodiversity.

Whalley Range Forum – no response received.

MCC's Flood Risk Management requested the following informative note be attached: "*The applicant is advised to incorporate Property Flood Resilience (PFR) measures to a minimum of 150mm above the surface water flood level or a minimum of 600mm above the fluvial flood level."*

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
- Policy EN14 – Flood Risk

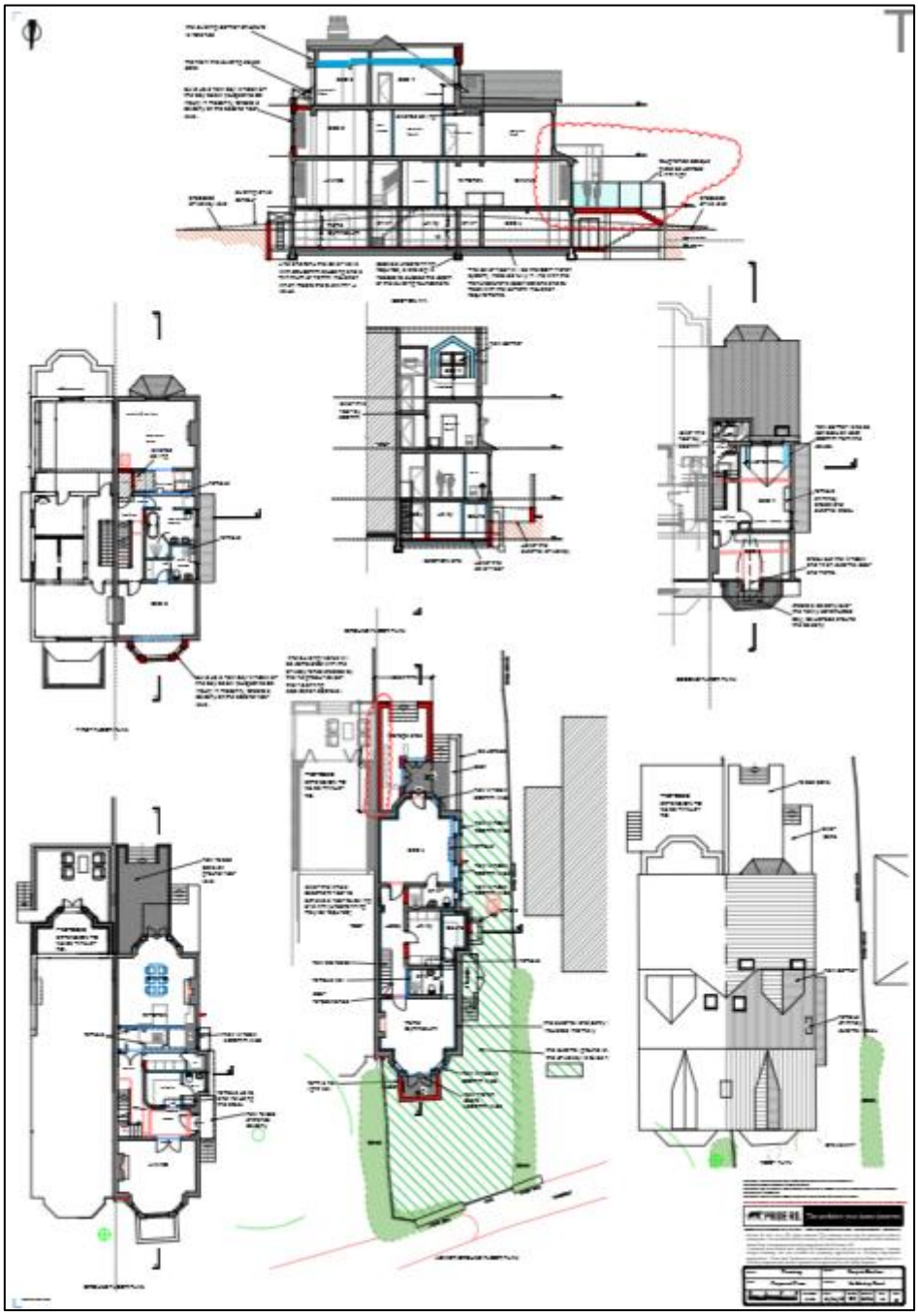
Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1 – Sustainable Places

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

Draft National Planning Policy Framework (NPPF, 2025)
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.

- Chapter 4 – Achieving Sustainable Development
    - Policy S3: Presumption in favour of sustainable development
- Chapter 12 – Making Effective Use of Land
    - Policy L4: Residential extensions
- Chapter 14 – Achieving Well-Designed Places
    - Policy DP3: Key principles for well-designed places



Submitted proposed plans and section drawing



Submitted proposed elevations

Issues

Principle – the principle of the proposal, to erect a first-floor bay window, second-floor balcony, and lightwell to the front of the property, together with a raised patio/platform and dormer to the rear, stepped access to the side, and associated elevational alterations and groundworks to provide enlarged and improved living space for a dwellinghouse is acceptable. Notwithstanding this, consideration must be given to the proposal's siting, scale, and massing, appearance, impact upon the visual and residential amenity of the area, waste storage, parking, and flood risk implications amongst other matters.

Siting, scale, and massing – the raised patio/platform would be sited to the rear of the property projecting northwards. It would project 7m rearwards from the dwellinghouse, with a width of 3.664m, and a height of 1.345m. It would feature a toughened opaque glass balustrade/privacy screen (measuring to 1.7m-high) along the boundary shared with No.56 Manley Road, and a 1.1m-high toughened glass balustrade along its eastern edge. A gap of approximately 4.4m would be maintained to the plot's eastern boundary shared with No.52 Manley Road.

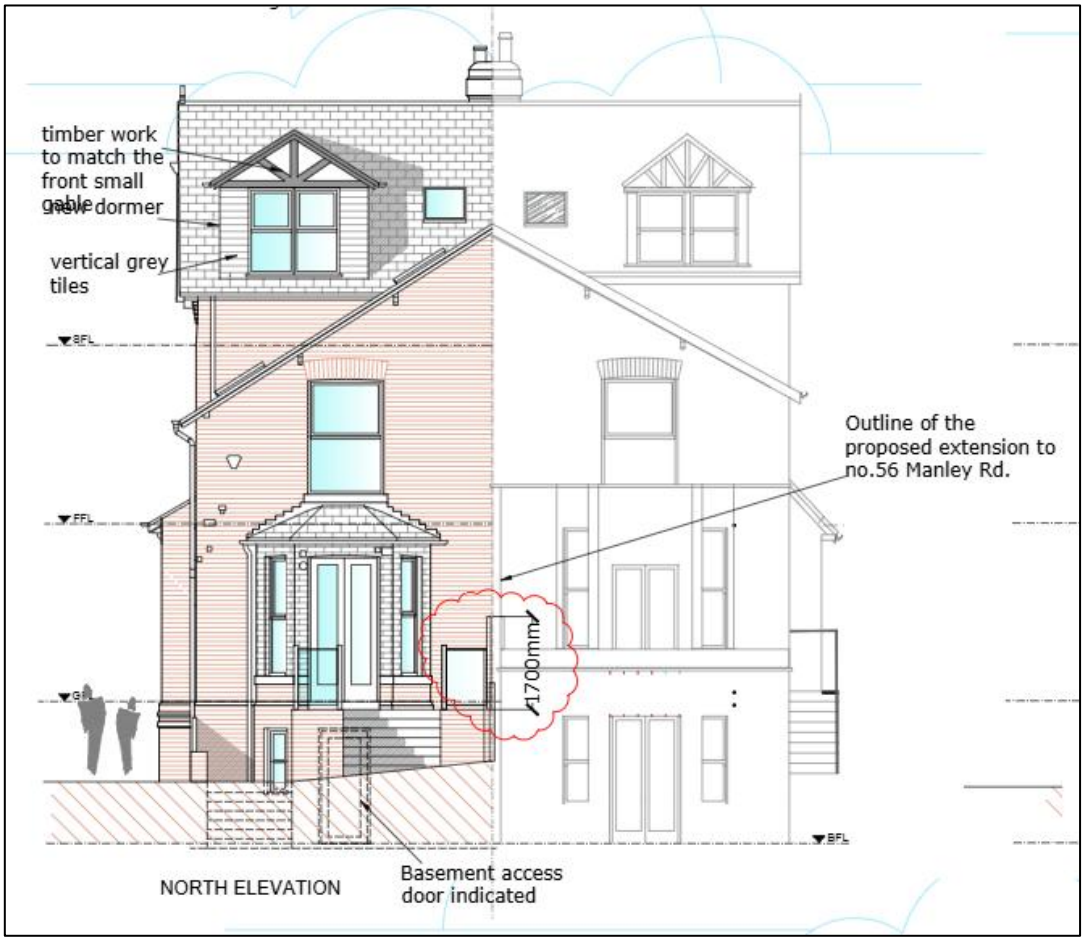
The dormer extension would be sited on the rear-facing roof slope of the dwellinghouse. It would measure to approximately 4.187m in length, 2.72m in width, and 2.733m in height (set 0.341m back from the existing eaves and 0.905m below the existing ridge). A gap of approximately 2.235m would be maintained to the adjoining property and a gap of 0.718m would be maintained to the eastern roof edge.

The first-floor bay would be constructed atop the existing ground-floor bay located to the front of the property, featuring similar proportions. It would measure to approximately 8.378m in height (above ground level) and would occupy the same footprint as the existing ground-floor bay. Its flat-roof would form the basis for the proposed second-floor balcony which would be enclosed by a metal balustrade. The existing eaves and brick corbel detail would be maintained, whilst the first-floor bay would also replicate the brick corbel detail. The front-facing dormer would be amended to intersect the eaves with its window replaced with a door.

The overall siting, scale, and massing of the proposal is considered acceptable. Whilst the raised patio/platform would project 7m rearwards from the host dwellinghouse, thus exceeding the 3.65m limit set out in saved policy DC1 of the Unitary Development Plan for the City of Manchester, its modest height (approximately 1.345 m above ground level), combined with its similarity to the raised patio/platform approved at the adjoining property (No. 56 Manley Road, ref. 140401/FH/2024), which features a comparable projection at a greater height (see below figures), means the projection is considered acceptable in this instance given the existing precedent for works of this type and scale in the surrounding area.



Approved elevations of 140401/FH/2024 at No.56 Manley Road



Submitted proposed elevations for current application

The proposed dormer is regarded as appropriately subservient to the host dwellinghouse, being set below the ridgeline, above the eaves, and away from both the adjoining property and roof edges as well as being broadly comparable to the dormer approved at the adjoining property, No.56 Manley Road (see above figures).

The proposed first-floor bay and second-floor balcony would reflect the proportions of the existing ground-floor bay to the front elevation and would be in-keeping with the character of surrounding properties, many of which feature two-storey bays to their Manley Road frontages.

For these reasons, the proposal is considered acceptable and is not considered to result in an excessively large or bulky addition to the property.

Appearance and visual amenity – the submitted application form and drawings indicate that the materials to be used on the external surfaces of the elevations and roofs would be similar in colour, size, form, and texture to those on the existing building.

The raised patio/platform would be constructed in brickwork to match the existing dwellinghouse with toughened glazed balustrades/privacy screens to its sides.

The rear dormer extension would be clad in vertical grey tiles (conditioned to be similar in appearance to the existing building in terms of type, size, colour and texture) with a dual-pitch roof form and timber work to its rear-facing gable to match the existing front dormer. Its side elevations would be blank, whilst its rear elevation would feature one window.

The first-floor bay would be constructed of brickwork and uPVC windows to match the existing dwellinghouse. At first-floor level, it would feature three windows (to match the appearance of the ground-floor bay). Its flat-roof would form the basis for the proposed second-floor balcony which would be enclosed by a metal balustrade. The existing eaves and brick corbel detail would be maintained, whilst the first-floor bay would also replicate the brick corbel detail. The front-facing dormer would be amended to intersect the eaves with its window replaced with a door.

The proposal is relatively standard in terms of its design for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale, with comparable interventions evident at No.50 Manley Road (first-floor bay and second-floor balcony) and No.56 Manley Road (raised patio/platform and roof dormer to the rear). Sited at the front, side, and rear of the property, elements of the proposal would be visible within the street scene and public realm. However, its use of matching materials (i.e., brickwork, slates/tiles, and windows) should provide a blended appearance and cohesive relationship with the host dwellinghouse, ensuring that the proposal does not form an overly prominent visual feature. Hence, the proposal is not anticipated to result in any significant adverse impact upon the character of the application property or the wider area.



View of front elevation of No.54 Manley Road with two-storey bays evident at neighbouring properties



View of No.50 and No.52 Manley Road



View of opposing side of Manley Road with two-storey bays evident

Residential amenity – the raised patio/platform is not considered to have an unduly harmful impact upon the residential amenity of the area, in terms of overshadowing, loss of outlook, or loss of light given its modest height (1.345m above ground-level) together with its relationship to the rear additions approved at the adjoining property which feature a similar rearward projection but greater height. Harmful impacts associated with actual and perceived overlooking are able to be mitigated through the inclusion of the 1.7m-high toughened opaque glass balustrade/privacy screen sited along the shared boundary (conditioned accordingly). The 4.4m separation distance to the boundary with No. 52 Manley Road ensures that the patio/platform would not give rise to significant issues of overlooking or loss of privacy for those occupiers.

The rear dormer extension would not cause significant issues relating to overshadowing, loss of light, loss of outlook, or overbearing impacts, given its position on the roof of the property, its subservient dimensions, and the separation maintained from neighbouring properties. No side-facing windows are proposed, and therefore the dormer would not give rise to unacceptable levels of overlooking. The proposed rear-facing window, being set back from the eaves, would not provide any greater degree of overlooking of neighbouring gardens than the existing first-floor rear windows.

Positioned on the front elevation above the existing ground-floor bay, with sufficient separation from neighbouring properties, the proposed first-floor bay and second-floor balcony are not expected to result in significant overshadowing, loss of outlook, or loss of light. As the first-floor windows would not overlook private garden areas, nor materially alter existing site conditions, significant issues relating to overlooking or loss of privacy are not anticipated.

Waste storage – the current waste storage arrangements would be unaffected by the proposal as external access to the rear of the property would be retained, therefore, the property's bins could continue to be stored away from the street scene/public view.

Parking and highways impact – the proposal includes levelling the existing driveway areas to the front and side of the dwellinghouse. Although the installation of the front lightwell would slightly reduce the driveway's overall dimensions, sufficient space for the parking of at least one vehicle (i.e., 2.4 m by 4.8 m) would be retained. The proposed parking arrangements are therefore considered acceptable.

Flood risk – the property is located within Flood Zone 2 and in an area identified as being at medium risk of surface water flooding. As such, MCC's Flood Risk Management team were consulted on the proposal. In their consultation response, they raised no objection to the development, but requested that the following informative be attached to any approval:
"The applicant is advised to incorporate Property Flood Resilience (PFR) measures to a minimum of 150 mm above the surface water flood level or a minimum of 600 mm above the fluvial flood level.

Basement use – the submitted drawings also show the conversion of the property's basement into a usable space comprising a bedroom with an ensuite bathroom, lobby/hall area, utility room, home gym, sauna, and shower room. Concerns were raised regarding the potential for the basement to be converted into a self-contained residential unit. However, in an email dated 18 March 2026, the applicant's agent confirmed that the basement is to remain ancillary to the main dwellinghouse. Any subsequent conversion of the basement into a self-contained dwelling would require a separate application for planning permission.

Other matters – the proposal also includes the following elevational/external alterations:

Lower-ground floor:

- Creation of a lightwell to the front of the property together with the installation of a set of French doors and a window on either side of the bay at lower-ground floor level.
- At lower-ground floor level, removal of the projecting store area to the side of the dwellinghouse.
- Installation of three windows at lower-ground floor level along the eastern side of the dwellinghouse.
- Removal of stepped access to the rear and replacement with new stepped access in association with proposed raised patio/platform.
- Installation of a window to the northeastern side of the rear bay at lower-ground floor level.

Constructed in materials to match the existing dwellinghouse, these elements of the proposal are not considered to have an unduly harmful impact upon the appearance of the host dwellinghouse or visual amenity of the surrounding area. The new windows proposed in the eastern side of the dwellinghouse would be sited approximately 3m away from the shared boundary and would be low-level, therefore, avoiding unacceptable impacts upon the residential amenity of neighbouring occupiers, in terms of loss of privacy and overlooking.

Ground-floor:

- Removal of stepped access to side of dwellinghouse and replacement with new stepped access and associated raised entrance balcony.
- Removal of stepped access and projecting canopy to the side of dwellinghouse and replacement of existing door with a window in the eastern side elevation of the dwellinghouse.
- Replacement of rear-facing window in existing bay with a set of doors facilitating access to the proposed raised patio/platform.

Constructed in materials to match the existing dwellinghouse, these elements of the proposal are not considered to have an unduly harmful impact upon the appearance of the host dwellinghouse or visual amenity of the surrounding area, nor are they considered to result in adverse impacts upon the residential amenity of the area as they would not substantially alter existing conditions.

Biodiversity – it is acknowledged that concerns were received regarding the potential inclusion of a swift brick within the proposed development. However, imposing such a requirement is considered to be onerous and disproportionate given the nature and scale of the proposal, which comprises a householder extension rather than the creation of a new dwellinghouse. Furthermore, there is currently no adopted policy within Manchester City Council's planning framework that mandates the inclusion of swift bricks in householder extensions. As such, while ecological enhancements are encouraged where appropriate, it is not considered reasonable to require this measure in this instance.

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 (2024).

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. 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) 3-year time limit:

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) Specified plans:

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

‘Proposed Plans’, numbered ’10C’, received by the City Council as Local Planning Authority on the 26th March 2026.
‘Proposed Elevations’, numbered ‘11C’, received by the City Council as Local Planning Authority on the 26th March 2026.

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) Materials:

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

Rear raised patio/platform:
- Brickwork similar in appearance to the existing building in terms of type, size, colour and texture.
- Toughened opaque glass balustrade and privacy screens (obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent).

Rear dormer extension:
- Walls/elevations: Hanging tiles similar in appearance to the existing building in terms of type, size, colour and texture.
- Roof: Roof tiles similar in appearance to the existing building in terms of type, size, colour and texture.
- Rear-facing gable: Timber work similar in appearance to the existing front dormer in terms of type, size, colour and texture.
- Windows: Windows similar in appearance to the existing building in terms of type, size, colour and texture.

Front first-floor bay and second-floor balcony:
- Walls: Brickwork similar in appearance to the existing building in terms of type, size, colour and texture.
- Metal balustrade.
- Windows/doors: Windows/doors similar in appearance to the existing building in terms of type, size, colour and texture.

Elevational alterations:
- Windows/doors: Windows/doors similar in appearance to the existing building in terms of type, size, colour and texture.

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

4) Privacy screen:

The privacy screen shown on the approved drawings labelled ‘Proposed Plans’, numbered ’10C’, and ‘Proposed Elevations’, numbered ‘11C’, received by the City Council as Local Planning Authority on the 26th March 2026, shall be installed in full prior to the first use of the raised patio/platform. The privacy screen shall be retained thereafter in perpetuity.

Reason - In the interests of residential amenity pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

5) Privacy screen (obscure glazing):

The privacy screen shown on the approved drawings labelled 'Proposed Plans', numbered '10C', and 'Proposed Elevations', numbered '11C', received by the City Council as Local Planning Authority on the 26th March 2026, 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 be retained as such thereafter.

Reason - In the interests of residential amenity pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Informatives:

1) The applicant is advised to incorporate Property Flood Resilience (PFR) measures to a minimum of 150 mm above the surface water flood level or a minimum of 600 mm above the fluvial flood level.

2) The applicant is advised that any future proposal to convert the basement into a self-contained residential unit would require a separate application for planning permission.

3) If the development can accommodate it, it is requested that consideration is given to the installation of Swift Bricks. Swift bricks must be fitted in accordance to the specifications of BS 42021:2022 - Integral nest boxes.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
Whalley Range Forum

7 Denis Avenue, Manchester, M16 8HY
52 Manley Road, Manchester, M16 8HP
49 Manley Road, Manchester, M16 8HP
47 Manley Road, Manchester, M16 8HP
45 Manley Road, Manchester, M16 8HP
56 Manley Road, Manchester, M16 8HP
5 Denis Avenue, Manchester, M16 8HY

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA