

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144692/FH/2025

Date registered valid: 4 December 2025

Proposal: Erection of single-storey rear extension, conversion of garage to form additional living accommodation, first floor front extension, rear roof dormer, hip to gable roof conversion, enlarged driveway, and associated elevational alterations to host property.

Address: 3 Bettwood Drive, Manchester, M8 4JT

Ward(s): Crumpsall Ward

Applicant: Mr Mohammed Ali

Agent (if any): Mr Subhan Saleem, Saleem Architects

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28 January 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 8 January 2026

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 15 January 2026 Expired: 22 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site relates to 3 Bettwood Drive within the north Manchester ward of Crumpsall. The application site relates to a two storey detached dwellinghouse with a pyramid brown concrete tiled roof and a front balcony above the porch and garage. The property is brick built with a ground and first floor bay window. The gable roof element projects over the bay windows creating a pronounced feature at the site. The property has both front and rear enclosed gardens with a driveway at the front of the property to provide off road car parking and access to garage for at least one vehicle. The rear garden has a gentle slope with the rear of the garden sitting at a higher topography than the part closest to the house. An outbuilding sits in the rear garden.

Description of area

The surrounding area is residential in nature. The property sits on a cul-de-sac to the west of Middleton Road. The properties along Bettwood Drive relate to 10no. detached properties. Properties no.3, no.5 and no.7 Bettwood Drive have the same architectural features along the primary elevations of those properties.

Description of development

The submitted application seeks planning permission for the erection of single-storey rear extension, conversion of garage to form additional living accommodation, first floor front

extension, rear roof dormer, hip to gable roof conversion, enlarged driveway, and associated elevational alterations to host property.

The single storey rear extension would have a projection of 3 metres and would extend the width of the host property. The rear extension would be characterised by two large roof lanterns, flat roof and a set of bifold doors.

The garage would be converted into a habitable room and would relate to an accessible bedroom.

The first floor front extension would relate to the addition of an additional gable element and would extend the proposed bedroom 4, with a projection of 1 metre beyond the primary elevation of the property. This would result in the partial loss and reconfiguration of the existing balcony at the site with a glazed guard rail. The projecting roof element over bedroom 1 would be amended to a pitched element.

The rear roof dormer would be sited upon the hip to gable conversion and would have an approximate volume of 40 cubic metres. The hip to gable roof conversion would offer additional roof space and would result in one continuous ridge line along the property. The overall height of the property would not increase.

The enlarged driveway would involve the loss of the front landscaped area and laying of permeable paving. Existing dropped kerb to remain.

Associated elevational alterations would take the form of a new glazed bifold door to the front elevation at first floor level and glazed balcony, the loss of 1no. window and 1no. door to the side elevation facing no.5 Bettwood Drive.

Materials to be used throughout the proposal have been listed as:

- brickwork to match existing
- roof tiles to match existing
- PVC window to match existing
- roof lantern
- glazed bifold door
- glazed guard rail

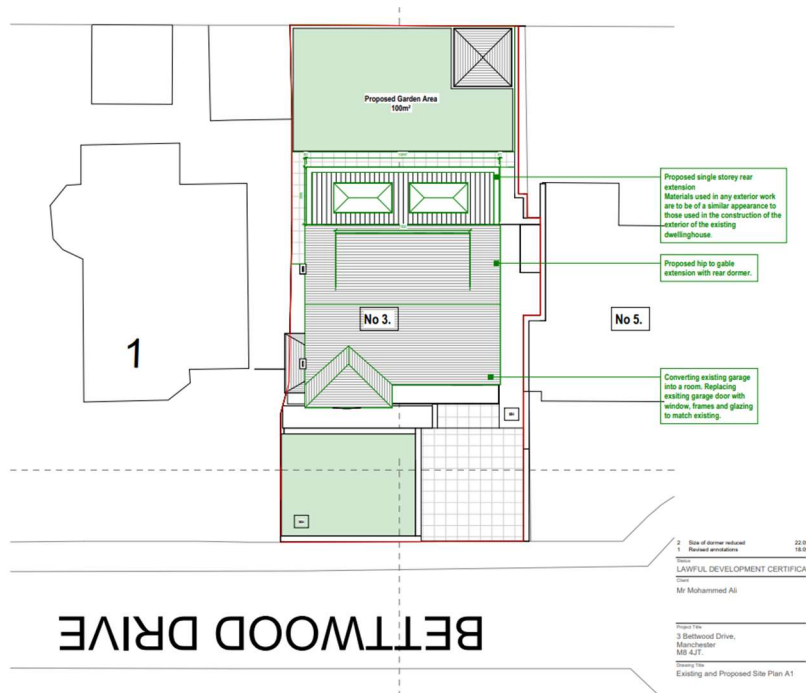
Negotiations during the Course of the Application

The agent was advised the initial scheme could not be supported. A revised scheme was provided and neighbours were renotified on the scheme.

Planning History

140590/LP/2024-Erection of a single storey rear extension together with a hip to gable roof enlargement and rear dormer.
Approved 5 December 2024.

The following works were approved under this application:



Consultations & Notification Responses

Local Residents

5no. responses were received from local residents. 2no. objections from the initial scheme, 1no. neutral comment from the initial scheme and 2no. objections from the revised scheme.

The 1no. neutral response requested a swift brick condition be attached to any approval granted.

The 2no. objections from the initial scheme raised the following concerns:

- The proposed front dormers would conflict with the refusal at no.6 Bettwood Drive (planning ref: 133343/FH/2022- Decision dated 31 May 2022).
- Side build up- loss of daylight and sunlight, introduce an overbearing development to the closest neighbour.
- Harm to the character and appearance of the street scene.
- The single storey rear extension would give rise to adverse loss of light implications.
- The rear roof dormer would result in a loss of light to surrounding properties.

The 2no. objections from the revised scheme raised the following concerns:

- The continued harm to the character and appearance of the street scene arising from the revised front dormer proposal; (it is to be noted the revised scheme included the removal of the front dormer)
- The loss of daylight and sunlight and overbearing impact resulting from the proposed side and rear development.
- Rear dormer would still be read in the streetscene and result in an overly bulky and dominant feature. It would give rise to an overbearing feature due to the cumulative changes at the site.
- The construction would give rise to noise and disturbance.

Highway Services

Comments were sought from Highway Services due to the enlarged driveway. The following comments were received:

Vehicle and pedestrian access to the development will be made from Bettwood Drive.

Whilst the principle of in-curtilage parking is acceptable, the applicant should verify that the length of the driveway is sufficient so that a vehicle does not overhang on the footway. Each driveway space should provide a minimum of 3.0m x 6.0m in line with MCC's standard minimum dimensions.

An existing dropped kerb is in place allowing access to the driveway. Clarification is sought to confirm if the dropped kerb will remain in place. Any modifications / improvements to the public highway or footpath will require agreement with MCC's Highways Applications and Network Resilience teams. This will be funded at the applicant's expense. The following link provides access:

https://www.manchester.gov.uk/directory_record/287709/permission_to_work_on_the_highways_-_section_278_agreements/category/355/highways_and_pavements

Please note that MCC Highways will only support dropped kerbs up to double width and no wider.

It should be confirmed that waste bins will be stored within the curtilage of the property and will be serviced in-line with surrounding operations.

Any boundary treatments with frontage to the adopted highway should retain appropriate visibility from a height of 600mm upwards to protect sight lines. For the avoidance of doubt, all gating which is accessed from the highway must be inwardly opening to prevent obstruction to passing footway users.

Detail should be sought from the applicant in relation to any proposed construction or fit-out arrangements, where there is an impact on the highway. It would be useful for a site layout plan to be provided, referencing the location for contractor parking, waste storage areas, and loading/unloading areas.

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk

The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Further comments received 26 January 2026:

Highways have no objection to the proposals following submission of additional information from the agent.

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:

- i. Chapter 8. Promoting healthy and safe communities.
- ii. 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.

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) and

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).

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.

Places for Everyone

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 application seeks planning permission for erection of single-storey rear extension, conversion of garage to form additional living accommodation, first floor front extension, rear roof dormer, hip to gable roof conversion, enlarged driveway, and associated elevational alterations to host property.

It is noted that the property benefits from a Certificate of Proposed Development for the erection of a single storey rear extension together with a hip to gable roof enlargement and rear dormer, approved 5 December 2024 (see planning ref: 140590/LP/2024). Given the permitted development fallback, the hip to gable roof conversion and rear extension could be constructed through the previous approval. The current rear dormer is one larger than the approved dormer from the 140590/LP/2024 application.

On review of the revised scheme, the works approved through the previous lawful certificate application and with consideration given to neighbour comments, in this instance and on balance, the principle of development is considered to be supported. The proposal is considered to support the general thrust of provisions within policy DC1 of the UDP and Core Strategy policies SP1 and DM1. 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 Amenity

The proposed first floor front extension would extend upwards from the existing footprint and would not extend further forwards than the existing primary elevation. The hip to gable roof conversion and elevational alteration to the gable element of the existing gable would also be visible from within the streetscene. Given the resultant appearance of the primary elevation of the host property would be similar to other properties in the streetscene, including no.9 Bettwood Drive, it is not considered the proposal would give rise to visual intrusion to the detriment of the streetscene.

The garage conversion would also be visible from within the streetscene but reflect other garage conversions, including at no.7 Bettwood Drive. A window would replace the garage door and would be considered appropriate to not create a visually intrusive feature.

As such the proposal is contrary to the City Council's Planning Policies SP1 and DM1 of the Manchester Core Strategy (2012), saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), the Guide to Development in Manchester SPD and the National Planning Policy Framework.

Residential Amenity

The LPA acknowledged that if the rear extension and hip to gable roof conversion is not constructed through this application, the extension could be constructed through the 140590/LP/2024 approval. Given the permitted development fallback, no further consideration will be taken in respect to the harm to the surrounding properties.

No.5 Bettwood Drive would be sited approximately 1 metre from the proposed first floor front extension. The neighbour's bay window with projecting gable element would be sited close to such development. Given the extension would extend upwards from the existing footprint and would not extend further forwards than the existing primary elevation, it is not considered that any adverse amenity implications would be particularly severe at this point- in relation to creating an overbearing feature, loss of light or adverse privacy implications.

The rear roof dormer would result in the creation of 2no. windows and 1no. bathroom, with a cubic volume of 40 cubic metres. Due to the nature of the rear dormer, it is not considered any adverse overbearing nor loss of light implications would occur given the dormer is positioned at height and would be unlikely felt from the no.1 or no.3's rear garden or rear windows. As existing, there is a 30 metre distance between the applicant property and property to the rear- no.121 Middleton Road. Given the dormer would not extend further beyond the existing rear building line of the site, any adverse implications to such neighbours would not be considered severe.

3no. windows are to be inserted in the rear elevation of the dormer- 1no. relates to an obscure glazed window. Given the existing relationship with the neighbours either side of the applicant property and potential overlooking from the existing first floor windows, any further overlooking opportunities would not be severe upon the existing relationship.

The ridge height of the dormer is no higher than the existing and the dormer does not project further than the roof plane. Although it is acknowledged the dormer is large in size, given the materials to be used for the proposal would match that of the host property, the dormer is not considered to be a detrimental and overpowering feature and would not be visible from the streetscene.

An additional window would be inserted in the side elevation of the host property facing no.5 Bettwood Drive. Such works could be achieved through permitted development and any impact in respect of overlooking would not be considered severe. As the window relates to a en-suite, the window would be conditioned within any approval granted to be obscure glazed.

In short, the proposal is not considered to give rise to significant residential amenity implications, and so is considered pursuant to the City Council's Planning Policies SP1 and DM1 of the Manchester Core Strategy (2012), saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), the Guide to Development in Manchester SPD and the National Planning Policy Framework.

Design, Appearance and Scale

The materials to be used throughout the proposal have been listed and would mostly match the properties within the streetscene. A materials condition to this effect would be attached to any approval granted.

The LPA acknowledged that if the rear extension and hip to gable roof conversion is not approved through the current application, the extension could be constructed through the 140590/LP/2024 approval. Given the permitted development fallback, no further consideration will be taken in respect to the design of such elements in isolation.

The properties within Bettwood Drive are characterised as being large properties, with large bay windows, natural setbacks within front elevations and pitched roofs in various forms. Although not all the properties within the streetscene are identical, no.3, no.5 and no.7 Bettwood Drive

have the same architectural features along the primary elevations, including the one gable element with projecting roof and balcony detailing.

The first floor front extension would relate to the addition of an additional gable element and would extend the proposed bedroom 4- with a projection of 1 metre. This would result in the partial loss and reconfiguration of the existing balcony at the site with a glazed guard rail. The projecting roof element over bedroom 1 would be amended to a pitched element.

The applicant during the course of the application have referenced the works to no.9 Bettwood Drive. The property has benefitted from consent to create a small central balcony (see planning ref: 133440/FH/2022) and a Certificate of Proposed Lawful Development to undertake works for Part A hip to gable roof alterations together with 2no. rear dormers, Part B and 3no. front rooflights, Part C elevational alterations in connection with a garage conversion into a habitable room, Part D erection of front porch and Part E, alterations to chimneys (see planning ref: 135177/LP/2022). The current proposal utilises the works to no.9 to form the basis of the current submission.

Although no.9 Bettwood Drive is a different property type to that of the applicant property, given the works would largely reflect the works approved at no.9 Bettwood Drive, the resultant appearance of the extension works would not appear out of place within the streetscene. Given this, the design of the proposed works would not adversely impact the character of the streetscene. Further, the applicant could rely on the certificate of lawful development and given this fallback, the additional elements of work would not be so harmful on the site to warrant a refusal.

The rear roof dormer with an approximate volume of 40 cubic metres could not be constructed through permitted development in addition to the hip to gable conversion. However, given the approval at no.6 Bettwood Drive (planning ref: 136190/FH/2023) where a decently sized dormer was approved at the site, it would be considered unreasonable to refuse the scale of the rear dormer within the current submission.

In short, the proposed design and scale of the proposal is considered pursuant in regard to the resultant appearance and so would be considered contrary to Policy DC1 of the UDP and Core Strategy policies SP1 and EN1.

Enlarged Driveway and Conversion of Garage

The works to the driveway and conversion of garage could be achieved through permitted development. Highway Services reviewed the proposal and had no objections to make on the scheme. No concern is raised with such element of works. Informatives relating to highway works would be attached to any approval granted.

Bin Storage

Adequate space would remain for bins to be stored along the side of the property. No information is required in respect of bin storage.

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, guided the applicant through issues arising with the application and 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:

-Location Plan, received by the City Council as Local Planning Authority on 4 December 2025.

-Application Form, received by the City Council as Local Planning Authority on 4 December 2025.

-Correspondence- Agent Agreement to Description Change, received by the City Council as Local Planning Authority on 15 January 2026.

-Drawing- Proposed- Elevations- Sheet 7 REV A, received by the City Council as Local Planning Authority on 15 January 2026.

-Drawing- Site Plan- Existing & Proposed- Sheet 8 REV B, received by the City Council as Local Planning Authority on 15 January 2026.

-Drawing- Proposed- Floor Plans- Sheet 5 REV B, received by the City Council as Local Planning Authority on 23 January 2026.

-Drawing- Proposed- Floor Plans- Sheet 6 REV B, received by the City Council as Local Planning Authority on 23 January 2026.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

3) The materials used in the external surfaces of the development hereby approved shall be those as specified on approved plan Proposed- Elevations- Sheet 7 REV A.

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 additional windows, doors or other openings shall be installed in the ground, first or second floor of the side elevation of the development facing no.5 Bettwood Drive hereby approved, or ground or second floor of the development facing no.1 Bettwood Drive 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.

5) The window in the ground floor of the side elevation of the development facing no.5 Bettwood Drive relating to an en-suite and the window in the second floor of the rear elevation relating to a bathroom 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.

Informatives

1)Highways arrangements

Any modifications / improvements to the public highway or footpath will require agreement with MCC's Highways Applications and Network Resilience teams. This will be funded at the applicant's expense. The following link provides access:

https://www.manchester.gov.uk/directory_record/287709/permission_to_work_on_the_highways_-_section_278_agreements/category/355/highways_and_pavements

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The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

2) 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

121 Middleton Road, Manchester, M8 4JY
6 Bettwood Drive, Manchester, M8 4JT
4 Bettwood Drive, Manchester, M8 4JT
2 Bettwood Drive, Manchester, M8 4JT
7 Bettwood Drive, Manchester, M8 4JT
5 Bettwood Drive, Manchester, M8 4JT
1 Bettwood Drive, Manchester, M8 4JT

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA