Planning

Growth & Development

Delegated officer report for planning application

Application no.	144246/FH/2025
Date registered valid:	10 October 2025
Proposal:	Installation of a rear dormer and two roof windows on front facing pitched roof and single storey rear/side extension.
Address:	39 Nicolas Road, Manchester, M21 9LG
Ward(s):	Chorlton Ward
Applicant:	Laurence Green
Agent (if any):	Mrs Magdalena Haener, Pride Road Manchester South
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**2nd February 2026**



Application details
Type of application: Full Householder Application
Development type: Householder
Date of site visit: 11 November 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 site relates to a two-storey, large semi-detached property located within the Chorlton ward area of Manchester. The dwelling features brick bays to the front elevation, a timber decorative canopy over the main entrance, and a single-storey timber structure to the side. To the rear, the property includes a two-storey outrigger. The site benefits from a small garden to the front and a landscaped garden to the rear.



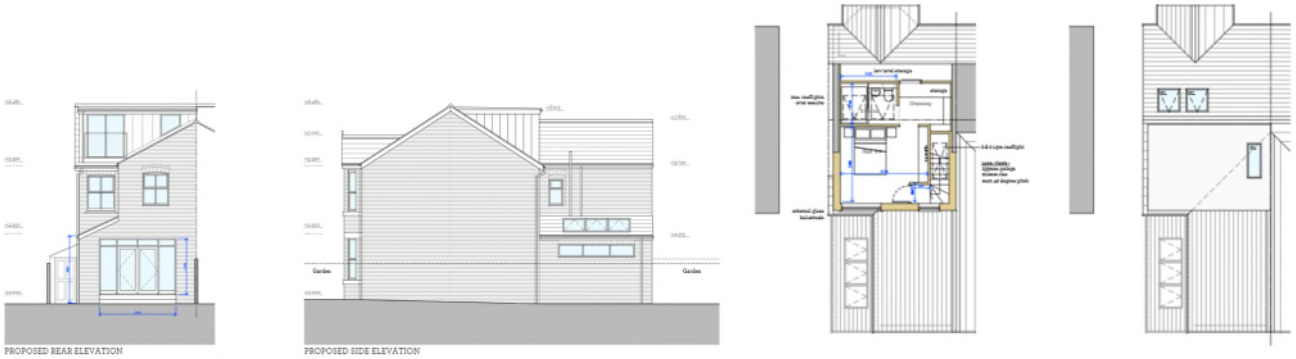
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

This area is predominantly residential in nature

Description of development

The applicant is seeking planning permission for the installation of a rear dormer and two roof windows on front facing pitched roof and single storey rear/side extension



Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received.

Chorlton Civic Society – no comments received as a result of this proposal

Policy and Issues

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.
- Policy DC1 for Residential Extensions is still considered of relevance.
- The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- Policy DM 1 - Development Management
- Policy SP1 - Spatial Principles
- Policy EN1 - Design Principles
- Policy EN19 - Waste Management
- The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.
JP-S1: Sustainable Development
JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

Draft National Planning Policy Framework (December 2025) - The National Planning Policy Framework (NPPF) sets out the Governments' planning policies for England and how these should be applied. A draft revised NPPF was published for consultation on 16 December 2025. The consultation period runs for 12 weeks and will close on 10 March 2026.

The draft NPPF proposes significant changes to the structure and content of national policy. These include a move to Local Plan-style policy sections, a clearer distinction between planning making and decision-making policies, and the reintroduction of strategic planning through Spatial Development Strategies. Other notable changes include an expanded presumption in favour of sustainable development, policies promoting higher densities around transport hubs, and support

for small and medium-scale housing schemes through a new "medium development" category. The draft also integrates Nation Development Management Policies, strengthens climate change and biodiversity policies, and introduces measures to encourage clean energy and critical minerals development.

Once adopted, the revised NPPF will replace the current framework and form a key part of national planning policy. At this stage, as the document is subject to consultation and has not yet been finalised, while still a material consideration, it can only be afforded limited weight in the determination of planning applications. In this instance, the relevant sections is outlined below:

Policy L4 (Residential Extensions) - This policy states that development proposals to extend existing dwelling houses should blend effectively with the existing building and its immediate surroundings in terms of its scale and form; and maintain acceptable living standards for current and new occupiers in terms of access to daylight, sunlight, privacy and external amenity space.

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

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.

On balance, the proposed changes are deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History relating to 39 Nicolas Road

Previous planning applications relating to this site as follows.

121892/LP/2018 - Recv: 20.11.2018 - Application Approved - 14.01.2019 39 Certificate of Lawful proposed development for the erection of a rear dormer.

121889/PDE/2018 - Recv: 19.11.2018 - Conditional extension - GPD - 20.12.2018 - Larger Homes extension for the erection of a single storey rear extension. measuring 5.16 metres projection, to a height of 3 metres to the eaves and 3.9 metres to the ridge.

Residential Amenity

The applicant is seeking planning permission for the installation of a rear dormer and two roof windows on front facing pitched roof and single storey rear/side extension

The extension would infill the area adjacent to the existing outrigger, extending from the rear wall of the property for a length of 5.030m and a width of approximately 1.8m. The development would not project beyond the existing side wall of the dwelling and would retain a gap to the shared boundary with the adjacent property at No. 41 Nicolas Road.

The extension would have an eaves height of 3.008m and a ridge height of 3.905m. The roof form would be mono-pitch, sloping away from the host property, and would incorporate three roof lights.

The proposal includes three high-level windows on the side elevation facing No. 41 Nicolas Road. Due to their position and height, it is not anticipated that these windows would result in overlooking or loss of privacy. French doors are proposed on the rear elevation to provide access to the garden.

The scale and design of the extension are considered proportionate to the host dwelling and would not result in harm to the character of the property or the wider area. The retention of a gap to the shared boundary and the use of high-level windows ensures that the proposal would not adversely impact the residential amenity of the neighbouring property in terms of overlooking or loss of privacy.

While the extension spans a considerable length along the shared boundary, the design mitigates potential impacts through the use of a sloping roof that reduces the perceived bulk and scale when viewed from the neighbouring property. The maximum height of 3.0m at the lowest roof height, is considered modest and unlikely to result in significant overshadowing or loss of outlook. The design is sympathetic to the neighbouring amenity and is not considered to result in an overbearing impact. In addition, no objections have been received, and the proposal is considered to comply with the relevant policies.

The proposed extension would be located at the rear of the property and would not be visible from the public highway, therefore would not feature in the street scene. While the surrounding properties have undergone various alterations and extensions over time, the character of the area has been broadly retained. The proposed development is in keeping with this evolving context and is considered to have an acceptable appearance. Its impact upon visual amenity is therefore considered negligible.

Dormer

The applicant proposes the installation of two roof lights to the front roof and construction of a rear flat roof dormer window which would be in line with the existing ridge height, on the shared boundary with the adjoining semi detached property and set in from the edge of the gable wall to the side of the property. A Juliet balcony and a window are proposed overlooking the rear of the garden area. Although it is proposed to install a Juliet balcony, it is generally observed that this style of balcony has a similar effect as a window due to its design effectively being non projecting, this is considered to be acceptable and would not provide any further overlooking than that of a bedroom window.

The City Council considers the addition of a dormer to the roof acceptable especially given that the ridge height is no higher than the existing. Other properties within the area have also extended within the roof space with similar size dormers. It is therefore considered that the dormer would not provide a detrimental outlook on the adjoining properties or the surrounding area and is not believed to impact unduly upon the visual amenity or character of the area.

The proposal as a whole 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 and dormers in this locale. Sited at the rear of the property, the proposal would not be visible within the street scene however, its use of similar materials would provide an appropriate appearance with the host dwellinghouse, ensuring that it does not form a prominent visual feature. Hence, the resulting impact on the character of the property and its surrounding area would be acceptable. should not be significantly harmed by these works.

Overall, it is considered that the proposal is acceptable and can be acceptably accommodated at the application property. The footprint is not considered to create a bulky or disproportionate scale addition to the property. In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore the proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan.

Scale and Mass

The size and footprint of the proposal is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the design, scale and appearance of the proposed changes are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposed extension and dormer is considered to be in keeping with the existing dwelling and surrounding properties. The application specifies the use of matching brickwork and roof tiles, which will help ensure visual continuity with the host property, in addition, the dormer walls are proposed to have dark grey zinc. A condition has been attached to secure the use of these materials.

The overall design reflects what is typically expected of a single-storey rear extension and dormer window and does not introduce any features that would be out of character with the area. It is not considered to result in any undue harm to residential amenity or the established character of the locality.

On balance, the design and appearance of the proposed development are considered acceptable and in accordance with Core Strategy Policies DM1 (Design and Amenity) and EN1 (Design Principles).

Waste storage

The property would continue to use the current storage and collection methods on site and maintains external access to the rear of the property. Therefore, the proposal complies with policy EN19 of the Manchester Core Strategy

Conclusion

On balance, it is believed that the proposal would not interfere with the character of the area and in terms of residential amenity it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

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

Positive and proactive working 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. The application has been determined in a timely manner and in accordance with the policies within the Development Plan

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:

Received 10th October 2025 numbered 05C Proposed Floor Plan
Received 18th December 2025 numbered 06D Proposed Loft and Roof Space
Received 18th December 2025 numbered 07D Proposed Building Section
Received 18th December 2025 numbered 08F Proposed Elevations

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

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

- [Ground Floor Extension in brick to match existing]
- [Dormer walls in Dark Grey Zinc]
- [Roof tiles: Ground Floor in slate colour]

- [Dormer roof in grey EPDM

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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework

Appendix 1 – List of consultees & neighbours notified

Chorlton Civic Society

29 Sibson Road, Manchester, M21 9RH
33 Nicolas Road, Manchester, M21 9LG
48 Nicolas Road, Manchester, M21 9LR
18 Sibson Road, Manchester, M21 9RH
46 Nicolas Road, Manchester, M21 9LR
44 Nicolas Road, Manchester, M21 9LR
40 Nicolas Road, Manchester, M21 9LR
43 Nicolas Road, Manchester, M21 9LG
41 Nicolas Road, Manchester, M21 9LG
37 Nicolas Road, Manchester, M21 9LG
35 Nicolas Road, Manchester, M21 9LG
16 Sibson Road, Manchester, M21 9RH
42 Nicolas Road, Manchester, M21 9LR

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) -
Area Team Boundary - Name: SOUTH AREA