MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143847/FH/2025
Date registered valid:	9 September 2025
Proposal:	Conversion of existing garage, first floor front extension with front and rear dormers and balcony and alterations to the roof of the rear extension including elevational alterations
Address:	Trafalgar House, Slack Road, Manchester, M9 8AW
Ward(s):	Harpurhey Ward
Applicant:	Mr Zeeshan Ali
Agent (if any):	Mr Subhan Saleem, Saleem Architects
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Refuse
Date of recommendation:	**29 October 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 9 October 2025

Standard consultations:
Printed: 17 September 2025 Expired: 8 October 2025

Neighbour notifications
Printed: 17 September 2025 Expired: 8 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: No

Tree Preservation Order: No

The application site relates to Trafalgar House, Slack Road within the north Manchester ward of Harpurhey. The application site relates to a detached, two storey, cream rendered dwellinghouse characterised by a prominent conservatory attached to the front of the property, gable roof form of the host property and a covered extension to the rear which appears to be covered by corrugated sheets. Amenity space to the front of the property acts as the main external amenity space for the property and consists of areas of soft landscaping and paved areas. The rear extension involves a garage roller shutter which allows access from the site onto Slack Road. The applicant site sits on the junction of Waterloo Street and Slack Road.

Description of area

The immediate area is mixed in nature. The rear of the site adjoins the site of a car repairs garage. It is understood the property has historic connections with the garage to the rear (see planning history for further details). The areas to the north, east and south of the applicant site are primarily residential in nature. To the west sits the River Irk.

Description of development

The submitted application seeks planning permission for the conversion of existing garage, first floor front extension with front and rear dormers and balcony and alterations to the roof of the rear extension including elevational alterations.

The existing garage to the rear would be changed to a living space. The roof of such would be amended from a corrugated sheet roof to a flat roof system.

The first floor front extension would involve adding a storey onto the existing conservatory on the site. The extensions works to the front would have approximate dimensions of Height: 6.4 x (total height) x Length: 3.7 x Width: 8.5 metres. A front dormer would be erected and would extend the width of the roof of the main dwelling. The dormer would lead onto a balcony area from the proposed first floor front extension. The dormer would have an approximate volume of 32 cubic metres.

A rear dormer would also be installed with an approximate volume of 26 cubic metres.

Elevational alterations would take the form of the insertion of a window within the gable elevation of the host property facing Slack Road.

Materials to be used throughout the scheme have been listed as:
-Render to match existing (for extension and blocking up of side boundary following removal of the roller shutter)
-Roof tiles to match existing
-PVC windows to match existing
-Roof lights
-French doors
-Glass balustrade
-Composite door
-Flat roof system (for first floor front extension and rear extension)

Negotiations during the Course of the Application

The agent was advised that the LPA could not support the proposal. Whilst the agent indicated verbally that the application would likely be withdrawn, no formal written instruction was received from the agent and the application is therefore refused in a timely manner.

Planning History

It is noted the large conservatory to the front of the property would have required consent. However, such structure appears historic and the structure in its current form (brick and glass conservatory) has been in situ since at least May 2014.

040148- Retrospective use of forecourt, drive and curtilage of dwellinghouse for the sale and repair of motor vehicles.
Approved 12 December 1991.

F16595- Erection of a two-storey 3-bedroom detached dwellinghouse.
Refused 2 December 1981.

Consultations & Notification Responses

Local Residents

One local representative was received requesting a swift nest brick condition be attached to any approval granted, to provide enhancement for biodiversity.

Highway Services

Highway Services reviewed the proposal and provided the following response:
The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.

Highways have no concerns in terms of highway safety or trip capacity.

The site is well accessed by sustainable modes. Regular bus services are available within walking distance from the site.

It is understood that the proposed works will not affect the existing car parking arrangement.

Pedestrian access from Slack Road is to be retained.

It is assumed that waste storage and collection will continue as existing - Confirmation is required.

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 traffic and pedestrian management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

Environmental Health

Environmental Health were consulted and requested the standard construction hours condition be attached to any approval granted.

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) (Deletions replaced by PfE Policy JP-S1)
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:

Policy DC1 Residential extensions
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.

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:
JP- S1- Sustainable development.

ISSUES

Principle of Development

The submitted application seeks planning permission for the conversion of existing garage, first floor front extension with front and rear dormers and balcony and alterations to the roof of the rear extension including elevational alterations. The current proposal would involve several elements of work which is considered to drastically alter the appearance of the property. The changes to the rear extension including removing the roller shutter and changing the roof material are welcomed given the current corrugated form of the roof is unsympathetic to its residential context. The rear dormer given its cubic volume and the permitted development fallback position, does not give rise to significant concerns. However, the proposed first floor front extension with front dormers and balcony gives rise to significant concerns to the LPA. Such elements are considered to be against the provisions of policy DC1 of the UDP and Core Strategy policies SP1 and DM1. The benefits to the applicant do not outweigh the potential harm in relation to residential and visual amenity. Such issues will now be discussed.

Residential Amenity

The applicant site sits in a unique plot whereby the applicant site sits close to the rear boundary of the site and faces in a southerly direction. The majority of the external amenity space afforded to the property sits to the front of the property. The plot sits on the junction of Slack Road and Waterloo Street. The closest neighbours relate to a row of terraced properties to the south of the applicant site- 159 Waterloo Street and 13, 15 and 15a Slack Road. Such neighbours face onto Slack Road in an easterly direction.

The works to the front of the property take the form of the insertion of a first floor front extension, a large front dormer which extends out onto a newly created flat roof balcony area. The balcony would sit at a height of 6.4 metres and would project 3.7 metres beyond the primary elevation of the host property. As such, built form at an elevated position would be sited

closer (by 3.7 metres) to the properties to the south of the applicant site, than is previously the case.

The balcony would allow the applicant an opportunity to stand out and have views from first floor level. Whilst it is noted there is a 30 metre distance between the proposal and the windows to the front, due to the front extension, and the number of openings it is the perception of overlooking that would give rise to adverse harm to the properties of 159 Waterloo Street and 13, 15 and 15a Slack Road.

All the windows within the primary elevation of the neighbouring properties are clear glazed. The neighbours when looking out of such windows would feel the additional openings (three doors and three windows) and would experience adverse privacy implications from such windows. As such, the proposal would result in adverse privacy implications to the properties of 159 Waterloo Street and 13, 15 and 15a Slack Road.

Visual Amenity

The first floor front extension with front dormer and balcony results in a visually intrusive feature to the detriment of properties along Slack Road and Waterloo Street.

It is considered that the extension works to the front as proposed would create an overly large and bulky feature, relating poorly to the host property. Further, the front extension is wholly contrary to Policy DC1.3b of the UDP which states 2-storey extensions with a flat roof, particularly those which would be visible from the public highway would not be supported.

The front extension would project 3.7 metres beyond the primary building line. This would add a bulky feature to the front of the property, result in the loss of legibility of such existing primary elevation and disrupt the original proportions and form of the host property. The introduction of a balcony and front roof dormer would also add to overdevelopment to the front of the property and disrupt the existing character of the property and streetscene.

The visually intrusive form would be harmful to the properties of 159 Waterloo Street and 13, 15 and 15a Slack Road and passersby along Waterloo Street. The development to the front would be felt from the neighbour's first floor front windows and would reduce the sense of separation between the applicant property and surrounding properties as existing.

In short, the scheme is considered to give rise to impacts to the surrounding neighbours which are not outweighed by the benefits of the additional accommodation for the application property. As such the proposal is contrary to the City Council's Planning 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.

Design and Scale

The first floor front extension with front dormer and balcony results in an incongruous feature in the streetscene.

As stated previously, the proposal results in a two storey flat roof extension that would be visible from the public vantage points of Slack Road and Waterloo Street. Such development would be wholly contrary to Policy DC1.3b of the UDP and would result in a roof form which does not reflect the characteristics and built form of the host property.

The introduction of the balcony above the proposed first floor front extension introduces a feature which is not evident within the surrounding residential properties. Such element is not sympathetic to the character of properties in the immediate area and so creates an incongruous feature which does not relate well to the existing development of the property nor wider area.

The front dormer to be inserted would also contribute to the visually intrusive form of development. Whilst roof dormers to the rear can be achieved through the route of permitted development, there is no permitted development fallback for the introduction of front dormers. Front dormers are not common place within the streetscene and so there is no precedence to consider in this instance. Whilst small front dormers can be seen at properties along Hawkins Close, such properties are new build properties and the age and character of the property varies significantly to the applicant site. The dormers in this instance form part of the construction of the homes and not an approved addition to the existing properties. The front dormer extending the width of the gable roof within the host property results in a bulky and over encompassing feature and does not respond positively to the existing property.

In short, the proposed design and scale of the proposal is considered contrary 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.

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 polices 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 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 proactive manner. Whilst the agent indicated verbally that the application would likely be withdrawn, no formal written instruction was received from the agent and the application is therefore refused in a timely manner.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse
1)The proposed first floor front extension with front dormer and balcony by reason of its siting, scale, massing, height, projection beyond the primary building line, flat roof extension and southern orientation would give rise to an extension which creates an overbearing feature to the detriment of surrounding properties especially 159 Waterloo Street and 13, 15 and 15a Slack Road. The first floor front extension and front dormer with the insertion of 6 windows/ doors and elevated balcony gives rise to adverse privacy implications to the detriment of 159 Waterloo Street and 13, 15 and 15a Slack Road. As such the proposal is contrary to the City Council's Planning Policies SP1 and DM1 of the Manchester Core Strategy (2012), saved policy DC1.1, DC1.2 and DC1.3 of the Unitary Development Plan for the City of Manchester (1995), the Guide to Development in Manchester SPD and the National Planning Policy Framework.

2)The proposed first floor front extension with front dormer and balcony by reason of its siting, scale, massing, height, design and external appearance would give rise to an extension which: is not subservient to the host property, in turn creating an overly large and bulky feature; results in design features which are not architectural features of the surrounding context and so forms an incongruous and alien feature within the street scene, which would fail to enhance the appearance of the area generally. The scheme is considered to constitute over development on the site. As such the proposal is contrary to the City Council’s Planning Policies SP1 and DM1 of the Manchester Core Strategy (2012), saved policy DC1.1, DC1.2 and DC1.3 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

Highway Services
Environmental Health

Unit 4, Sovereign Works, Factory Lane, Manchester, M9 8AE
Unit 3, Sovereign Works, Factory Lane, Manchester, M9 8AE
Unit 2, Sovereign Works, Factory Lane, Manchester, M9 8AE
Unit 1, Sovereign Works, Factory Lane, Manchester, M9 8AE
Vehicle Repair Workshop Junction Waterloo Street, Factory Lane, Manchester, M9 3ZZ
Sovereign Works, Factory Lane, Manchester, M9 8EA
165 Waterloo Street, Crumpsall, Manchester, M9 8AN
196 Waterloo Street, Crumpsall, Manchester, M9 8GW
C F A Ltd, Sovereign Works, Factory Lane, Manchester, M9 8AE
198 Waterloo Street, Crumpsall, Manchester, M9 8GW
194 Waterloo Street, Crumpsall, Manchester, M9 8GW
15A Slack Road, Manchester, M9 8AW
Car Wash Next To 165, Waterloo Street, Crumpsall, Manchester, M9 8AN

200 Waterloo Street, Crumpsall, Manchester, M9 8GW
159 Waterloo Street, Crumpsall, Manchester, M9 8AN
15 Slack Road, Manchester, M9 8AW
13 Slack Road, Manchester, M9 8AW

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA