

Planning

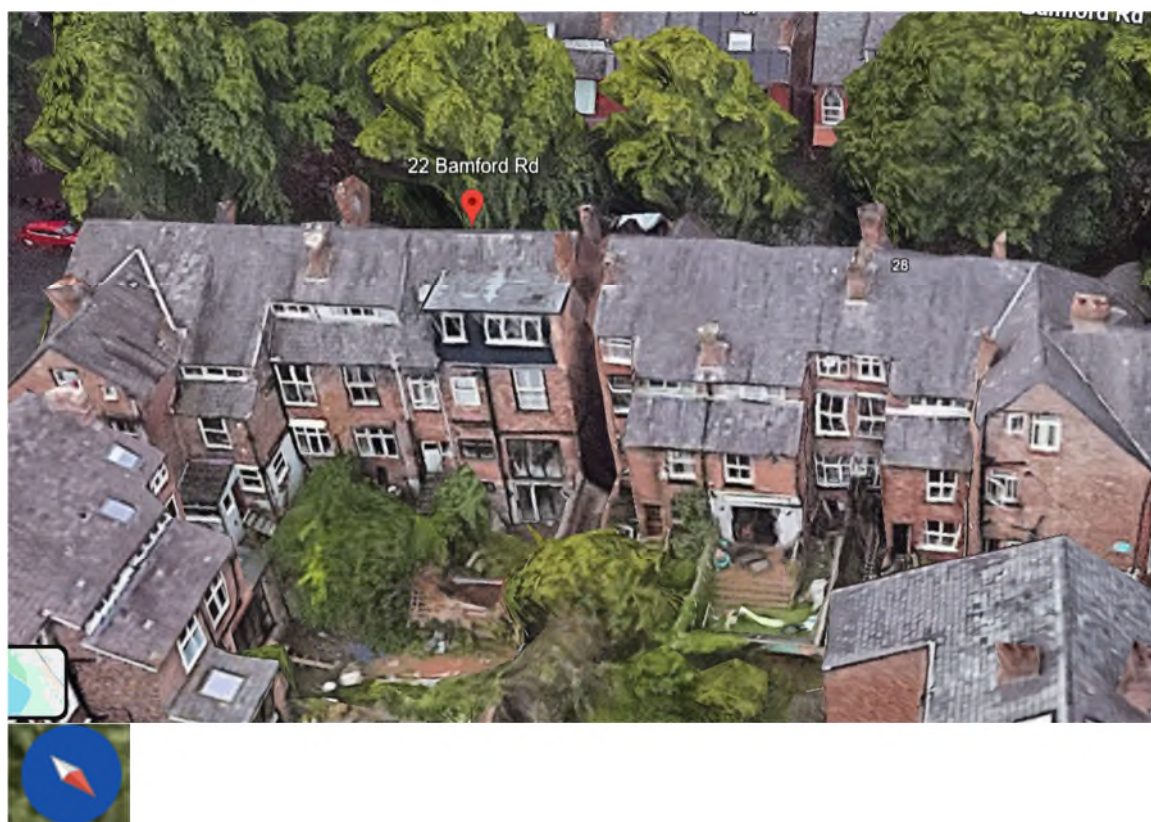
Growth & Development

Delegated officer report for planning application

Application no. 143848/JO/2025
Date registered valid: 19 September 2025
Proposal: Variation of Condition 2 (specified plans) attached to planning application 118135/FH/2017 to allow alterations to windows and dormers
Address: 22 Bamford Road, Manchester, M20 2GW
Ward(s): Didsbury West Ward

Applicant: Ms Catherine Sullivan
Agent (if any): Mr DK Seddon, Howard & Seddon ARIBA
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Refuse
Date of recommendation: 10th November 2025



Application details

Type of application: Variation or Removal of Condition

Development type: Householder

Date of site visit: 1/10/2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 30 September 2025

Expired: 21 October 2025

Site notice

No site notice has been produced

Press advert

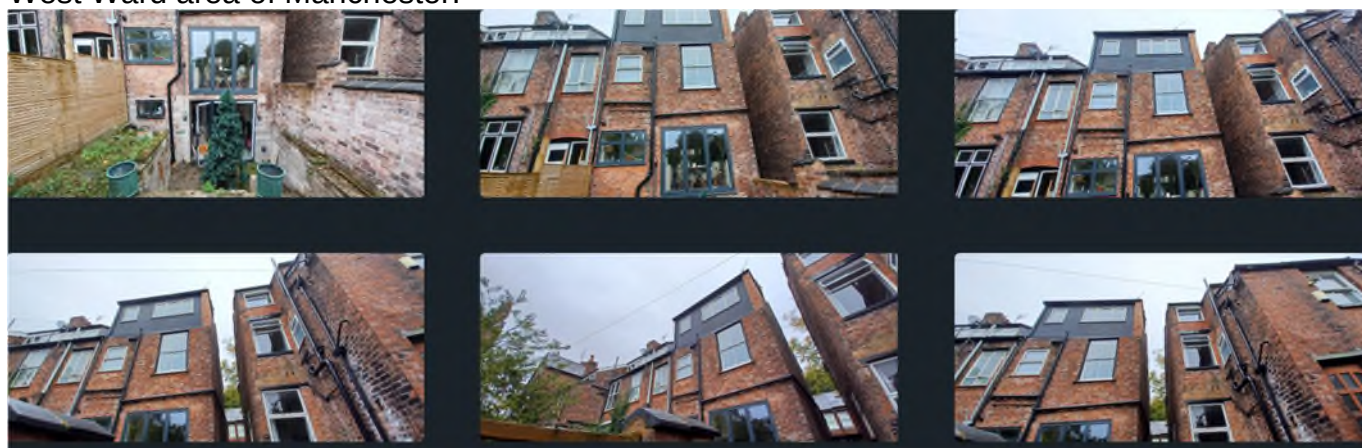
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site relates to a two storey end terrace property on Bamford Road located in the Didsbury West Ward area of Manchester.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature

Description of development

The applicant is seeking a variation of Condition 2 (specified plans) attached to planning application 118135/FH/2017 to allow alterations to windows and dormers

Consultations & Notification Responses

Local residents: No comments have been received as a result of this proposal.

Policy and Issues

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development
JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal does not accord with the principles of this policy.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance, whilst the principle of the proposal was considered acceptable during the previous submission, it is believed that there are factors of sufficient weight in amenity terms that would warrant refusal of the application for the variation of that consent.

On balance, the proposed development is deemed not to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History relating to 22 Bamford Road

Planning reference 118135/FH/2017 – for the erection of dormer to rear, erection of dormer and associated balcony to the front and creation of basement and ground floor terraces.

Plans considered

The plans considered as part of this application are as follows:

Received 28th August 2025 02 Revision E Proposed Plans and Elevations (as previously approved)

Received 28th August 2025 200 Revision B Proposed Basement and Ground Floor Plans

Received 28th August 2025 201 Revision B Proposed Elevations

Received 28th August 2025 202 Revision B Proposed Elevations

Received 28th August 2025 203 Revision B Proposed Elevations (Section)

Received 28th August 2025 01 Revision B Existing Plans and Elevations

This application seeks a variation of Condition 2 (specified plans) attached to planning application 118135/FH/2017 to allow alterations to windows and dormers, which was previously granted approval for the erection of dormer to rear, erection of dormer and associated balcony to the front and creation of basement and ground floor terraces.

The variation proposes changes to the Bi folding door positions on the rear elevation, the position of a rear window, finished internal floor levels, the position of external stairs, and the position and material of the rear dormer. These changes would alter the form and appearance of the approved scheme.

A site visit was undertaken as part of the assessment of this application. It was noted that the rear dormer structure has already been completed, although the associated terrace and balustrade had not yet been constructed. The dormer, as built, presents an overbearing and dominant appearance that exceeds the scale and impact of the originally consented scheme.

The original approval involved a dormer design that was set in from the side gable walls and recessed from the eaves, which was considered to be a proportionate and acceptable addition to the host dwelling. In contrast, the structure now in place more closely resembles a full second-storey extension, with significantly greater massing and visual prominence and a lack of subordination and respect to the host dwelling. This change has resulted in an undue impact on both visual and residential amenity and is therefore considered unacceptable.

The applicant has stated that the development has been built slightly differently from what was approved. However, following the site inspection, it is clear that the constructed scheme differs considerably from the approved plans. The extent of the deviation is such that the current form of development cannot be considered a minor variation, and the resulting impact is materially harmful.

In this instance, whilst the principle of the proposal was considered acceptable during the previous submission, it is now considered that there are factors of sufficient weight in amenity terms that would warrant refusal of the application for the variation of that consent. The proposed changes are considered to result in a development that would have a materially greater impact on both visual and residential amenity than the scheme originally approved.

In terms of visual amenity, the proposed variation introduces elements that are out of keeping with the character and appearance of the surrounding area. The scale, massing and design of the amended proposal appears incongruous and visually intrusive, particularly when viewed from neighbouring properties.

With regard to residential amenity, the proposed variation results in increased harm to neighbouring occupiers through issues such as providing an overbearing presence. These

impacts would be more significant than those associated with the approved scheme and would fail to safeguard the living conditions of nearby residents.

In conclusion, while the principle of development remains acceptable, the proposed variation of condition is not supported due to the unacceptable impact on visual and residential amenity. The application is therefore recommended for refusal.

The proposal is considered to be contrary to the principles of good design and fails to comply with the National Planning Policy Framework, Core Strategy Policies SP1, DM1, EN1, and Saved Policy DC1 of the Unitary Development Plan.

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: Refuse

Article 35 Declaration

The proposal would not improve the social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There are no conditions which could reasonably have been imposed, which would have made the development acceptable and it is therefore not possible to approve the application.

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

1) The proposal results in the creation of a second floor extension, which by virtue of its siting, form, scale, appearance and materiality, creates an over dominant and incongruous feature that

is not subordinate to the host dwelling, which is out of character, and fails to contribute positively to, the local area. The proposal therefore has an unduly harmful impact on visual and residential amenity, which is contrary to policies SP1, EN1 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.'

Appendix 1 – List of consultees & neighbours notified

26 Hesketh Avenue, Manchester, M20 2QW
37 Bamford Road, Manchester, M20 2QP
31 Bamford Road, Manchester, M20 2QP
26 Bamford Road, Manchester, M20 2GW
20 Bamford Road, Manchester, M20 2GW
35 Bamford Road, Manchester, M20 2QP
33 Bamford Road, Manchester, M20 2QP
24 Bamford Road, Manchester, M20 2GW
2 Bamford Grove, Manchester, M20 2FF

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA