

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144731/FO/2025
Date registered valid: 9 December 2025
Proposal: Alterations to side dormers from flat roof to pitched roof.
Address: Ketumati Buddhist Vihara, 21 Moor Road, Manchester, M23 9BQ
Ward(s): Brooklands Ward

Applicant: Venarable Pidiville Piyatissa Ketumathi Buddhist Viharaya
Agent (if any):
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 28 January 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 14 January 2026

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 16 December 2025

Expired: 9 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

The property associated with this planning application is 21 Moor Road, which has been a functioning Buddhist Temple with living accommodation for monks since 2013. The property is a two-storey detached property which features white render and white uPVC window frames. As existing, the property features six flat roof dormers. The property features its own private driveway/ walkway from Moor Road.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The surrounding area is mainly residential in nature; the property is surrounded by three storey flat blocks and a mixture in design of residential dwellings. The area benefits from pockets of green space, including Baguley Brook and nearby playing fields. The surrounding area also benefits from sustainable transport links, including multiple bus routes and two tram stops situated on Moor Road.

Description of development

The applicant is seeking planning permission for alterations to side dormers from a flat roof to a pitched roof.

Consultations & Notification Responses

Neighbours, as per appendix 1- no comments or objections.

Policy

The following policies are considered relevant in the consideration of this application.

The Manchester Core Strategy- Development Plan Document 2012- 2027 (The Core Strategy) was adopted by the City Council on the 11th of July 2012, it is a key document for the local plan which provides a framework that planning applications are assessed against.

Policy DM1- Development Management

Policy SP1- Spatial Principles

The National Planning Policy Framework (December 2024)- The Government's own planning policies for England and how they are expected to be applied.

-Chapter 8- Promoting healthy and safe communities

-Chapter 12- Achieving well-designed and beautiful places

The DRAFT National Planning Policy Framework (December 2025)- The Government's new national planning policies and how they are considered to be implemented through local authorities. Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it.

Achieving Sustainable Development

Policy S3- Presumption in favour of sustainable development

Policy S4- Principle of development within settlements

Achieving Well-Designed Places

Policy DP3- Key principles for well-designed places

Policy DP4- The design process

Places for Everyone- 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 (Bolton, Bury, Rochdale, Oldham, Tameside, Stockport, Manchester, Trafford, Salford, Wigan) and took into 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 seeks to ensure that any new built development enhances or creates character, meets local needs and enhances the built environment and its design, scale and appearance of the proposed development that is appropriate to its context.

Planning History

- 00715/FU/2012- Change of Use from Youth Centre (Sui Generis) to Buddhist Temple with ancillary living accommodation for three resident monks (Sui Generis), including minor elevational alterations and the creation of a 15-space car park. Approved.
- 117244/FO/2017- Erection of a single storey side extension together with elevational alterations and installation of ramp Approved.
- OTHFP/19/00067- Single storey rear extension to form new dining room to Buddhist Temple Approved.

- OALFP/14/01348- Roof replacement works to youth centre Approved.

Siting and Scale

The alterations to the existing dormers would result in a pitched roof. The height would increase from 1.8m to approximately 3.8m. The pitched roof would measure to 3.8m total sloping down to meet the eaves at 1.8m. The roof of the dormers would project forwards of the original dwellinghouse by a total 4.5m. The addition of the pitched roof to the flat roof of the dormer would increase the mass and bulk, however the positioning of the dormers 1m below the ridge and 2.2m from the eaves, would ensure that the proposal would not introduce an overbearing feature into the area.

The overall siting and scale of the proposal is acceptable as the development is understood as being subservient to the host dwellinghouse and given the remaining amenity space to the rear, the proposed layout is considered to be acceptable in this instance. The proposal is not considered to cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area.

Appearance and Visual Amenity

The alterations of a pitched roof would result in an improved appearance of the dormers and structural integrity, situated on the front elevation of the dormer would be a detailed pattern that would add architectural value to the property. All six dormers would be matching in appearance and uniform. Matching materials would be utilised so the dormers would blend with the existing property, the roof tiles would match the existing and the dormers would be built with matching colour render to the existing.

The use of the matching materials would ensure that the overall character of the property and its surrounding area should not be significantly harmed by these works. The alterations to the roof is not considered excessively large or bulky and a materials condition has been attached to ensure that materials are adhered to pursuant with the Manchester Core Strategy Development Plan Document Policies SP1 and DM1.

Residential Amenity

The closest neighbour to the site is situated 10m away, no. 11 Newlands Road. The proposed development is not considered to cause any significant residential amenity implications. The alteration to the roof would not affect the existing levels of privacy and would not provide any more onlooking than that is currently existing. The dormer would not impact the path of light to the neighbouring properties significantly beyond that of the host dwellinghouse itself.

Given there has been no objections and due to the nature of the development, it is not considered the proposal would give rise to any residential amenity impacts upon the neighbouring properties including issues relating to privacy, onlooking, overshadowing or loss of light.

Conclusion

Given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting and scale, appearance impact upon visual and residential amenity, waste storage and parking as it broadly complies with policies DM1 and SP1 of the Manchester Core Strategy and Chapter 12 of the National Planning Policy Framework and Policies JP-P1 of the Places for Everyone joint development plan document.

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. No significant problems have arisen during the consideration of this application, and the application has been determined in a timely manner in accordance with the policies with the development plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- (1)** The development must have begun no later than the expiration of three years beginning with the date of permission. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act of 1990.
- (2)** The development hereby approved shall be carried out in accordance with the following documents:

Drawing existing and proposed, ref- KRC/2025/11/002

Location plan, ref- KRC/2025/11/002

Received on 9 December 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 used in the external surfaces of the development hereby approved shall be as follows:

- *[Roofing tiles: to match the existing]*
- *[Render: to match the existing]*

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

11 Newlands Road, Manchester, M23 9BJ
7 Newlands Road, Manchester, M23 9BJ
3 Newlands Road, Manchester, M23 9BJ
19 Moor Road, Manchester, M23 9BQ
228 Lawnhurst Avenue, Manchester, M23 9RQ
222 Lawnhurst Avenue, Manchester, M23 9RQ
220 Lawnhurst Avenue, Manchester, M23 9RQ
210 Lawnhurst Avenue, Manchester, M23 9RQ
18 Withenfield Road, Manchester, M23 9BS
16 Withenfield Road, Manchester, M23 9BS
Flat 13, 242 Lawnhurst Avenue, Manchester, M23 9SB
Flat 12, 242 Lawnhurst Avenue, Manchester, M23 9SB
Flat 11, 242 Lawnhurst Avenue, Manchester, M23 9SB
Flat 10, 242 Lawnhurst Avenue, Manchester, M23 9SB
Flat 9, 242 Lawnhurst Avenue, Manchester, M23 9SB
Flat 8, 242 Lawnhurst Avenue, Manchester, M23 9SB
Flat 7, 242 Lawnhurst Avenue, Manchester, M23 9SB
Flat 6, 242 Lawnhurst Avenue, Manchester, M23 9SB
Flat 5, 242 Lawnhurst Avenue, Manchester, M23 9SB
Flat 4, 242 Lawnhurst Avenue, Manchester, M23 9SB
Flat 3, 242 Lawnhurst Avenue, Manchester, M23 9SB
Flat 2, 242 Lawnhurst Avenue, Manchester, M23 9SB
Flat 1, 242 Lawnhurst Avenue, Manchester, M23 9SB
Flat 8, 240 Lawnhurst Avenue, Manchester, M23 9SB
Flat 7, 240 Lawnhurst Avenue, Manchester, M23 9SB
Flat 6, 240 Lawnhurst Avenue, Manchester, M23 9SB
Flat 5, 240 Lawnhurst Avenue, Manchester, M23 9SB
Flat 4, 240 Lawnhurst Avenue, Manchester, M23 9SB
Flat 3, 240 Lawnhurst Avenue, Manchester, M23 9SB
Flat 2, 240 Lawnhurst Avenue, Manchester, M23 9SB
Flat 1, 240 Lawnhurst Avenue, Manchester, M23 9SB
5 Newlands Road, Manchester, M23 9BJ
226 Lawnhurst Avenue, Manchester, M23 9RQ
224 Lawnhurst Avenue, Manchester, M23 9RQ
212 Lawnhurst Avenue, Manchester, M23 9RQ
208 Lawnhurst Avenue, Manchester, M23 9RQ
206 Lawnhurst Avenue, Manchester, M23 9RQ
9 Newlands Road, Manchester, M23 9BJ
1 Newlands Road, Manchester, M23 9BJ

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 (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

