

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145489/JO/2026
Date registered valid: 27 March 2026
Proposal: Variation of Conditions 2 attached to Planning Permission 140127/JO/2024 to alter the roof design.
Address: 255 Brooklands Road, Brooklands, Manchester, M23 9HF
Ward(s): Brooklands Ward

Applicant: Dr Hamid Sheikh
Agent (if any): Mr Thomas Bedford, TJB Architects Ltd.
Case officer: David Lawless
Tel: 0161 234 4543
Email: david.lawless@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 7 May 2026



Application details

Type of application: Variation or Removal of Condition

Development type: Householder

Date of site visit: 10 April 2026

Standard consultations:

Printed: 7 April 2026 Expired: 28 April 2026

Neighbour notifications

Printed: 7 April 2026 Expired: 28 April 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/area

255 Brooklands Road is a large two storey detached dwellinghouse, with hardsurfaced area and raised planters to the front and a large garden and outbuilding to the rear. The property is contemporary in design. It is finished in render, with timber panels in the front elevation and it is topped with a flat roof. The area is predominantly residential in nature.

Listed building: NO

Conservation area: NO

Tree Preservation Order: YES (tree at front of site)

Description of development

The applicant is applying to vary condition no. 2 attached to planning permission 140127/JO/2024 to alter the roof design.

The applicant has previously obtained planning permission (140127/JO/2024) to vary condition no. 2 attached to the original condition (134465/FH/2022) in order to allow an amendment to the approved roof pitch and an increase in its height together with the installation of roof mounted solar panels.

Consultations & Notification Responses

Local Residents – Five letters have been received, three in support and the remainder objecting. The comments are summarised below:

In support:

- The scheme is both aesthetically and practically appropriate and would enhance the character and appearance of the street, potentially increasing surrounding property values.
- The existing property is in poor condition, with issues such as damp and a deteriorating roof, and the proposed works are necessary to secure its long-term condition.
- Significant disruption has been caused by delays so a resolution would be good to allow the residents to return to their home.

In objection:

- The development, together with existing features such as the large Leylandii hedge, significantly reduces light to neighbouring properties, raising concerns over right to light and overall living conditions.
- The revised design, particularly the single continuous roof, results in a structure that is materially larger, higher, and more overbearing than the previously approved scheme, harming the character of the area and neighbouring outlook.
- Additional and repositioned roof windows, along with the increased massing, create direct overlooking and loss of privacy, including views into habitable rooms.
- Works have progressed ahead of formal approval and the proposal appears to seek retrospective permission for unauthorised development.

Brooklands Residents Action Group – No comments received.

Policies

Draft National Planning Policy Framework (December 2025) - The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. A draft revised NPPF was published for consultation on 16 December 2025. The consultation period runs for 12 weeks and will close on 10 March 2026.

The draft NPPF proposes significant changes to the structure and content of national policy. These include a move to Local Plan-style policy sections, a clearer distinction between plan-making and decision-making policies, and the reintroduction of strategic planning through Spatial Development Strategies. Other notable changes include an expanded presumption in favour of sustainable development, policies promoting higher densities around transport hubs, and support for small and medium-scale housing schemes through a new "medium development" category. The draft also integrates National Development Management Policies, strengthens climate change and biodiversity policies, and introduces measures to encourage clean energy and critical minerals development.

Once adopted, the revised NPPF will replace the current framework and form a key part of national planning policy. At this stage, as the document is subject to consultation and has not yet been finalised, while still a material consideration, it can only be afforded limited weight in the determination of planning applications. In this instance, the relevant sections are outlined below:

Policy DM3 (*Determining development proposals*) – When considering development proposals, local planning authorities should:

- a) Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision;
- b) Take a proportionate approach to the consideration of the planning matters raised by the proposals, in a way that reflects their scale, complexity and potential impact;

- c) Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals;
- d) Consult statutory or internal consultees only where it is necessary to do so. Decisions on development proposals should not be delayed in order to secure advice from a statutory or internal consultee beyond their statutory deadlines unless there is insufficient information to make the decision or more detailed advice may enable an approval rather than a refusal;
- e) Consider whether otherwise unacceptable development proposals could be made acceptable through the use of planning conditions or planning obligations; and
- f) Not refuse applications for development which should clearly be approved, having regard to its accordance with the development plan, the policies in this Framework and any other material considerations.

Policy L4 (Residential extensions) – This policy states that development proposals to extend existing dwelling houses should blend effectively with the existing building and its immediate surroundings in terms of its scale and form; and maintain acceptable living standards for current and new occupiers in terms of access to daylight, sunlight, privacy and external amenity space.

The National Planning Policy Framework (December 2024) – The National Planning Policy Framework sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear strong reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The Places for Everyone Plan – This plan was adopted on 21 March 2024, as such 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 significant weight in the planning balance. The relevant policy is set out below:

Policy JP-Strat9 (Southern Areas) – This policy states that the economic competitiveness, distinctive local neighbourhood character and environmental attractiveness of the southern areas will be protected and enhanced. There will be a strong emphasis on making as much use as possible of suitable previously developed (brownfield) land and promoting the roles of the areas' town centres and its other key assets.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy 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.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below

Policy SP1, *Spatial Principles*, - Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, *Development Management* – This policy states that all development should have regard to a number of specific issues, of which the following are of most relevance:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Community safety and crime prevention.
- Design for health.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Flood risk and drainage.

Saved UDP Policies – Policy DC1, *Residential Extensions*. – Policy 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 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 street-scene;
- e) the effect of the loss of any on-site carparking.

Policy 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 the original buildings);
- b) they do not create an 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 street scene by virtue of design, use of materials or constructional 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.

Policy DC1.3 states that 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).

Policy DC1.4 states that in considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a) the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b) the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c) the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

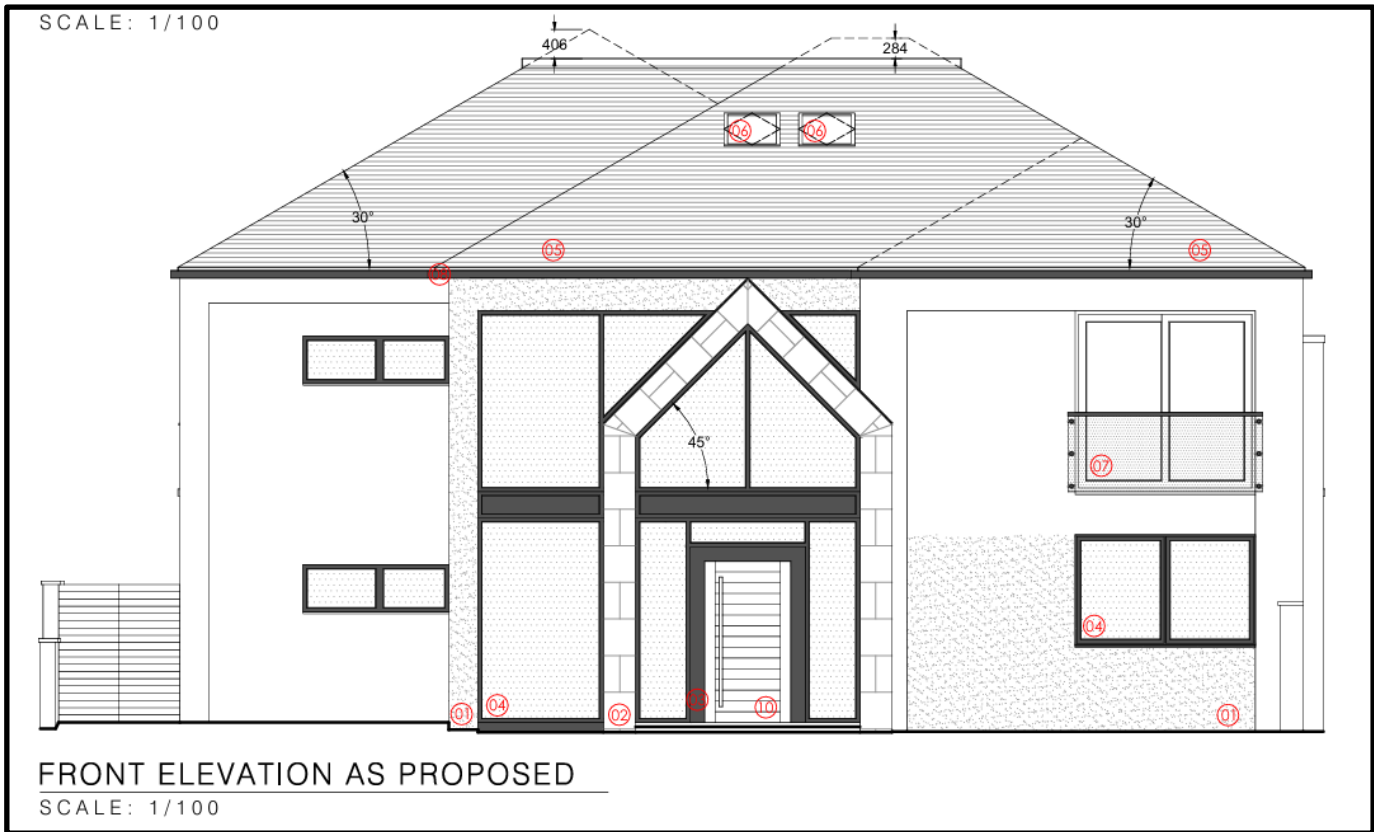
Issues

Principle of the Proposal – Given the previous approval the principle of the proposal is still considered acceptable. Notwithstanding this, the potential impact upon existing levels of residential and visual amenity must be assessed.

Design and Siting – The design and siting of the two-storey front extension, single-storey rear extension, and the extension to the outbuilding, together with associated elevational alterations, are considered to be in keeping with the overall character of the dwelling and are therefore acceptable.

The extensions would continue to be rendered, with limestone tiles proposed to frame the front entrance. In terms of the roof design, the applicant now proposes the inclusion of a central flat roof element. This represents a reduction in height compared to the previously approved Section

73 scheme and simplifies the overall roof form. The revised design also introduces additional rooflights, alongside the relocation of previously approved rooflights and photovoltaic (PV) panels. The front elevation illustrating the flat roof element is shown below.

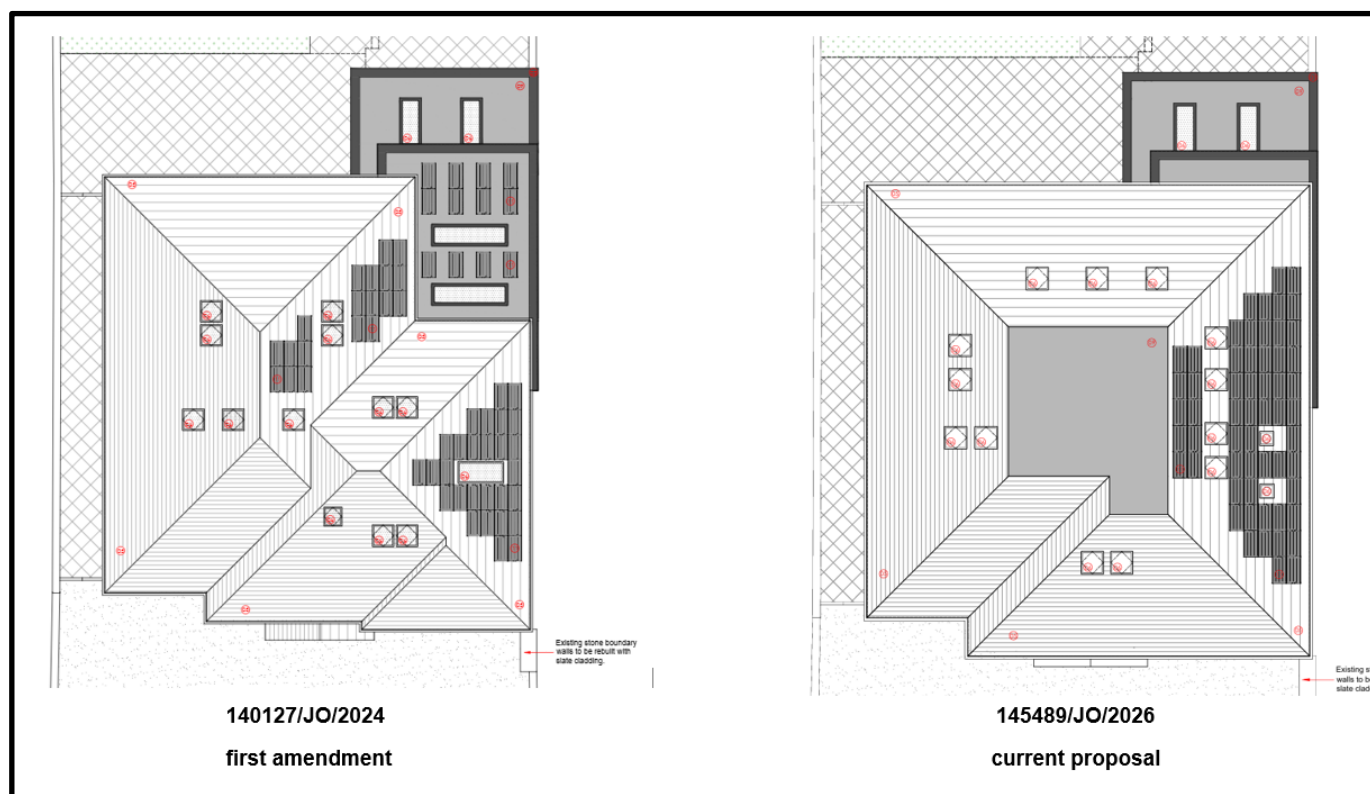


The image below provides a comparison between the originally approved scheme, the earlier Section 73 approval, and the current proposal. While pitched roofs remain the predominant form along Brooklands Road, there are examples of flat roof elements within the street scene. As such, the introduction of a flat roof section at the centre of the pitched roof is considered acceptable and would not detract from the overall appearance or character of the dwelling. Furthermore, the addition of further rooflights and the repositioning of previously approved rooflights and PV panels are not considered to adversely affect the overall design or visual amenity of the proposal.



Residential Amenity – The simplification of the roof form has introduced three rooflights within the rear roof slope facing New Forest Road, alongside adjustments to the positioning of rooflights on the front and one side roof slope. Given the separation distances between opposing dwellings on New Forest Road, it is not considered that the addition of these rooflights would materially reduce existing levels of privacy. Similarly, the repositioned rooflights on the front and side elevations are not considered to adversely affect the residential amenity of adjoining or nearby occupiers, including those on Brooklands Road.

Furthermore, the revised roof design, which results in a lower overall height compared to the approved scheme under planning permission 140127/JO/2024, is not considered to give rise to undue overshadowing or harm to existing levels of residential amenity.



Visual Amenity – Given the design and siting of the extensions and elevational alterations it is not considered that the proposal would have an unduly detrimental impact upon the levels of visual amenity enjoyed within the vicinity of the property and especially along Brooklands Road.

Pedestrian and Highway Safety – The proposal would not have a detrimental impact upon the levels of pedestrian and highway safety enjoyed within the vicinity of the site.

Drainage – The applicant is proposing to reduce in size the raised planter beds at the front of the property to increase the amount of off-street parking. These planters would be replaced by a permeable hard standing and as such drainage for the proposal is considered acceptable.

Trees – The protected trees along the front perimeter would remain.

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 to resolve any matters arising in relation to dealing with the planning application.

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 the original planning permission, 134465/FH/2022, i.e. 7 October 2022.

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:

- a) PL-101, PL-102, PL-105 and PL107 received on 25 July 2022
- b) PL03-106, received on 27 March 2026

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 development hereby approved shall be constructed and thereafter maintained using the materials detailed on the drawings and application forms stamped as received on 25 July 2022 and 27 March 2026.

Reason - In the interests of visual amenity, pursuant to Policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Brooklands Residents Action Group
29 New Forest Road, Manchester, M23 9JT
257 Brooklands Road, Brooklands, Manchester, M23 9HF
264 Brooklands Road, Manchester, M23 9HD
262 Brooklands Road, Manchester, M23 9HD
253 Brooklands Road, Brooklands, Manchester, M23 9HF
33 New Forest Road, Manchester, M23 9JT
31 New Forest Road, Manchester, M23 9JT
266 Brookland Road, Sale, M23 9HD
29 New Forest Road, Manchester, M23 9JT

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA