MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145286/FH/2026
Date registered valid:	4 March 2026
Proposal:	Erection rear roof dormer extension to provide additional living accommodation
Address:	11 Ansleigh Avenue, Manchester, M8 5SU
Ward(s):	Crumpsall Ward
Applicant:	Miss Vanessa Philpot
Agent (if any):	
Case officer:	Harriet Aidoo Tel: 0161 234 4532 Email: harriet.aidoo@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	29 April 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 17 March 2026

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 10 March 2026 Expired: 31 March 2026

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

Description of site / building / area

The application relates to a 2 storey dwellinghouse located at 11 Ansleigh Avenue in the Crumpsall area of north Manchester. The application site is visibly elevated with rear garden presenting as significantly elevated in-part, with graduating floor levels whilst integrating a stepped access.



Figure 1. (Site visit 17.03.2026)

The original dwellinghouse has been extended along the front, side and rear elevation. There is existing amenity space to the front, side and rear, including a fully hard surfaced front driveway. Wheeled bins are stored within curtilage behind boundary treatment.

Site History

o 084215/FH/2007/N1 - Erection of part single, part 2 storey side and rear extension to form additional living accommodation following demolition of existing kitchen annexe and detached garage. APPROVED, 15.11.2007

o 041664 - Single storey extension side of dwellinghouse to form enlarged kitchen. APPROVED 17.06.1992

o F16020 - Residential development comprising 35 houses, 8 bungalows, 36 flats, and 56 bedsits. APPROVED, 02.09.1981

o F13574 - Use of land for residential development. APPROVED, 03.09.1980

o F13573 - Erection of buildings for light industrial use (Use Class III) together with associated car parking and roadways. REFUSED, 03.09.1980

Description of development

The initial plan proposed a first-floor side extension and rear loft dormer to provide additional living accommodation.

Following negotiations, the initially submitted plan has been revised in the interest of residential and visual amenity and revised plans subsequently submitted dated, (08/04/26). The initially proposed title description has subsequently been amended to reflect the revised plan. The revised plan would comprise of:

o removing the initially proposed first floor side extension.
o the initially proposed L-shape rear roof dormer has been omitted from the plan and the proposed rear roof dormer now scaled back.

The revised plan would now relate a proposed rear roof dormer extension, which would be sited along the common shared with no. 10 Ansleigh Avenue to leave a small gap from this boundary, whilst being set-in from the gable elevation of the host building approximately 200mm, and it would measure approximately (10401mm wide x 3380mm deep x 2163mmm high). It would also be set-back above eaves and below the existing roof ridge and would include 4no. windows along the rear elevation. It is intended to use materials matching the existing dwellinghouse.

Consultations & Notification Responses

1. Local residents / public opinion

Occupiers of properties surrounding the application site were notified of the proposal. No comments were received.

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. Draft National Planning Policy Framework - 16th December 2025 is under consultation and as such is a material consideration. However, until its adoption, the current NPPF (December 2024) is still in place. Of relevance are:

- Chapter 2 - Achieving sustainable development
- Chapter 4 - Decision-making
- Chapter 12 - Achieving well-designed places

ISSUES

In the case of this application, the initially submitted plan has been revised in the interest of residential and visual amenity and revised plans subsequently submitted dated, (08/04/26). The initially proposed title description has subsequently been amended to reflect the revised plan.

Principle of development

The revised proposed development dated, (08/04/26) 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 (rear roof dormer to facilitate loft conversion) - In the case to this application, given the revised plan (dated, 08/04/26), it is considered that the scheme is acceptable on balance. Therefore, on this basis and in light of the pre-existing contextual relationship along the rear boundaries and along the rear elevation; particularly, with the application site being visibly elevated and with rear garden presenting as significantly elevated in-part, with graduating floor levels whilst integrating a stepped access, the rear ground floor of the host building appears sunken below the rest of the rear garden, coupled with the separation distance that would be maintained from those houses along the rear boundary; specifically those along Coppleridge Drive, it is considered that the revised submitted plan would not unduly impact on residential and visual amenity, nor would it adversely impact on the character of the property or the general area as there are no undue overbearing, overshadowing, or loss of privacy impact, and therefore, the proposal could be accommodated in this location in this instance.

For the reasons outlined, it is considered that the proposed development responds positively to the Manchester Core Strategy Development Plan Document Policy SP1 and DM1 and saved Policy DC1 of the Unitary Development Plan.

Impact of works (Design and appearance) - In the case of this application, the submitted application form indicates proposed materials in keeping with the existing house, 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 revised rear roof dormer extension and the massing, together with the use of proposed materials, the character of the street would not be unduly affected. However, a condition is recommended requiring the external facing walls of the dormer to be clad in materials similar to those on the existing roof; 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 vehicular access and car parking arrangement would be unaffected; 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 and on balance, and subject to planning conditions, it is considered that the revised proposal, (dated, 08/04/26), responds positively to the policy documents above and would not warrant such harm as could sustain a refusal.

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: Approve

Article 35 Declaration

In the case of this application, the initially submitted plan has been revised in the interest of residential and visual amenity and revised plans subsequently submitted dated, (08/04/26). The initially proposed title description has subsequently been amended to reflect the revised plan. The local planning authority had no other issues to raise with the applicant 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:

o Location Plan with application site edged in red, Drawing number 01, Revision A, received by the City Council as the Local Planning Authority on 08 April 2026.

o Site Plan, Drawing number 02, Revision A, received by the City Council as the Local Planning Authority on 08 April 2026.

o Proposed Front Elevation, Proposed Side Elevation, Proposed Rear Elevation, Proposed Part Side Elevation (North), Drawing number 05, Revision B, received by the City Council as the Local Planning Authority on 08 April 2026.

o Proposed Loft Floor Plan, Proposed Loft Section A-A, Drawing number 06, Revision B, received by the City Council as the Local Planning Authority on 08 April 2026.

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) Notwithstanding the details on the specified plans/documents, the rear roof dormer extension hereby approve shall be clad in matching materials similar to those on the existing roof.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester (1995), and policy DM1 of the Manchester Core Strategy (2012)

4) 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 Front Elevation, Proposed Side Elevation, Proposed Rear Elevation, Proposed Part Side Elevation (North), Drawing number 05, Revision B; and Proposed Loft Floor Plan, Proposed Loft Section A-A, Drawing number 06, Revision B, all received by the City Council as the Local Planning Authority on 08 April 2026, 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).

5) Before first occupation of the development thereby approved, the proposed "bathroom" window as shown on Drawing number 05, Revision B; and Drawing number 06, Revision B, all received by the City Council as the Local Planning Authority on 08 April 2026; shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - In the interest of privacy and in accordance with policies SP1 and DM1 of the Manchester Core Strategy (2012), and policy DC1 of the saved Unitary Development Plan for the City of Manchester (1995).

6) 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). For the avoidance of doubt, this is use by a single person or by people living together as a family.

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

67 Crumpsall Lane, Manchester, M8 5SR
10 Ansleigh Avenue, Manchester, M8 5SU
3 Ansleigh Avenue, Manchester, M8 5SU
2 Ansleigh Avenue, Manchester, M8 5SU
Westwood Nursing Home, 69 Crumpsall Lane, Manchester, M8 5SR
77 Coppleridge Drive, Manchester, M8 4PB
75 Coppleridge Drive, Manchester, M8 4PB
73 Coppleridge Drive, Manchester, M8 4PB
71 Coppleridge Drive, Manchester, M8 4PB
69 Coppleridge Drive, Manchester, M8 4PB

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