Planning

Growth & Development

Delegated officer report for planning application

Application no.	144689/FH/2025
Date registered valid:	12 December 2025
Proposal:	Installation of rear roof dormer.
Address:	8 Meadow Bank, Manchester, M21 8FP
Ward(s):	Chorlton Ward
Applicant:	Mrs Naomi Smith
Agent (if any):	Material Studio Architects
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**3 February 2026**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 8 January 2026

Standard consultations:
Printed: 17 December 2025 Expired: 10 January 2026

Neighbour notifications
Printed: 17 December 2025 Expired: 10 January 2026

Site notice
Posted: 8 January 2026 Expired: 29 January 2026

Press advert
Published: 23 December 2025 Expired: 16 January 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Chorltonville Conservation Area 1992

Tree Preservation Order: No

The application site relates to 8 Meadow Bank within the south Manchester ward of Chorlton. The site relates to a two storey, semi-detached property, featuring a projecting gable front with bay window on the ground floor, and the property is constructed of part red brick/ part white render. The front door sits within a recess framed by a brick archway. Brick details include projecting sills and stone banding running up to the first floor from front to rear. Gardens are to the front and rear with off road car parking to the front. Access is taken along the side. A small, detached shed is sited within the rear amenity space. A single storey rear extension is sited at the property, see planning history for further details.

Description of area
The area is predominantly residential in character and falls within the Chorltonville Conservation Area. The style of the houses within this area are arts and craft type with grass verges and tree lined roads.

Description of development
The submitted application seeks planning permission for the installation of rear roof dormer.

The rear roof dormer would offer additional accommodation to the applicant in the form of two bedrooms. The dormer would have an approximate volume of 22 cubic metres. The dormer would be set in from both edges of the roof and would be set back from the eaves of the roof by 0.7 metres.

The proposal would involve the insertion of two windows within the rear elevation. A new rooflight would be inserted in the primary elevation of the host property.

Materials to be used have been listed within the proposal as:
-tiled dormer (to match existing roof)
-flat roof sika single ply roof
-alumimum bifold windows
-roof light.

Negotiations during the Course of the Application

Concern was raised within the initial scheme in respect to the proposed size of the dormer being sited within a designated area and so the size of the dormer was reduced during the course of the application. Window patterns within the proposed dormers were also considered and subsequently amended.

Further information was supplied in respect of the proposed materials.

Planning History

140107/TCA/2024- Chorltonville- Works to trees - proposed pruning, felling and replanting works to trees across Chorltonville.
No objection 09.07.2024

136011/FH/2023- Erection of a single storey rear extension following demolition of existing rear outrigger.
Approved 24.04.2023

135223/TCA/2022- Application Pending Decision - Various Locations Within Chorltonville, Manchester, M21 8EF, Works to trees - proposed felling of T34 4m Hawthorn, T279 4m Cherry, T264 8m Cherry and T32 5m Crataegus

129415/TCA/2021- Works to trees - Proposed pruning works to T1 - Sycamore, G1 - Mixed group of Beech and Silver Birch trees.
No objection 11.03.2021

115536/TCA/2017- Works to trees - proposed pruning works to trees in rear garden.
Application Approved 20.03.2017

110992/TCA/2016/S1- Works to tree - proposed pruning works to trees in rear garden.
Application Withdrawn 07.03.2016

106946/TCA/2014/S1- South Drive- Works to trees - proposed various works to trees across the Chorltonville Conservation Area including some removals and replacement planting.
Application Approved 06.11.2014

105703/TCA/2014/S1- Works to trees - proposed removal of a dead Willow and Rowan tree and pruning works to a Cherry tree.
Application Approved - 26.06.2014

103939/TCA/2013/S1- Trees Within Chorltonville Conservation Area, South Drive- Works to various trees in Chorltonville Conservation Area.

Application Approved 26.11.2013

076712/TCA/2005/S1- NOTIFICATION OF INTENT TO CARRY OUT WORKS TO TREES WITHIN CHORLTONVILLE CONSERVATION AREA to prune various trees in garden
Application Approved 13.09.2005

62082/TCA/SOUTH1/01- 6/8 Meadow Bank- NOTIFICATION OF INTENT TO CARRY OUT WORKS TO TREES WITHIN CHORLTONVILLE CONSERVATION AREA To top/lop trees
Application Approved 14.08.2001

062133/TCA/SOUTH1/01- 6-8 Meadow Bank- WORKS TO TREES WITHIN CHORLTONVILLE CONSERVATION AREA, Lopping of Silver Birch and Rowan trees
Application Approved 14.08.2001

Consultations & Notification Responses

Local Residents

Local residents were consulted but no responses were received.

Chorltonville Owners Committee

No responses were received during the course of the application.

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 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),
Policy EN3 (Heritage).

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).

DC18.1 states that the Council will give particularly careful consideration to development proposals within Conservation Areas.
a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:
i) the relationship of new structures to neighbouring buildings and spaces;
ii) the effect of major changes to the appearance of existing buildings;
iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
iv) the effect of signs and advertisements;
v) any further guidance on specific areas which has been approved by the Council.
b. The Council will not normally grant outline planning permission for development within Conservation Areas.

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 CABE 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.

Listed Building Act

Section 72 provides an exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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 rear roof dormer. This 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 Chorltonville Conservation Area and impact on the neighbouring properties' residential amenity. Discussions have taken place with the agent in respect of the proposed materials and the proposed scale of the dormer given the property's location within a designated area. 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

The dormer would sit on the existing gable roof and would encompass much of the existing roof, although is set in from both sides of the roof, as well as being set back 0.7 metres from the eaves of the roof. The dormer due to its nature would not give rise to any overbearing or loss of light implications.

2no. windows would be inserted in the rear elevation of the dormer window and would relate to one of the proposed bedrooms. It is noted that the proposed 2no. windows would face into the rear garden of the site and in the direction of the surrounding neighbours along Meadow Bank and to neighbours to the rear along The Willows. Given the dormer would come no further forward than the existing rear elevation of the property and given there is already a level of overlooking to the neighbouring property given the existing relationship with the first floor rear windows, any level of overlooking from the proposed rear dormer would not be severe.

The 1no. additional rooflight to be inserted within the front roof plane of the host property would not give rise to any adverse privacy implications given the angle of the proposed windows and given such windows would look onto the street only.

A condition would be placed on any approval granted restricting the further insertion of windows and doors beyond those approved by this consent.

The ridge height of the dormer is 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 dormer is not considered to be a detrimental and overpowering feature and would not be visible from the streetscene.

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

Permitted Development rights allow rear dormers to be obtained through the route of Permitted Development, however, as the property sits within the Chorltonville Conservation Area this is not possible. The proposed dormer has a volume of 22 cubic metres and as such, the proposal would comply with the volume restriction set under permitted development.

Amendments were made during the course of the application, for the dormer to have a further set back from the eaves (0.7 metres). The dormer is set below the ridge height of the host property. As such, the form of the dormer is acceptable, pursuant to Policy DC1 of the UDP.

Conversations took place with the agent during the course of the application in respect to the proposed materials.

The proposed materials have been listed as:
-tiled dormer (to match existing roof)
-flat roof sika single ply roof
-alumimum bifold windows
-roof light.

The materials chosen are considered acceptable, especially the dormer facing material which would match the roof tiles of the host property. This approach is welcomed given the property sits within the designated area. The materials list provided by the agent 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.

Chorltonville Conservation Area

The property sits within the Chorltonville Conservation Area.

The property lies within the Chorltonville Conservation Area. Chorltonville is an Arts and Crafts style housing estate with grass verges and tree-lined roads, which gives the estate its special ‘garden village’ character. Development control in Chorltonville is aimed at encouraging development which ensures the continued prosperity of the area whilst paying attention to its special architectural and visual qualities.

Policy EN3 of Manchester’s Core Strategy requires that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas including conservation areas.

Saved UDP Policy 18 considers the relationship of new structures to neighbouring buildings, in relation to conservation areas.

It is noted that if the applicant site did not sit within a designated area, the size and scale of the dormer extension could be achieved through permitted development.

The proposed rear dormer would have a limited impact on the neighbouring properties due to its siting at height and given the dormer is considered to be of a size that retains the original

character of the roof; the ridge height of the dormer is no higher than the existing and given the dormer does not project further than the roof plane.

Concern was raised within the initial scheme in respect to the proposed size of the dormer being sited within a designated area and so the size of the dormer was reduced during the course of the application. Windows patterns within the proposed dormers were also considered and amended to more closely reflect the window patterns within the first floor of the host property.

Further information was supplied in respect of the proposed materials. Given the dormer facing material would match the host property, the proposal is considered to relate sympathetically to the existing property and the character of the Conservation Area.

In addition, the rear dormer would not be easily seen from the vantage points within the Conservation Area.

Further, there is a precedence of rear roof dormer extensions within the Chorltonville Conservation Area. The set back of the dormer has been amended to more closely reflect the set back as seen within surrounding approved dormers. This includes:
55 Brookburn Road, planning ref: 128330/FH/2020 (The current proposal follows the same setback as this previously approved application).
36 Meadow Bank, planning ref: 135284/FH/2022
7 The Thorns, planning ref: 137766/FH/2023
3 East Meade, planning ref: 130575/FH/2021
18 Meadow Bank, planning ref: 107622/FH/2014/S1
52 Brookburn Road, planning ref: 098975/FH/2012/S1

The above examples highlight the acceptability of rear roof dormers as new additions to the Conservation Area if carefully considered by the LPA. Therefore, it is not considered that the development would undermine the residential character of the Chorltonville Conservation Area, given the acceptability of such development previously.

On balance, it is considered that the proposed development would cause the lower end of less than substantial harm to the conservation area and therefore would be in accordance with, relevant policies and the tests within the NPPF with public benefits outweighing any harm. In line with paragraph 202 of the NPPF, where less than substantial harm occurs, public benefits are required to mitigate against that harm. The character of this part of the conservation area contains recent and more modern additions and interventions, including the roof form that can be seen within the applicant's rear single storey extension. On reflection, the current proposal being assessed is considered small in nature and would not drastically alter the character of the Conservation Area.

Bin Storage

Bin storage would be unaffected by the proposal.

Car Parking

Off street car parking would be unaffected by the proposal.

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
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 a revised scheme 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 12 December 2025.

-Location Plan, numbered LP2216-3-001, received by the City Council as Local Planning Authority on 4 December 2025.
-Ground &First Floor Plan, numbered LP2216_3_200, received by the City Council as Local Planning Authority on 4 December 2025.
-Loft & Roof Plan, numbered LP2216_3_201 A, received by the City Council as Local Planning Authority on 27 January 2026.
-Front & Side A Elevation, numbered LP2216_3_300A, received by the City Council as Local Planning Authority on 27 January 2026.
-Rear & Side B Elevation, numbered LP2216_3_301A, received by the City Council as Local Planning Authority on 27 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 those as specified within approved plan ‘Rear & Side B Elevation, numbered LP2216_3_301A’, received by the City Council as Local Planning Authority on 27 January 2026.

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 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 windows, doors or other openings shall be installed in the second floor of the two side 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.

Appendix 1 – List of consultees & neighbours notified

Chorltonville Owners Committee

6 Meadow Bank, Manchester, M21 8FP
1 The Willows, Manchester, M21 8FQ
74 South Drive, Manchester, M21 8FB
2 The Willows, Manchester, M21 8FQ
3 The Willows, Manchester, M21 8FQ
10 Meadow Bank, Manchester, M21 8FP
9 The Meade, Manchester, M21 8FA

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Chorltonville Conservation Area 1992
Area Team Boundary - Name: SOUTH AREA