

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 144147/FH/2025

**Date registered valid:** 17 October 2025

**Proposal:** Erection of single storey rear extension, hip to gable conversion including the installation of front and rear dormers and front porch

**Address:** 11 Belhaven Road, Manchester, M8 4WR

**Ward(s):** Crumpsall Ward

**Applicant:** Eliyohu Goldblatt

**Agent (if any):** Mr Sam Golding, Gold Sketch Studios Ltd

**Case officer:** Harriet Aidoo  
Tel: 0161 234 4532  
Email: [harriet.aidoo@manchester.gov.uk](mailto:harriet.aidoo@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 8 December 2025

## Application details

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 11 November 2025

### Standard consultations:

No consultations have been printed and sent.

### Neighbour notifications

Printed: 27 October 2025 Expired: 17 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

**Listed building:** Not applicable

**Conservation area:** No

**Tree Preservation Order:** No

## Description of site / building / area

The application relates to a hip roof, semi-detached bungalow within a residential setting of Crumpsall ward in north Manchester.



Figure 1. (Site visit 11.11.2025)



The site is on a gradient sloping down Belhaven Road, along a row of similar properties and benefits from amenity space along the front side and rear.

## Site History

- No record

## **Description of development**

The submitted application proposes a single storey rear extension, hip to gable conversion including the installation of front and rear dormers and front porch.

In the case of this application, whilst it is noted on the submitted application form that the proposed external facing materials are intended to match existing, further clarification was requested from the planning agent regarding details of the proposed external facing materials for the dormers. Revised plans were subsequently submitted, dated (26/11/25, DRAWING NUMBER 003, REV 4). It has been confirmed that the dormer wall would be clad in cottage red hanging clay tiles.

In term of the proposed single storey flat roof rear extension and associated roof lantern, it would measure approximately 3119mm deep x 5582mm wide x 3336 high - (approximately 4005mm high to the pitch of the roof lantern).

The front porch element would measure approximately 1130mm deep x 4139mm wide x 3881mm high.

The proposed rear dormer would measure approximately 10866mm wide x 4036mm deep x 2528mm high and front dormer approximately 4701mm wide x 3149mm deep x 2128mm high; together with the introduction of 4no. windows along the front roof elevation.

## **Consultations & Notification Responses**

### 1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No objections, comments, or representations were received.

### 2. Environmental Health Services

Environmental Health Services recommend the following to be attached to any approval:

## **CONSTRUCTION HOURS**

Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- o Monday - Friday: 7.30am - 6pm
- o Saturday: 8.30am - 2pm
- o Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

Information for Developers guidance documents can be downloaded using the following link:

[http://www.manchester.gov.uk/info/500207/planning\\_and\\_regeneration/1962/additional\\_planning\\_guidance/3](http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3)

## **POLICY**

The following guidance and policies are considered to be relevant to the proposed development.

1. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)

2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications and therefore be given significant weight in the planning balance. The following policy is considered to be relevant:

- Sustainable and Resilient Places, JP-S1: Sustainable Development
- Places for People, JP-P1 Sustainable Places

3. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007:

- Chapter 2: Design

5. The National Planning Policy Framework (NPPF), (December 2024)

- Section 2 - Achieving sustainable development

- Section 4 - Decision-making
- Section 12 - Achieving well-designed places

## ISSUES

In the case of this application, whilst it is noted on the submitted application form that the proposed external facing materials are intended to match existing, further clarification was requested from the planning agent regarding details of the proposed external facing materials for the dormers. Revised plans were subsequently submitted, dated (26/11/25, DRAWING NUMBER 003, REV 4).

### Principle of development

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The proposed development is an extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families; provided that there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. Consideration must therefore be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

### Residential and visual amenity

#### **Impact of works (single storey rear extension, hip to gable conversion including the installation of front and rear dormers, front porch; together with elevational alterations) -**

In this instance, in light of the permitted development fall-back position, the proposed hip to gable conversion, installation of rear dormer; together with the elevational alterations involving windows along the front roof elevation would broadly on their own have not required an application for planning permission in the first instance. Notwithstanding this factor, the position of the proposed dormers would be broadly centrally positioned, whilst being set away from the gable elevation of the proposed new pitched roof and they would also be set below the original roof ridge and above eaves level, together with the use of proposed materials - (revised plan, dated 26/11/25), it is considered that the character of the street would not be unduly affected.

The submitted plan is designed to appear subservient to the original dwellinghouse, therefore, in light of the existing contextual relationship along the boundaries and given that the application dwelling is a semi-detached bungalow, is sited on a gradient and significantly elevated above the Belhaven Road street level, it is considered that the resultant separation distance is significant enough; coupled with the mature trees, resident's car park and the four storey building - Carmel Court along the rear boundary, together with the fact that the proposed development would in-part be broadly in keeping with and has been informed by similar developments along the street scene; specifically (ref. no. 129759/FH/2021).

Furthermore, given the resultant separation distance that would still be maintained from the front and rear boundaries, any potential for visual intrusion would be mitigated by the

maintained separation from Carmel Court along the rear boundary and those dwellinghouses along the Belhaven Road highway.

Moreover, the proposed rearward projection of the single storey rear extension, at approximately 3119mm is within the guidance set out in saved UDP policy DC1.3 a) regarding rearward extensions. Therefore, for the reasons outlined and subject to conditions, it is considered that the proposal would not unduly impact on residential or visual amenity, as there is no undue overbearing, overshadowing or loss of privacy impacts; pursuant with The Manchester Core Strategy Development Plan Document Policies EN1, SP1 and DM1 and saved Policy DC1 of the Unitary Development Plan.

**Impact of works (Design and appearance)** - In case of this application, clarification has been provided regarding the proposed materials for the dormer wall, dated (26/11/25). The new addition also appears to have been broadly informed by similar developments along the street scene; specifically (ref. no. 129759/FH/2021). It is designed to match the style and features of the current host by using matching materials, and as such, the resultant impact on the surrounding area in terms of the design, scale, and appearance of the proposed development is considered acceptable. Given the position of the extensions and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected. The proposed extensions could therefore be accommodated in this location in this instance without significant adverse impacts to the character of the host building or the general area. However, a materials condition has been attached to ensure that materials are adhered to; pursuant with the requirements of Core Strategy policies DM1 and EN1 and saved UDP policy DC1.

**Impact of works (Refuse storage and collection)** - The existing arrangement would be unaffected. The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

**Impact of works (Vehicular access and car parking)** - The existing arrangement would be unaffected. The proposal itself has little impact on vehicular access and car parking; pursuant with The Manchester Core Strategy Development Plan Document Policy DM1 and saved Policy DC1 of the Unitary Development Plan.

**Conclusions** - For the reasons outlined above, and on balance, and subject to planning conditions, it is considered that the revised proposed development, (dated, 26/11/25) could be accommodated in this location, in this instance, pursuant to policies SP1, DM1, EN1, EN19 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan (1995); chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007); and policy JP-S1 - Sustainable development and JP-P1 -Sustainable Places of Places for Everyone (2022 - 2039); Section 2 - Achieving sustainable development, Section 4 - Decision-making and Section 12 -

Achieving well-designed places of the NPPF (2024) and no comments or objections have been received in response to this application from local residents.

## **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**

In the case of this application, whilst it is noted on the submitted application form that the proposed external facing materials are intended to match existing, further clarification was requested from the planning agent regarding details of the proposed external facing materials for the dormer. Revised plans were subsequently submitted, dated (26/11/25, DRAWING NUMBER 003, REV 4). The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

**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:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 17 October 2025.
- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 01 October 2025.
- Existing and Proposed Site Plans, Drawing Number DRAWING NUMBER 502, received by the City Council as the Local Planning Authority on 16 September 2025.
- Proposed Plans and Elevations, DRAWING NUMBER 003, REV 4, received by the City Council as the Local Planning Authority on 26 November 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies SP1 and DM1 of the Core Strategy (2012).

3) The materials used in the external surfaces of the development hereby approved shall be similar in appearance to the existing building in terms of type, size, colour and texture and as stated on Proposed Plans and Elevations, DRAWING NUMBER 003, REV 4, received by the City Council as the Local Planning Authority on 26 November 2025.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), policies SP1 and DM1 of the Core Strategy (2012) and the requirements of the National Planning Policy Framework (2024).

4) The flat roof of the extension(s) shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) 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 reenacting that Order with or without modification), no windows, doors or other openings shall be inserted into the elevations of the extension hereby approved other than those shown on:

Proposed Plans and Elevations, DRAWING NUMBER 003, REV 4, received by the City Council as the Local Planning Authority on 26 November 2025, without planning permission being granted by the Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies DM1 and SP1 of the Manchester Core Strategy (2012).

6) The window(s) along the rear elevation of the development hereby approved to serve the bathroom and utility and as shown on: Proposed Plans and Elevations, DRAWING NUMBER 003, REV 4, received by the City Council as the Local Planning Authority on 26 November 2025 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 policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

## **Informative**

1) Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

Information for Developers guidance documents can be downloaded using the following link:  
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## **Appendix 1 – List of consultees & neighbours notified**

Suite G, 12 Holland Road, Manchester, M8 4NP

57 Carmel Court, 14 Holland Road, Manchester, M8 4NP

56 Carmel Court, 14 Holland Road, Manchester, M8 4NP

55 Carmel Court, 14 Holland Road, Manchester, M8 4NP

54 Carmel Court, 14 Holland Road, Manchester, M8 4NP

53 Carmel Court, 14 Holland Road, Manchester, M8 4NP

52 Carmel Court, 14 Holland Road, Manchester, M8 4NP

51 Carmel Court, 14 Holland Road, Manchester, M8 4NP

50 Carmel Court, 14 Holland Road, Manchester, M8 4NP

48 Carmel Court, 14 Holland Road, Manchester, M8 4NP

47 Carmel Court, 14 Holland Road, Manchester, M8 4NP

46 Carmel Court, 14 Holland Road, Manchester, M8 4NP

45 Carmel Court, 14 Holland Road, Manchester, M8 4NP

44 Carmel Court, 14 Holland Road, Manchester, M8 4NP

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33 Carmel Court, 14 Holland Road, Manchester, M8 4NP

32 Carmel Court, 14 Holland Road, Manchester, M8 4NP

31 Carmel Court, 14 Holland Road, Manchester, M8 4NP

30 Carmel Court, 14 Holland Road, Manchester, M8 4NP

Suite F, 12 Holland Road, Manchester, M8 4NP

Suite E, 12 Holland Road, Manchester, M8 4NP

Suite D, 12 Holland Road, Manchester, M8 4NP

Suite C, 12 Holland Road, Manchester, M8 4NP

Suite B, 12 Holland Road, Manchester, M8 4NP

Suite A, 12 Holland Road, Manchester, M8 4NP

12 Holland Road, Manchester, M8 4NP

29 Carmel Court, 14 Holland Road, Manchester, M8 4NP

28 Carmel Court, 14 Holland Road, Manchester, M8 4NP

27 Carmel Court, 14 Holland Road, Manchester, M8 4NP

26 Carmel Court, 14 Holland Road, Manchester, M8 4NP

25 Carmel Court, 14 Holland Road, Manchester, M8 4NP

24 Carmel Court, 14 Holland Road, Manchester, M8 4NP

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12 Carmel Court, 14 Holland Road, Manchester, M8 4NP  
11 Carmel Court, 14 Holland Road, Manchester, M8 4NP  
10 Carmel Court, 14 Holland Road, Manchester, M8 4NP  
9 Carmel Court, 14 Holland Road, Manchester, M8 4NP  
8 Carmel Court, 14 Holland Road, Manchester, M8 4NP  
7 Carmel Court, 14 Holland Road, Manchester, M8 4NP  
3 Carmel Court, 14 Holland Road, Manchester, M8 4NP  
2 Carmel Court, 14 Holland Road, Manchester, M8 4NP  
1 Carmel Court, 14 Holland Road, Manchester, M8 4NP  
6 Carmel Court, 14 Holland Road, Manchester, M8 4NP  
5 Carmel Court, 14 Holland Road, Manchester, M8 4NP  
4 Carmel Court, 14 Holland Road, Manchester, M8 4NP  
Laurel Court, 10 Holland Road, Manchester, M8 4NP  
Flat 7, Laurel Court, 10 Holland Road, Manchester, M8 4NP  
Flat 6, Laurel Court, 10 Holland Road, Manchester, M8 4NP  
14 Belhaven Road, Manchester, M8 4NS  
Flat 5, Laurel Court, 10 Holland Road, Manchester, M8 4NP  
Flat 2, Laurel Court, 10 Holland Road, Manchester, M8 4NP  
Carmel Court, 14 Holland Road, Manchester, M8 4NP  
Flat 1, Laurel Court, 10 Holland Road, Manchester, M8 4NP  
18 Belhaven Road, Manchester, M8 4NS  
12 Belhaven Road, Manchester, M8 4NS  
10 Belhaven Road, Manchester, M8 4NS  
16 Belhaven Road, Manchester, M8 4NS  
9 Belhaven Road, Manchester, M8 4WR  
13 Belhaven Road, Manchester, M8 4WR  
Flat 8, Laurel Court, 10 Holland Road, Manchester, M8 4NP  
Flat 4, Laurel Court, 10 Holland Road, Manchester, M8 4NP  
Flat 3, Laurel Court, 10 Holland Road, Manchester, M8 4NP

## **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