MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143784/FH/2025
Date registered valid:	14 October 2025
Proposal:	Erection of a part single, part two-storey side and rear extension together with rear dormer and hip to gable conversion and rooflights to front and rear
Address:	45 Milford Drive, Manchester, M19 2SA
Ward(s):	Levenshulme Ward
Applicant:	Mrs Ayesha Ansari
Agent (if any):	Mr Mohammed Nasar Ishfaq JAAN Architects Ltd
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**09/12/2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 31/10/2025

Standard consultations:
Printed: 23 October 2025 Expired: 13 November 2025

Neighbour notifications
Printed: 23 October 2025 Expired: 13 November 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
The application relates to a two-storey semi-detached class C3 family dwelling on Milford Drive. The property is finished in red brick and render with a single storey rear outrigger and single storey garage to the side. To the front of the property there is hardstanding for car parking and a private garden to the rear.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
Milford Drive is a residential street in the Levenshulme Ward, consisting of two-storey semi-detached and detached family dwellings. Highfield Country Park borders the site to the rear.

Description of development
The applicant is seeking permission for the erection of a part single, part two storey side and rear extension with dormer and associated hip to cable conversion and roof lights to provide additional living accommodation.

Consultations & Notification Responses
Environmental Health – No objection to the proposal

Neighbours, as per appendix 1 – 1no. neutral comment received, the comment suggest installing a swift brick in the scheme to support local wildlife population.

Policy
The Manchester Core Strategy Development Plan Document 2012-2027 –
The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas

Extant Unitary Development Plan (UDP)
The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

Places for Everyone
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 following policies are relevant:

- JP-S1- Sustainable development

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):

- an economic objective
- a social objective and
- 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 and beautiful places.

Principle

The submitted application is for the erection of a side and rear extension plus rear roof dormer and hip to gable conversion to provide additional living accommodation. This is considered acceptable in principle as many people prefer to alter or 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 alteration would give rise to any significant additional waste or car parking pressures.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application. The proposed dormer is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Sitting, Scale and Mass

The proposed side extension would be part single storey, part two storey, with the single storey element sitting in the same position as the existing garage, projection out to the side of the house by 2680mm, up to the shared boundary with the neighbouring property, the roof on this section would be hipped with an eaves hight of 2910mm, and a height of 3670mm where it joins the main house.

The first-floor side addition would be set back from the front of the main house by 4520mm, extending to the rear 3000mm beyond the main house. It would have a hipped roof, with a ridge set around 1.3m below the ridge of the main house to aide in subservience.

To the rear the extension would also be part single part two storey, projecting back from the main house by 3000mm, the ground floor element would span the width of the house and side extension, extending up to the shared boundary with the adjoining property. The first-floor element would also project back by 3000mm, set in from the adjoining property by 2750mm. The proposed additions are within the recommended limit of 3650mm for residential extension. The first-floor roof would be hipped with a maximum height of around 7.1m, roughly 1.3m below the height of the main roof ridge.

The proposed dormer spans the width of the original house, leaving gaps of 150mm to party wall and 350mm to the edge of the roof, it would be set in from the eaves by around 200mm and would be in line with, but not taller than, the roof ridge. In terms of scale alone the dormer is within the limit of permitted development.

Overall, the proposed additions are considered to be subservient to the host dwellinghouse in terms of its dimensions and would not result in 'excessively large or bulky' addition to the property.

Residential Amenity
As with most extensions on semi-detached properties, there is likely to be a degree of overshadowing from the extension at dusk and dawn when the sun is lower. However, in this case, the neighbouring property has built form along the side elevation, additionally the proposed rear elements would project back by 3m which is in the within the limitations set out in the UDP. The first-floor rear extension is set in from the adjoining property by 2750mm to further reduce any potential overshadowing on first floor habitable room windows.

In terms of overlooking, all windows on the proposed extension will face either the front or rear. The two windows on the side elevation (first floor and dormer) will be obscurely glazed and conditioned accordingly. The property benefits from backing onto Highfield Country Park, so all rearward facing windows will overlook trees/greenspace and not adjoining properties/gardens.

The proposed rear dormer is not expected to cause issues related to overshadowing, loss of light, or outlook, nor will it introduce an overbearing presence due to its siting and position on the roof. Existing levels of residential amenity would not be significantly affected. The dormer will also not compromise privacy, as the rear-facing windows are set back from the eaves, and the side facing window is obscurely glazed providing no greater degree of overlooking than existing first-floor rear windows.

In addition, no objections were raised to the application in the neighbourhood consultation stage. Overall, the proposal complies with Policy DC1 of the UDP and Policies SP1 and DM1 of the Core Strategy.

Visual Amenity
When viewed from the public highway, side extension and hip to gable conversion would be visible, with the dormer and rear sections generally not visible in the street scene. The proposed side extension, when viewed from the front, projects to the side by 2680mm and will be finished in brickwork with windows to match the main house. The ground floor section will sit in the same footprint as the existing garage. The first-floor section will be set back by more than 4m, this large setback ensures there would be no terracing effect when viewed from the street.

The rear extension will be finished in brickwork with uPVC windows to match the main house. The roof at both ground and first floor will be hipped and tiled to match the main house. As it is not visible from the public highway, it is considered to have minimal impact on the visual amenity of the area.

The proposed dormer will be finished in tiles to match the roof of the main house, with 1no uPVC windows on the rear elevation and 1no window on the side elevation (to be conditioned as obscurely glazed). The hip to gable conversion would also feature 2no skylight windows on the front roof slope. The dormer and hip to gable is relatively standard in design, and with materials to match, it is not anticipated to have a negative impact on the visual amenity of the area.

The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Waste Storage
The current waste storage arrangements would remain unchanged, with the existing dense vegetation boundary treatment to the front remaining in place

Parking

The side extension would come no further forward than the existing garage, with the same amount of hardstanding retained.

Conclusion
Given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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: Approved

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. 3-year time limit:
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. Specified plans:
The development hereby approved shall be carried out in accordance with the following drawings and documents:

a. Drawing – Proposed Elevations and Floor Plans – 19 November 2025 – Ref: 45MIL001

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Specified materials:
The materials used in the walls, roof or other element of any exterior work of the development hereby approved shall be similar in appearance to the materials used in the majority of the equivalent element of 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 Core Strategy and the requirements of the National Planning Policy Framework.

4. Additional glazing restriction:
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

5. Obscure Glazing:
The window(s) in the first floor of the side elevation, and the side of the rear roof dormer 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.

Informative
1. Swift Bricks:
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

Environmental Health

47 Milford Drive, Manchester, M19 2SA
27A Corringham Road, Manchester, M19 2RG
27 Corringham Road, Manchester, M19 2RG
28 Milford Drive, Manchester, M19 2SB
43 Milford Drive, Manchester, M19 2SA

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Historic Landfill Site 50m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA