

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144825/FH/2025

Date registered valid: 23 December 2025

Proposal: Erection of a single-storey side extension to form garage; erection or a single-storey rear extension to form additional living accommodation and erection of a rear dormer extension.

Address: 2 Copthorne Crescent, Manchester, M13 0GZ

Ward(s): Rusholme Ward

Applicant: Mr Kamil Ali

Agent (if any): Mr Stephen Nicholls, Richmond Consultants

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 10th February 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 6 January 2026

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 5 January 2026 Expired: 26 January 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 concrete tile hipped roof with a catslide gable end to the front. The property features white uPVC framed windows, a front porch canopy, a paved driveway, a front garden, and a detached outbuilding situated within a relatively spacious rear garden.

Copthorne Crescent is a residential street situated within the Rusholme ward of Manchester, close to Birchfields Park, Manchester Grammar School, and Birchfields Road (A34). The area is primarily residential in terms of its character, consisting of terraced and semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

The property is not listed, nor is it sited within a Conservation Area.







Description of development

The applicant is seeking planning permission for the “erection of a single-storey side extension to form garage; erection or a single-storey rear extension to form additional living accommodation and erection of a rear dormer extension”.

Planning history

136871/FH/2023 - Erection of a single storey rear extension and front porch – Approved (2023).

Consultations & Notification Responses

Local residents, as per appendix 1 – no representations 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
- Policy EN19 – Waste

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

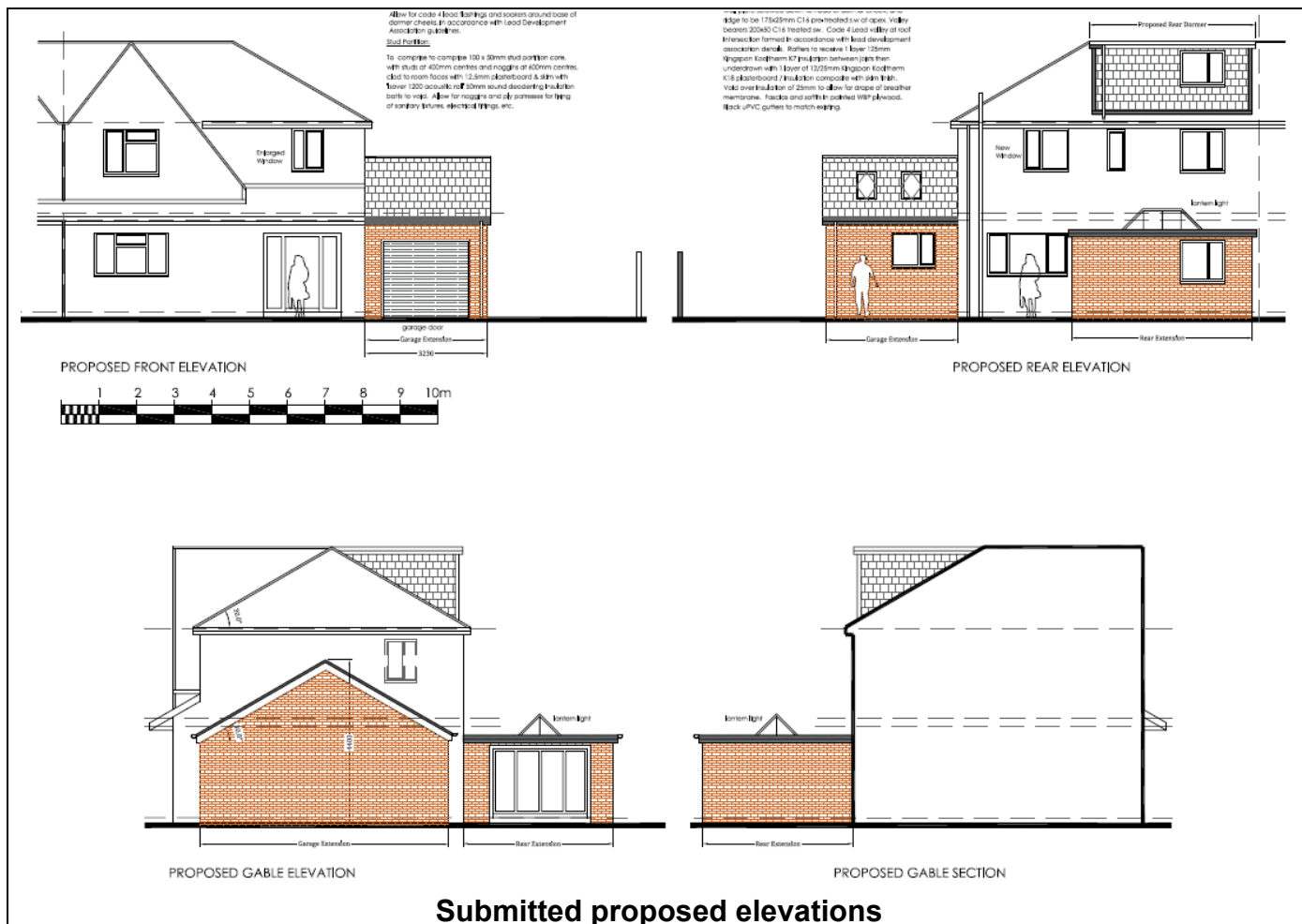
The National Planning Policy Framework (NPPF, 2024)

- 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 14 – Achieving Well-Designed Places
 - Policy DP3: Key principles for well-designed places



Issues

Principle – the principle of the proposal, to erect a single storey side extension, a single storey rear extension, and a rear dormer extension, to provide additional and improved living accommodation for an existing dwellinghouse is acceptable, 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, as well as other matters.

Siting, scale, and massing – the single storey side extension would project southwards from the existing dwellinghouse, replacing the existing detached outbuilding present on site. it would measure to 3.5m in width, 6.6m in length, with a dual pitch roof height of 4.4m and an eaves height of 2.123m. A gap of 2.35m would be maintained to the plot's southern shared boundary.

The single storey rear extension would project eastwards from the existing dwellinghouse. It would measure to 4m in length, 4.8m in width, with a flat roof height of 2.333m. A gap of 0.393m would be maintained to the plot's northern shared boundary and a gap of 7.893m would be maintained to the plot's southern boundary.

The rear dormer extension would be sited on the east-facing roof slope of the existing dwellinghouse. It would measure to 3.483m in length, 4.419m in width, and 1.855m in height, set at the same level as the existing ridge and 0.359m above the eaves. A gap of 0.1m would be maintained to the adjoining property.

The overall siting, scale and massing of the proposal is considered acceptable, as the extensions would remain subservient to the host dwellinghouse in terms of their size and proportions. The development would not result in excessively large or bulky additions, nor would it appear overbearing when viewed from neighbouring properties. Although the 4m rearward

projection of the rear extension exceeds the 3.65m limit set out in saved policy DC1 of the Unitary Development Plan for the City of Manchester, it would match the depth of a rear extension previously approved at the application property under 136871/FH/2023 and is therefore considered acceptable in this instance. The single-storey side extension has been significantly reduced in scale since its initial submission and would now read more subordinate to the host dwellinghouse by virtue of its reduced width and height and the omission of the front dormer, whilst maintaining appropriate separation distances to the shared boundaries. The rear dormer would not exceed the height of the existing ridge, would be set back 0.359 m from the eaves, and would be contained entirely within the roof slope of the host dwellinghouse; it is therefore considered acceptable.

Appearance and visual amenity – the side extension would be constructed of brickwork and roof tiles to match the existing dwellinghouse with uPVC-framed windows and a steel garage door. It would feature a garage door to the front, a blank side elevation, and a window to the rear. Its rear facing roof slope would feature two skylights.

The rear extension would be constructed of brickwork to match the existing dwellinghouse with a felt flat roof and uPVC-framed windows and doors. It would feature a blank northern side elevation, one window to the rear, and a set of bi-folding patio doors to its southern side elevation. Its flat roof would feature a projecting lantern (projecting upwards by 0.574m approx.).

The rear dormer extension would feature hanging tile to its elevations with a felt flat roof and uPVC-framed windows. Its side elevations would be blank, whilst its rear elevation would feature one window.

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 side and rear of the property, elements of the proposal would be visible within the street scene, however, its use of matching materials (i.e., brickwork and roof tiles) should provide a blended appearance and cohesive relationship with the host dwellinghouse, ensuring that the extensions do not form overly prominent visual features. Hence, the proposal is not anticipated to result in any significant adverse impact upon the character of the application property or the wider area.

Residential amenity – given that the proposed side extension would be single storey in form with a dual pitch roof height of 4.4m, an eaves height of 2.123m and a considerable gap of 2.35m maintained to the plot's southern boundary and the properties located along Meldon Road, it is considered that it would not cause significant issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an unduly overbearing presence into the area. Further to this, as its side elevation would be blank, the side extension would not give rise to opportunities for overlooking, therefore, the privacy of neighbouring occupiers would not be compromised by the works.

Similarly, given that the proposed rear extension would be single storey in form and would feature a flat roof height of 2.333m, it is considered that it would not cause significant issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an unduly overbearing presence into the area. Further to this, as its northern side elevation (in proximity to the shared boundary) would be blank, and having regards to the distance to the southern boundary, the rear extension would not give rise to opportunities for overlooking, therefore, the privacy of neighbouring occupiers would not be compromised by the works.

The dormer would avoid causing issues associated with overshadowing, loss of light, and loss of outlook, nor would it introduce an overbearing presence into the area due to its siting and positioning on the roof of the property, which would ensure that its mass and bulk would not impact the path of light to neighbouring properties beyond that of the host dwellinghouse itself.

The dormer's only window would be rear-facing and set back from the eaves and, as such, would provide no further degree of overlooking of the neighbouring plots than any existing rear windows at first floor level.

Waste storage and management – the existing waste storage and management arrangements would be unaffected by the proposal as external access to the rear would be retained. Bins could therefore continue to be stored away from the street scene.

Parking – the dimensions of the property's existing driveway space would be reduced as a result of the proposal, however, sufficient space for the parking of one vehicle (2.4m by 4.8m) would be retained within the garage in addition to space to the front and side of the proposed garage extension. These arrangements are considered acceptable.

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 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

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) 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 Ground and Site Plan', numbered '31.25 CC-103 REV A', received by the City Council as Local Planning Authority on the 15th January 2026.

'Proposed Upper Floor Plans', numbered '31.25 CC-104 REV A', received by the City Council as Local Planning Authority on the 15th January 2026.

'Proposed Elevations', numbered '31.25 CC-105 REV A', received by the City Council as Local Planning Authority on the 15th January 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:

For the single storey side extension:

- Facing brickwork similar in appearance to the existing building in terms of type, size, colour and texture.
- Roof tiles similar in appearance to the existing building in terms of type, size, colour and texture.
- uPVC-framed window.
- PPC steel garage door.

For the single storey rear extension:

- Facing brickwork similar in appearance to the existing building in terms of type, size, colour and texture.
- Felt flat roof.
- uPVC-framed window.
- uPVC-framed doors.

For the rear dormer extension:

- Hanging tiles to match those of the existing building in terms of type, size, colour and texture on the elevations of the rear dormer extension.
- Felt flat roof.
- uPVC-framed window.

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 (2024).

4) Restriction on additional openings (rear extension):

Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be installed in the ground floor of the northern elevation of the single storey rear extension hereby approved, without planning permission being granted by the City Council as Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

5) Restriction on additional openings (rear dormer):

Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be installed in the northern and southern elevations of the rear dormer extension hereby approved, without planning permission being granted by the City Council as Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Flat At, 9 - 11 Meldon Road, Manchester, M13 0TZ
1A Copthorne Crescent, Manchester, M13 0RA
13 Meldon Road, Manchester, M13 0TT
1B Copthorne Crescent, Manchester, M13 0RA
4 Copthorne Crescent, Manchester, M13 0GZ
9 - 11 Meldon Road, Manchester, M13 0TZ
17 Meldon Road, Manchester, M13 0TT
15 Meldon Road, Manchester, M13 0TT

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