

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143897/FH/2025
Date registered valid: 13 September 2025
Proposal: Installation of a rear dormer extension to provide additional living accommodation
Address: 4 Deramore Street, Manchester, M14 4DU
Ward(s): Moss Side Ward

Applicant: Mr. Niamat Ali, NA Design
Agent (if any): Mr. Niamat Ali, NA Design
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 31 October 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 1 October 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 25 September 2025 Expired: 16 October 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

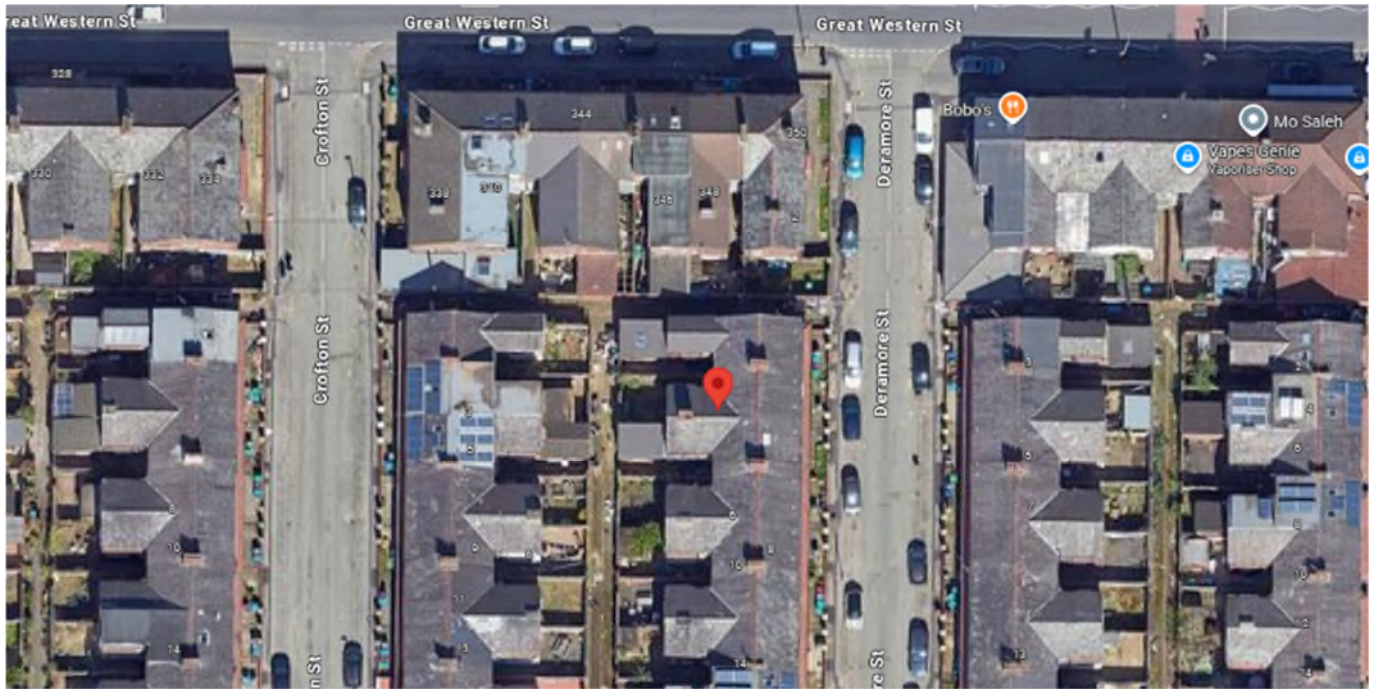
Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey mid-terraced dwellinghouse of redbrick and beige render with a grey slate dual pitch roof. The property features white uPVC-framed windows, including a ground floor bay to the front, a porch canopy/overhang, a modest front garden bordered a mid-level redbrick wall and black railings, a two-storey rear outrigger, and a rear garden bordered by a high-level redbrick wall.

Deramore Street is a residential street situated within the Moss Side ward of Manchester, close to Ossory Street community allotments, Whitworth Park, and Wilmslow Road (B5117). The area is predominantly residential in terms of its character, consisting of terraced dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

The property is not listed, nor is it sited within a Conservation Area.





Description of development

The applicant is seeking planning permission for the installation of a rear dormer extension to provide additional living accommodation.

The planning submission initially also sought consent for a front dormer extension; however, this has since been omitted from the scheme following negotiations with the agent of the application.

Planning history

No previous history.

Consultations & Notification Responses

Local residents – no representations received.

Policies

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, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

The National Planning Policy Framework (NPPF, 2024)

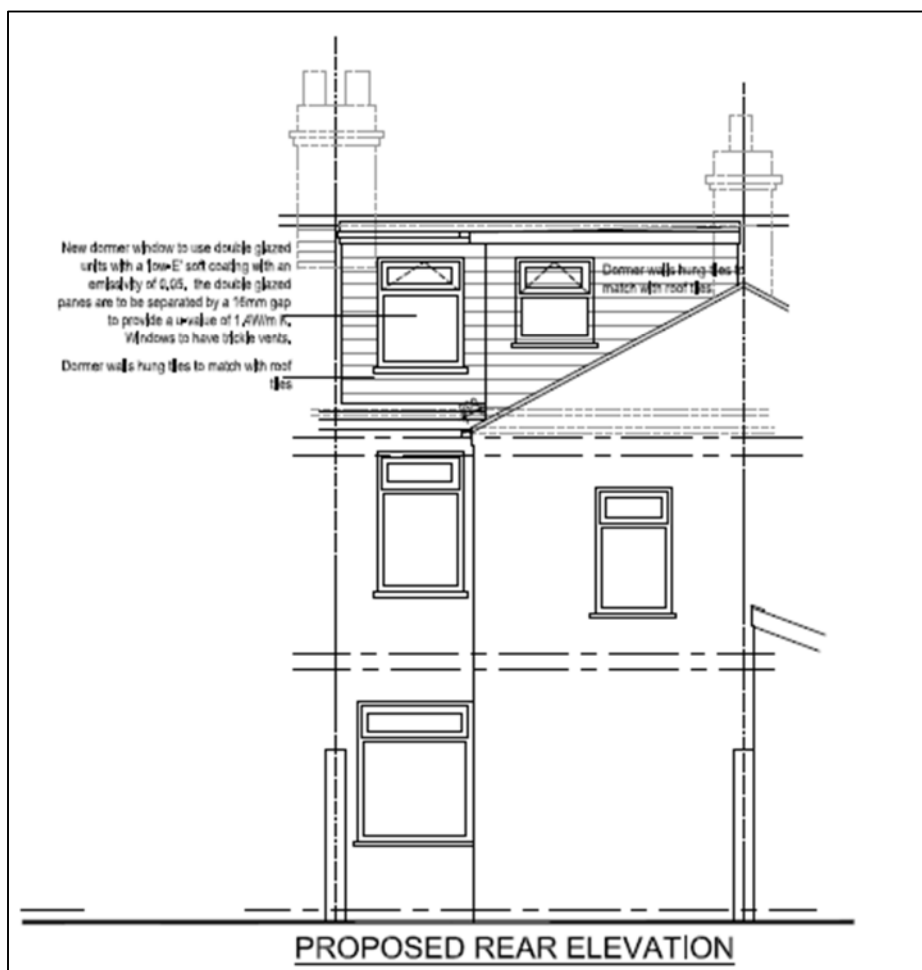
- Chapter 12 – Achieving Well-Designed Places

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.

- Policy JP-P1: Sustainable Places



Submitted proposed side elevations



Submitted proposed rear elevation

Issues

Principle – the principle of erecting a rear dormer extension in order to provide additional and improved living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. The principle of the proposal therefore accords with policy DC1 of the Unitary Development Plan for the City of Manchester; however, consideration must be given to the development's siting, scale and massing, appearance, and impact upon visual amenity, residential amenity, etc.

Siting, scale, and massing – the L-shaped dormer extension would be sited on the rear roof slope of the host dwellinghouse and its rear outrigger, facing west. It would measure to 4m in length on the host dwellinghouse roof slope / 8.4m in length on the outrigger roof slope, 4.65m in width on the host dwellinghouse roof slope / 3.1m in width on the outrigger roof slope, and 2.1m in height. It would be set at the same level as the host dwellinghouse's roof ridge / 0.65m above the outrigger's roof ridge, and 0.2m above the eaves. A gap of 0.2m would be maintained to the gable end of the outrigger, with gaps of 0.05m maintained to the adjoining properties.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the dormer is understood as being subservient to the host dwellinghouse in terms of its dimensions on account of it being set at the same level as the main roof ridge with adequate gaps maintained to the existing eaves and roof edges. The proposal would therefore avoid resulting in an 'excessively large or bulky' addition to the property and is not considered to cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area.

Appearance and visual amenity – the dormer would be clad in hanging tiles to match the existing roof with a flat roof and matching uPVC framed windows. It would feature 2no. windows to its rear elevation and 1no. window to its northern side elevation (conditioned to be obscurely glazed).

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of rear dormers in this locale, with dormer additions present along Acomb Street, Crofton Street, Deramore Street, and Ossory Street. Sited at the rear of the property, the proposal would not be highly visible within the street scene and public realm, other than from the public alleyway to the rear of the application property. Further to this, its use of hanging tiles to match the existing roof should provide a blended appearance with the existing dwellinghouse, ensuring that it does not form a visually overbearing or intrusive feature. The overall character of the property and its surrounding area should therefore not be significantly harmed by these works.

Concerns were raised in relation to the visual incongruity of the front dormer originally proposed as part of this application. This has since been omitted and, as such, does not raise any concerns.

Residential amenity – the dormer would avoid causing issues associated with overshadowing, loss of light, and loss of outlook, nor would it introduce an overbearing presence into the area due to its siting and positioning on the roof of the property, which would ensure that its mass and bulk would not impact the path of light to neighbouring properties beyond that of the host dwellinghouse itself. The dormer's rear-facing windows would be set back from the eaves and, as such, would provide no further degree of overlooking of the neighbouring plots than any existing rear windows at first floor level. Its only side-facing window has been conditioned to be obscurely glazed to mitigate any harmful impacts associated with overlooking and loss of privacy.

Waste storage – the current waste storage arrangements would be unaffected by the proposal.

Parking – the current parking arrangements would be unaffected by the proposal.

Use – concerns were raised in relation to the property potentially being used for C4 purposes as a House in Multiple Occupation. However, in their email dated to the 6th October 2025, the agent confirmed the property would remain as a Class C3 family dwellinghouse. The application therefore does not seek planning permission for a change of use from C3 to C4 and has been conditioned accordingly.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking. The proposal complies with policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

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

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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) 3-year time limit:

The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) Specified plans:

The development hereby approved shall be carried out in accordance with the following drawings and documents:

Proposed side elevations shown on the drawing titled 'Proposed Side Elevation', numbered 'NA-B03 REVISION A', received by the City Council as Local Planning Authority on the 10th October 2025.

Proposed rear elevation shown on the drawing titled 'Elevation', numbered 'NA-B02 REVISION A', received by the City Council as Local Planning Authority on the 10th October 2025.

Proposed first floor plan and proposed loft plan shown on the drawing titled 'Proposed Plan', numbered 'NA-B01 REVISION A', received by the City Council as Local Planning Authority on the 10th October 2025.

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

3) Materials:

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

- Hanging tiles to match those of the existing building in terms of type, size, colour and texture on the elevations of the rear dormer extension.
- Flat roof on the rear dormer extension.
- White uPVC-framed windows to match the existing building on the rear dormer extension.

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) Obscure glazing:

The window in the second floor of the northern side elevation of the development hereby approved shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall be retained as such thereafter.

Reason - In order to protect the amenity of neighbouring residents and in accordance with policies SP1 and DM1 of the Core Strategy.

5) Use restriction:

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.

Appendix 1 – List of consultees & neighbours notified

5 Deramore Street, Manchester, M14 4DT
6 Deramore Street, Manchester, M14 4DU
1 Crofton Street, Manchester, M14 4DX
3 Crofton Street, Manchester, M14 4DX
2 Deramore Street, Manchester, M14 4DU
3 Deramore Street, Manchester, M14 4DT
1 Deramore Street, Manchester, M14 4DT
5 Crofton Street, Manchester, M14 4DX

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Regulation 7 Direction (Control Advert) - Control Of To Let Boards (Moss Side)
Area Team Boundary - Name: SOUTH AREA