

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143507/FH/2025
Date registered valid: 25 September 2025
Proposal: Installation of rear dormer and rooflights to front roof plane
Address: 18 Central Avenue, Manchester, M19 2EN
Ward(s): Levenshulme Ward

Applicant: Mr Lee Martin
Agent (if any): Mark Herring, Clear Architectural Services
Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 17 November 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 22 October 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 8 October 2025 Expired: 29 October 2025

Site notice

Posted: 22 October 2025 Expired: 12 November 2025

Press advert

Published: 14 October 2025 Expired: 4 November 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Rushford Park Conservation Area 1986

Tree Preservation Order: No

The application site relates to 18 Central Avenue within the south Manchester ward of Levenshulme. The application site relates to a semi-detached, red brick, two storey dwellinghouse of a late Victorian or Edwardian style. The front elevation is characterised by bay windows on ground and first floors, pitched gables with decorative timber works. The roof of the property is a gable roof. Amenity space to the front of the property takes the form of an off street driveway bounded by a low red brick and amenity space to the rear consists of a garden with an existing single storey rear extension.

Description of area

The property is located within Rushford Park Conservation Area.

The immediate context is residential in nature. Further to the east of the applicant site sits a national railway line.

Description of development

The submitted application seeks planning permission for the installation of rear dormer and rooflights to front roof plane.

The rear roof dormer would create additional living accommodation in the form of a bedroom, dressing room and en-suite. The dormer would have an approximate volume of 20 cubic metres.

The dormer would involve the insertion of 3no. windows within the rear elevation (1no. to be obscure glazed) and 3no. skylights within the front roof plane of the host property.

A schedule of materials was provided for review during the course of the application:

- Surface finish: VM Zinc or similar from the Quartz-Zinc product range to the Anthra-Zinc colour
- Rooflights: Conservation type by manufacturer Velux reference GGL Conservation Rooflight window in colour: Anthracite
- Windows: PVC: Anthracite by Manchester Window Factory or similar
- Flat roof: rubberised EPDM roof covering in colour; Anthracite/dark grey by the manufacturer Carlisle Syntec Systems ClassicBond or similar
- Fascias and soffits: Anthracite colouration by the manufacturer Eurocell or similar
- Rainwater goods: Anthracite colouration by the manufacturer Eurocell.

Negotiations during the Course of the Application

Further information and discussions took place in respect of the proposed materials and proposed form of the scheme.

As the rooflights to the front of the property are to be installed at the same time as the dormer, such piece of development was included within the description of development, for completeness.

Planning History

120534/FH/2018- Proposed erection of a single storey rear extension to form additional living accommodation.

Approved 3 September 2018.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

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.

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 CABI 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 dormer and rooflights to front roof plane. 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 Rushford Park Conservation Area and impact on the neighbouring properties' residential amenity. Discussions have taken place with the agent in respect of the proposed materials 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. The dormer due to its nature would not give rise to any overbearing or loss of light implications.

Three windows would be inserted in the rear elevation of the dormer window. As one window would relate to an en-suite, a condition would be attached to any approval granted for the window to be obscure glazed, to protect the privacy of the applicant and neighbouring properties.

It is noted that 3no. windows would face into the rear garden of the site and in the direction of the surrounding neighbours along Central Avenue and to neighbours to the rear along Berkley Avenue. 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 3no. rooflights 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 Rushford Park Conservation Area this is not possible. The proposed dormer has a volume of 20 cubic metres and as such, the proposal would comply with the volume restriction set under permitted development.

Although the dormer is considered large covering the entirety of the existing roof, the dormer is set above eaves level and 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:

- Surface finish: VM Zinc or similar from the Quartz-Zinc product range to the Anthra-Zinc colour
- Rooflights: Conservation type by manufacturer Velux reference GGL Conservation Rooflight window in colour: Anthracite
- Windows: PVC: Anthracite by Manchester Window Factory or similar
- Flat roof: rubberised EPDM roof covering in colour; Anthracite/dark grey by the manufacturer Carlisle Syntec Systems ClassicBond or similar
- Fascias and soffits: Anthracite colouration by the manufacturer Eurocell or similar
- Rainwater goods: Anthracite colouration by the manufacturer Eurocell

Concern was raised during the course of the application that the anthracite cladding would be out of keeping with the existing slate roof of the host property and therefore would appear incongruous within the context of the Conservation Area. However, there is an example of the LPA approving zinc cladding within the Conservation Area: 13 Sylvandale Avenue- 127438/FH/2020. Having due consideration to previous approvals, to refuse the application on this basis would be unreasonable. 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.

Rushford Park Conservation Area

The property sits within the Rushford Park Conservation Area.

The application site relates to a semi-detached, red brick, two storey dwellinghouse of a late Victorian or Edwardian style. The front elevation is characterised by bay windows on ground and first floors, pitched gables with decorative timber works. The roof of the property is a gable roof.

Development control in Rushford Park is aimed at encouraging development which enhances the 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. However, due to the use of zinc cladding, planning permission would be required as the facing dormer material would not match, or be considered similar to, the material within the roof space of the existing property.

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.

As stated previously within the report, concern was raised that the anthracite cladding would be out of keeping with the existing slate roof of the host property and therefore would appear incongruous within the context of the Conservation Area. The agent was asked to give consideration to change the proposed facing material or alter the dormers to two smaller dormer windows as opposed to the larger dormer. However, given the example of a property within the Conservation Area which has had approval for a dormer with zinc cladding, it would be considered unreasonable to refuse the application on this basis.

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 Rushford Park Conservation Area. This includes:

16 Berkley Avenue, planning ref: 123638/FH/2019
21 Rushford Avenue, planning ref: 111433/FH/2016/N2
5 Park Avenue, planning ref: 135765/FH/2022
13 Sylvandale Avenue, planning ref: 127438/FH/2020
14 Sylyvande Avenue, planning ref: 129046/FH/2021
12 Sylyvande Avenue, planning ref: 105814/FH/2014/N2.

Whilst some of the approvals relate to two smaller dormers and whilst some relate to materials to match, there are examples where the material of zinc cladding has been approved (planning ref: 127438/FH/2020) and examples of a dormer with a similar scale (planning ref: 127438/FH/2020 and 111433/FH/2016/N2). These 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 Rushford Park 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. 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 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, and further information 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 21 July 2025.
- Drawing- Site Plan- Proposed Inc. Location Plan, numbered PL03, received by the City Council as Local Planning Authority on 21 July 2025.
- Drawing- Proposed- Floor Plans- Ground Floor, First Floor, Second Floor, Roof Plan, numbered PL 01A, received by the City Council as Local Planning Authority on 21 July 2025.
- Drawing- Proposed- Second Floor Plan, numbered PL 04A, received by the City Council as Local Planning Authority on 21 July 2025.
- Drawing- Proposed- Elevations, numbered PL 02B, received by the City Council as Local Planning Authority on 25 October 2025.
- Supporting Information- Materials Schedule, received by the City Council as Local Planning Authority on 13 November 2025.

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 Supporting Information- Materials Schedule, received by the City Council as Local Planning Authority on 13 November 2025.

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) The en-suite window in the second floor of the rear 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) 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

4 Park Avenue, Manchester, M19 2EE
16 Central Avenue, Manchester, M19 2EN
20 Central Avenue, Manchester, M19 2EN
13 Berkley Avenue, Manchester, M19 2ED
2 Park Avenue, Manchester, M19 2EE
19 Berkley Avenue, Manchester, M19 2ED
17 Berkley Avenue, Manchester, M19 2ED
15 Berkley Avenue, Manchester, M19 2ED

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Rushford Park Conservation Area 1986
Area Team Boundary - Name: NORTH AREA