

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144412/FO/2025
Date registered valid: 31 October 2025
Proposal: Installation of proposed rear & front dormers to create extended living accommodation
Address: 195A Burnage Lane, Manchester, M19 1FE
Ward(s): Burnage Ward

Applicant: Mr Tanveer Ahmed
Agent (if any): Mr Ahmed Choudhry, NADA Architects
Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 20 January 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 20 November 2025

Standard consultations:

Printed: 17 November 2025

Expired: 8 December 2025

Neighbour notifications

Printed: 17 November 2025

Expired: 8 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

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site relates to 195A Burnage Lane within the south Manchester ward of Burnage. The application site relates to a first floor flat which is accessed from Burnage Lane. The entrance sits close to the shop fronts of 195b and 195. The flat as existing benefits from four bedrooms, a bathroom, a family area and kitchen. As existing, the second floor is not used for residential accommodation, or for any other use according to the submitted existing floor plan. The wider building of 195 Burnage Lane consists of a two storey red brick, end-terraced mixed use building. The rear of the property benefits from extensions at ground and first floor level (see planning history for further details).

Description of area

The surrounding area is mixed. The property sits within a parade of shops on the ground floor and supporting accommodation on the first floor. Properties on the western side of Burnage Lane consist of residential and commercial properties. A new build dwelling with two front roof dormers can be seen at 185 and 185A Burnage Lane (see planning ref: 135496/FO/2022).

Description of development

The submitted application seeks planning permission for the installation of proposed rear & front dormers to create extended living accommodation.

The front dormers would have a pitched roof would consist of 2no. dormers, each with an approximate volume of 11 cubic metres.

The rear roof dormer would be large in scale and sit on the roof of the host property. The dormer would have an approximate volume of 42 cubic metres.

2no. windows and 1no. rooflight would be inserted in the primary elevation and 4no. windows within 2no. rooflights would be inserted in the rear elevation.

The dormer would create additional accommodation for the flat as the flat would be split over two floors. The following accommodation would be offered:

First floor: bedroom 1, bedroom 2, family area, storage, bathroom, study room, kitchen.

Second floor: bedroom 3 (with en-suite), bedroom 4, bedroom 5, play room, shower room.

No additional windows or doors would be inserted in the host property.

Materials to be used have been listed as:

- Proposed dark grey vertically hung tiles to match existing
- Proposed white uPVC window
- Proposed white Velux window
- Proposed EPDM rubber roofing membrane

No changes will be made to flat no.195C Burnage Lane, and no additional flat provision will be made as a result of the proposal.

Negotiations during the Course of the Application

Concern was raised with the scale and form of the proposed front dormers. The scale of the front dormers were amended, and the roof form was changed from a flat roof to a pitched roof.

Concern was raised that the accommodation could be used as an additional flat or turned into an HMO. The agent confirmed the additional accommodation was to support the applicant's family living in the existing first floor flat.

Further information was provided in respect of the proposed materials.

Planning History

049202/FO/SOUTH1/96- 195/195A, Burnage Lane- Alterations and change of use of ground floor launderette and shop into 2 self- contained flats and shop.
Refused 28 March 1996.

042075- 195a & 195b, Burnage Lane- Part single/ part two storey rear extension.
Approved 7 October 1992.

041264- 195a/195, Burnage Lane- Proposed erection of a part single/ part two storey extension at rear to enlarge ground floor shops and residential accommodation above.
Refused 30 July 1992.

Consultations & Notification Responses

Local Residents

No responses received from local residents.

Highway Services

Highways made the following comments:

Given that the proposed development will not increase the number residential dwellings, the number of vehicular trips associated with site is expected to be minimal. It is therefore accepted that the adjacent highway network can facilitate such additional demands with no highway safety or capacity concerns.

The site is well accessed by sustainable modes. Regular bus services and railway services are available within walking distance of the site.

There is no on-site car parking associated with the development and as such, all vehicular demands associated with the site are anticipated to contribute to the level of vehicles parked on-street. Noted that on-street parking does occur in the bays along Burnage Road. The resident's access will be retained via the yard.

Secure and sheltered cycle parking provision should be in place for the residents.

It is recommended that all fencing / railings adjacent to the adopted highway are visually permeable from a distance of 600mm upwards to ensure adequate visual permeability for child pedestrians.

It is requested that details on waste storage are provided. Request details on both the residents and commercial uses. Request details on waste collection point. It should be ensured that bins are not kept on the adopted highway.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email [-highwaylicences@manchester.gov.uk](mailto:highwaylicences@manchester.gov.uk).

Environmental Health

Environmental Health requested the following conditions be attached to any approval granted:

- Refuse
- NSE4(b) (Residential sound insulation AND overheating)

Issues

POLICY

The National Planning Policy Framework (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8. Promoting healthy and safe communities.

Chapter 12. Achieving well-designed places.

Draft National Planning Policy Framework (16th December 2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Of relevance to the application proposals the draft NPPF makes it clear that local planning authorities should amongst other things:

- Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision.
- Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals.
- Decisions on development proposals should apply a presumption in favour of sustainable development and this means that for development within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

The following specific policies are considered to be particularly relevant to the proposed development:

HC1: Planning for healthy communities (Chapter 16. Promoting health communities)

DP3: Key principles for well-designed places (Chapter 14. Achieving well-designed places)

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following adoption of Places for Everyone Joint Development Plan

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management),

Policy SP1 (Spatial Principles),

Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.6 For the avoidance of doubt, policies DC1.1 to DC1.4 apply to domestic houses, flats, houses in multiple occupation, nursing homes, rest homes and hotels.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Places for Everyone (2022-2039)

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.

The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policies are relevant:
i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for the installation of proposed rear & front dormers to create extended living accommodation. Given the agent has confirmed during the course of the application that the accommodation would provide additional living accommodation for the existing flat at 195A Burnage Lane, and there is a precedence of front roof dormers in the immediate context, the principle of development is considered acceptable in principle as many people prefer to alter and extend homes rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual /Residential Amenity

2no. front dormers would be sited on the front roof plane and 1no. large dormer would be installed within the rear roof plane. The dormer due to its nature would not give rise to any overbearing or loss of light implications, given the structures would sit at height. As such, consideration should be given to any possible loss of privacy as a result of the dormers.

The 2no. dormers to be inserted within the front elevation of the proposal would face onto Burnage Lane and face onto the One Stop Burnage Lane and the residential property of no.178 Burnage Lane. Given the property already benefits from windows at first floor level, there is already a level of overlooking onto the neighbour's opposite. As such, the insertion of an additional 2no. windows would not give rise to considerable harm beyond the existing levels.

The 1no. large rear dormer would face onto the alleyway of the rear of the terraced properties and face onto the properties along Firethorn Avenue. Given the orientation of the closest residential properties, the rear/ side gardens of such properties would most likely be impacted by the additional development. Given the development would sit within the host roof and not come as close to the common boundaries as the existing outrigger and extensions of the site, any level of overlooking would not be considered so severe to warrant a refusal on the scheme. Further, it is noted no objections from neighbours have been received during the course of the application.

1no. window within the rear elevation would relate to an en-suite and a condition to this effect would be attached to any approval granted. In addition, a condition would be placed on any approval granted restricting the further insertion of windows and doors beyond those approved by this consent.

The scale and roof form of the 2no. front roof dormers has been reduced during the course of the application, so there is not an excessive amount of facing dormer material leading to a bulky structure within the streetscene. The 1no. larger dormer to the rear has a ridge height no higher

than the existing and the dormer does not project further than the existing roof plane. It is considered to be an acceptable addition to the roof of the property, and as such, the dormers proposed are not considered to be a detrimental and overpowering feature.

During the course of the application, concern was raised that the accommodation could be used as an additional flat or turned into an HMO. The agent confirmed the additional accommodation was to support the applicant's family at the site, and the agent agreed to a condition being placed on any approval granted for the manner proposed. As such, it is not considered the proposed use of the extension would give rise to any adverse residential implications.

Due to the reasons stated above, there are no significant impacts associated in terms of residential or visual amenity. The scheme is considered to be in accordance with policies SP1 and DM1 of the Core Strategy and UDP policy DC1.

Design, Scale and Appearance

It is noted the proposal would result in 2no. front dormers. As can be seen at 185 and 185A Burnage Lane, front dormers have recently been introduced in the streetscene (see planning ref: 135496/FO/2022). There are examples of more historic front dormers sited to the south of the applicant site along Burnage Lane. Given the existing precedence, it would be unreasonable to refuse consent for such piece of development. The scale and roof form of the 2no. front roof dormers has been reduced and amended during the course of the application, so there was not an excessive amount of facing dormer material leading to a bulky structure within the streetscene. The pitched roof of the front dormer ensures it relates positively to the existing pitched elements within the host property. Given the attempt to reduce the harm of such dormers and as the facing dormer material would match that within the host property, such front dormers cannot be refused on the basis of design.

Permitted Development rights allow rear dormers to be obtained through the route of Permitted Development. It is noted that the rear dormer volume in combination with the front dormer would exceed such permitted development. It is also noted as the property is a flat there is no permitted development fallback. However, given the dormer would be situated on the host roof only and given the facing dormer material would match that within the host property, such element of works can be considered acceptable in this instance.

Materials to be used have been listed as:

- Proposed dark grey vertically hung tiles to match existing
- Proposed white uPVC window
- Proposed white Velux window
- Proposed EPDM rubber roofing membrane

Such materials are considered acceptable and would be conditioned within any approval granted and the materials chosen are considered acceptable in this instance.

On balance and in this instance, it is considered that the design and appearance of the proposed development can be supported, in accordance with Core Strategy Policies DM1 and EN1.

Bin Storage

Colleagues in Environmental Health and Highway Services requested further information on waste. However, no new flats would be created; rather an extension for an existing flat. As such. Bin storage would be unaffected by the proposal and so it would be unnecessary to

request such information. No conditions to this effect would be attached to any approval granted.

Car Parking

Parking would be unaffected by the proposal.

Residential Sound Insulation and Overheating

Environmental Health requested a residential sound insulation and overheating condition be attached to any approval granted. Given the limited scope of works and given Burnage Lane is not a classified road, such condition would be considered onerous for extension works and so would be omitted from any approval granted.

Cycle Storage

Colleagues in Highway Services requested a cycle store be provided as a result of the proposal. Given no additional flats would be created and there would be no additional residents, such condition would be onerous and omitted from any approval granted.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner, and further information has been supplied during the course of the application. Appropriate conditions have been attached to the approval granted.

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 this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

-Application Form, received by the City Council as Local Planning Authority on 31 October 2025.

-Drawing- Location Plan, received by the City Council as Local Planning Authority on 31 October 2025.

-Drawing- Proposed- Floor Plans, numbered 25-1404 (04)001 PL0, received by the City Council as Local Planning Authority on 9 January 2026.

-Drawing- Proposed- GA Second Floor Plan, numbered (05)001 PL2, received by the City Council as Local Planning Authority on 9 January 2026.

-Drawing- Proposed- GA Elevations, numbered (06)001 PL4, received by the City Council as Local Planning Authority on 9 January 2026.

-Drawing- Proposed- GA Site Plan, numbered (01)001 PL4, received by the City Council as Local Planning Authority on 20 January 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

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

-Dormer facing material: dark grey vertically hung tiles to match existing

-Windows: white uPVC

-Rooflights: white Velux

-Flat roof system: EPDM rubber roofing membrane

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.

4) The window in the second floor of the rear elevation relating to an en-suite of the development hereby approved 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 order to protect the amenity of neighbouring residents and in accordance with policies SP1 and DM1 of the Core Strategy.

5) 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 second floor of all elevations of the development hereby approved, without planning permission being granted by the Local Planning Authority.

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

6) 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 part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Informatives

1) Highway arrangements:

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email [-highwaylicences@manchester.gov.uk](mailto:highwaylicences@manchester.gov.uk).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

203A Burnage Lane, Manchester, M19 1FE
180 Burnage Lane, Manchester, M19 1EF
GND, 203 Burnage Lane, Manchester, M19 1FE
195B Burnage Lane, Manchester, M19 1FE
195C Burnage Lane, Manchester, M19 1FE
3 Avon Road, Manchester, M19 1HP
11 Firethorn Avenue, Manchester, M19 1FP
203 Burnage Lane, Manchester, M19 1FE
195 Burnage Lane, Manchester, M19 1FE
193 Burnage Lane, Manchester, M19 1FE
193A Burnage Lane, Manchester, M19 1FE
1A Avon Road, Manchester, M19 1HP
9 Firethorn Avenue, Manchester, M19 1FP
1 Avon Road, Manchester, M19 1HP
13 Firethorn Avenue, Manchester, M19 1FP
178 Burnage Lane, Manchester, M19 1EF

Appendix 2 – Planning constraints

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