MANCHESTER CITY COUNCIL

Planning
Delegated Officer Report

SUMMARY OF APPLICATION DETAILS

Application reference:	PLA-2026-000199
Application type:	Householder planning permission
Proposal:	Retention of part-single, part two-storey side extension, including hip to gable conversion and insertion of rear dormer.
Site address:	2 Rothley Avenue Manchester M22 8EX
Ward(s):	Northenden
Date application valid:	09 June 2026
Applicant name:	Mr Aminullah Raoufi
Agent (if any):	David Ormesher
Case officer:	Joshua Lee
Recommendation:	Approve
Date of recommendation:	06 July 2026

DESCRIPTION OF SITE, BUILDING AND/OR AREA

The proposal related to a two-storey semi-detached dwellinghouse on the corner of Rothley Avenue and Benchill Road. The property is located on an angled corner with the main external amenity space to the side and front and a small rear space to the rear. The property does not feature off street parking.

The property is in a mostly residential part of the Northenden ward of Manchester.

DESCRIPTION OF DEVELOPMENT

The applicant is proposing the retention of part-single, part two-storey side extension, including hip to gable conversion and insertion of rear dormer.

Ground flood side extension

The proposed ground floor side extension projects 4000mm from the existing side elevation and runs 5000mm from the principal elevation where it reduces to 1500mm at the rear elevation angled parallel to the boundary for the remaining 1700mm. The ground floor part has a sloping tiled roof up to the setback first floor and is finished in matching brick with glazing to front side and rear.

First floor side extension

The proposed first floor side extension has a similar footprint to the ground floor but starts from a 1000mm set back to the first floor. The extension is finished with a hipped roof and glazing to front and rear.

Hip to gable conversion and insertion of rear dormer

The proposed hip to gable conversion to the main roof allows a new roof dormer which would sit entirely within the main roofline and use matching materials. The dormer features glazing to the rear.

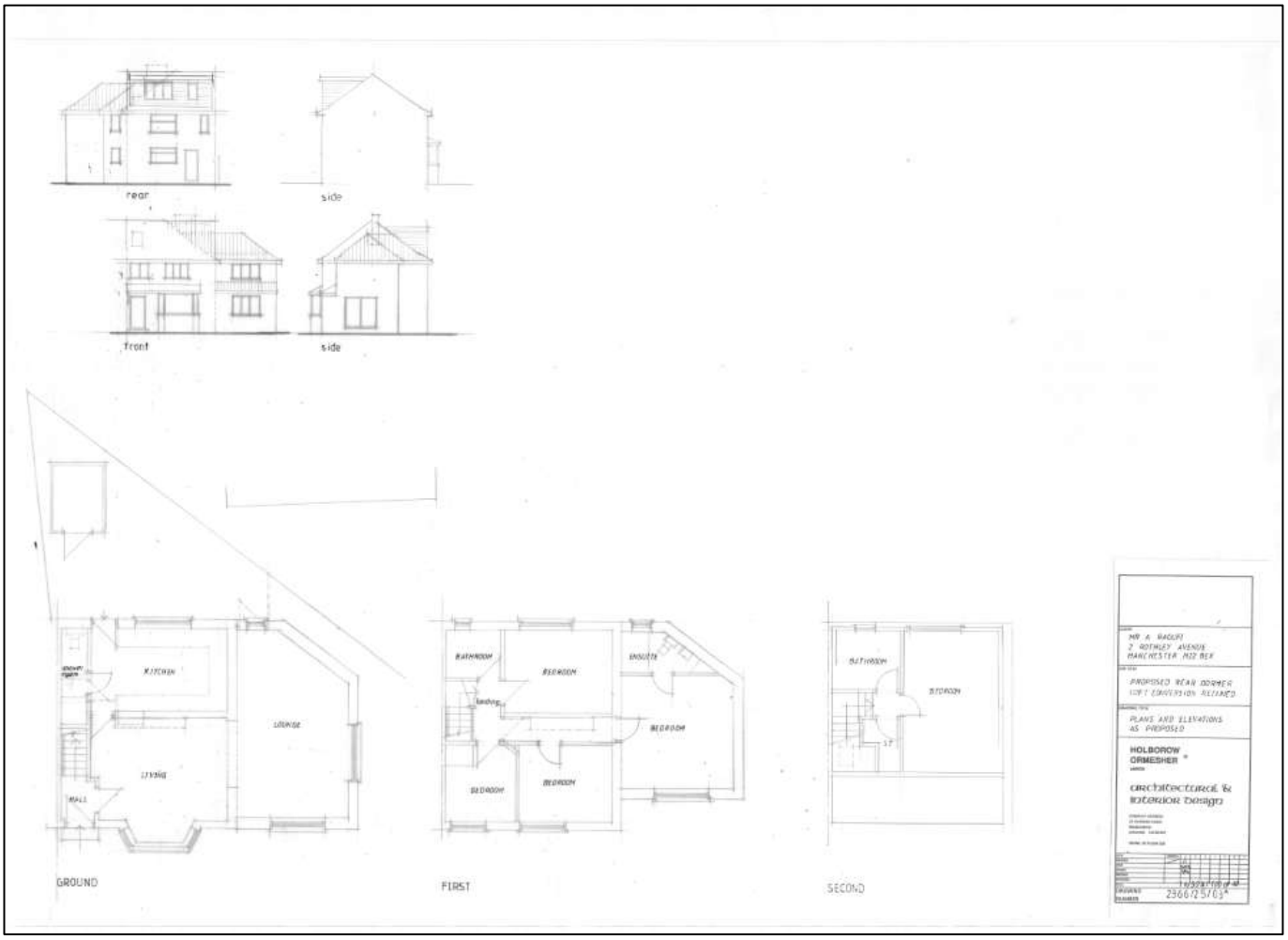


Figure 1. Proposed plans

RELEVANT PLANNING HISTORY

CONSULTATION, NOTIFICATION AND PUBLICITY RESPONSES

Notifications and publicity

1no comment received noting:

- driveway/new and access
- Size of the dwelling being created

NEGOTIATIONS

Not required.

RELEVANT POLICIES

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions on planning applications must be made in line with the statutory development plan, unless material considerations indicate otherwise.

For Manchester, the development plan comprises:

- The Core Strategy (2012–2027)
- Saved policies of the Unitary Development Plan (UDP)
- The Places for Everyone Joint Development Plan Document (2022–2039)

These documents are considered up to date and carry substantial weight in decision-making. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance.

The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

Where applicable, the Council must give special regard to preserving the character of conservation areas and the setting of listed buildings, in line with statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The policies referenced in this report are those considered most relevant to the nature, scale and location of the proposed development as follows:

- The Manchester Core Strategy Development Plan Document 2012-2027
    - Development Management and Planning Obligations
        - DM 1 - Development Management
    - Objective 1 - Spatial Principles
        - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
    - Objective 6 Environment
        - EN 1 - Design Principles and Strategic Character Areas
        - EN 19 – Waste
- Guide to development in Manchester - supplementary planning document and planning guidance, April 2007
- Extant Unitary Development Plan (UDP) –
    - Citywide Development Control Policies
        - DC1 - Residential extensions
        - DC26 - Development and Noise
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
    - Strategy

        - JP-Strat9: Southern Areas
    - Sustainable and Resilient Places
        - JP-S1: Sustainable Development
    - Places for People
        - JP-P1 Sustainable Places
- National Planning Policy Framework (NPPF) December 2024–
    - Section 2 - Achieving sustainable development
    - Section 4 – Decision-making
    - Section 12 – Achieving well-designed places
- National Planning Policy Framework Draft for Consultation December 2025 - National decision-making policies
    - Chapter 3 – Decision-making policies
        - DM1: Preparing development proposals
        - DM2: Information requirements
        - DM3: Determining development proposals
        - DM6: Use of planning conditions and obligations
        - DM7: Relationship with other regulatory regimes
        - DM8: Unauthorised development and enforcement
    - Chapter 4 - Achieving sustainable development
        - S3: Presumption in favour of sustainable development
        - S4: Principle of development within settlements
    - Chapter 12 - Making effective use of land
        - L4: Residential extensions
    - Chapter 14 - Achieving well-designed places
        - DP3: Key principles for well-designed places
        - DP4: The Design process

ASSESSMENT

Principle of Development

Many people prefer to extend their existing homes rather than move. The Council understands the need for more living space but must also ensure that the amenities of neighbours are protected and that the overall character of the surrounding area is not harmed.

Each case is looked at on its individual merits, having regard to a range of criteria as stated in Policy DM 1 of the Manchester Core Strategy.

This application seeks permission for works already undertaken. The original scheme was approved under application 142245/FH/2025 and did not include a hip-to-gable alteration or dormer extension. This application therefore seeks to regularise the development as built and is made under Section 73A of the Town and Country Planning Act 1990, which allows for retrospective planning permission to be sought for development that has already been carried out.

It is noted that the majority of the works have already been accepted through the previously approved scheme, which establishes a clear fallback position. Furthermore, a hip-to-gable alteration and rear dormer extension, in isolation, would likely constitute permitted development under the General Permitted Development Order, which is also a material fallback consideration.

However, notwithstanding these fallback positions, it remains necessary to assess the proposal as a whole, and in particular the cumulative impact of the combined works, to ensure that the development does not result in unacceptable harm to the character of the area or the amenities of neighbouring occupiers.

A local resident has raised concerns regarding the formation of a new driveway and access. However, the site fronts onto an unclassified road, and the provision of a new access, driveway constructed in permeable materials and boundary treatment 1m or less is generally acceptable as permitted development. In any event, this matter does not form part of the current application and has not been assessed as part of this decision.

In this instance, the principle of the development is considered acceptable, subject to the detailed assessment set out below.

Appropriate siting, layout, scale, form, massing, materials, and detail

The proposed development reflects the character of the existing dwelling through matching brickwork, roof tiles and window proportions, resulting in a cohesive appearance.

The extensions remain subservient to the host property, with a lower roofline and appropriate scale. The two-storey side extension is set back from the principal elevation, preventing a terracing effect, particularly given the property's end-of-row position.

The impact on neighbouring occupiers is acceptable. At No. 2, additional massing is limited to the dormer, which is contained within the roof slope.

At No. 32 Benchill Road, while impacts are greater, the retained 850mm gap to the boundary provides sufficient separation.

When considered cumulatively, the development does not result in an overbearing or dominant form of development and remains in keeping with the surrounding area.

Overall, the proposal is acceptable in design terms and complies with Policy DM1 of the Manchester Core Strategy.

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.

The proposed works are visible from the public realm; however, due to their siting and the use of matching materials, they would integrate well with the existing dwelling and would not appear incongruous within the street scene.

The overall scale and form of the development are comparable with other properties in the vicinity, including more recent housing opposite, and would not disrupt the established pattern or character of the area.

Accordingly, the proposal would not result in harm to the character or appearance of the surrounding area.

Effects on amenity

Privacy

The proposal includes new openings at both ground and first floor level. The ground floor bifold doors and windows largely replace existing openings and are typical of a suburban residential setting, with no material increase in overlooking.

At first floor level, the rear-facing window serving the ensuite has been conditioned to be obscure glazed and fixed shut (below 1.7m where applicable), which will prevent unacceptable overlooking. The rear

dormer introduces additional openings; however, these are set within the existing rear roof slope plane and would have a similar relationship to neighbouring properties as existing first floor rear windows. As such, no harmful loss of privacy would occur.

Light

The development introduces additional built form along the side boundary with No. 32 Benchill Road, which would result in some reduction in light to that property. However, a gap of approximately 850mm to the boundary is retained, and the first-floor element is set down from the ridge with a hipped roof, which reduces bulk and limits overshadowing.

Given the scale, form and orientation of the extension, any loss of daylight or sunlight would be limited and would not be so significant as to warrant refusal. The impact on light is therefore considered acceptable.

Noise

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal does not change how people can get in and out of the building and would not present further accessibility issues into the property.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.

The proposal itself has little impact on waste from the site. It uses the current domestic storage and collection methods on site and maintains external access to the rear of the property.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property.

Green Infrastructure including open space, both public and private

The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment.

The proposal has a negligible impact on drainage using the existing drainage on site.

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.

CONCLUSION

In reaching a decision, weight has been given to the fallback position established by the previous approval (ref. 142245/FH/2025), together with the likelihood that elements of the roof alterations could be carried out under permitted development. These are important material considerations weighing in favour of the proposal. While the development results in some limited harm in terms of a minor reduction in light to the adjacent property at No. 32 Benchill Road, this impact is not considered to be significant or unacceptable when assessed against Policy DM1 of the Manchester Core Strategy. The proposal would provide additional and improved living accommodation and is of a scale, design and appearance that remains subservient to the host dwelling and in keeping with the surrounding area. On balance, the identified limited harm is outweighed by the benefits of the scheme, and the development is considered to comply with relevant local and national planning policies. Accordingly, the application is recommended for approval, subject to conditions.

ARTICLE 35 DECLARATION

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is considered to be acceptable and therefore determined within a timely manner.

Recommendation:

1. **Specified plans**

   The development hereby approved shall be carried out in accordance with the following drawings and documents:

   a. 2 Rothley Av - Block Plan - Location Plan - 13 Apr 2026

b. 2 Rothley Av - Site Plan as Proposed - Site Plan - Proposed site plan - 13 Apr 2026

c. 2 Rothley Av - 25 – 03 – Plan - Proposed plans and elevations - 2366-25-03 A - 22 May 2026

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

2. Materials to match

The materials used in the external surfaces of the development hereby approved shall be similar in appearance to the existing building in terms of type, size, colour and texture.

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.

3. Obscure and Top Opening glazing

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension hereby permitted the windows in the first floor on the rear elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 5 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason - In the interest of amenity and in compliance with DM1 of the Core Strategy and the National Planning Policy Framework.