MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-000128
Application type:	Householder planning permission
Proposal:	Erection of a single storey side and rear extension together with the installation of a raised rear decked area and installation of dormer
Site address:	11 Dartmouth Road, Manchester, M21 8XL
Ward(s):	Chorlton Park
Date application valid:	01 June 2026
Applicant name:	Mr & Mrs David & Faye Blake
Agent (if any):	Mr Stelios Kattou
Case officer:	Holly Wright
Recommendation:	Approve
Date of recommendation:	20 July 2026

Description of site, building and/or area

The application relates to a two-storey semi-detached dwellinghouse of redbrick with a grey slate dual-pitch roof. The property features grey uPVC-framed windows, including a two-storey bay to the front with a gable end roof form, a modest front garden bordered by a mid-level brick wall, a decorative front canopy overhang, a two-storey rear outrigger, a raised decking/terrace area, and a rear garden.

Dartmouth Road is a residential street situated within the Chorlton Park ward of Manchester, close to Beech Road Park, Barlow Moor Road (B5217), and Chorlton Park. The surrounding area is predominantly residential in terms of its character, consisting of terraced and semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

The property is not listed, nor is it sited within a conservation area.


12
14
16
Dartmouth Rd
Dartmouth Rd
8











Description of development

The applicant is seeking planning permission for the erection of a single storey side and rear extension together with the installation of a raised rear decked area and installation of a rear dormer.

Relevant planning history

No previous history.

Consultation, notification and publicity responses

Consultations

Not applicable.

Notifications and publicity

Local residents – no representations received.

Negotiations

Concerns were raised regarding the elevated height of the proposed decking area and the potential for increased overlooking. In response, a 1.8m-high timber privacy screen (measured from the floor level of the decking) was included along the plot's shared boundaries running the length of the decking area.

Concerns were raised regarding the proposed height of the rear extension and its potential impact upon residential amenity. In response, the agent advised that the extension height had been reduced as much as possible, as any further reduction would prevent the new ceiling from aligning with the existing dwelling and could adversely affect thermal performance and Building Regulations compliance.

Concerns were raised regarding the design of the proposed dormer extension, in terms of its lack of set back from the property's eaves and intersecting windows with the eaves line. In response, a 0.2m set back was included and attention was drawn to the precedent set by the dormer extension at No.62 Corkland Road (approved under 109875/FH/2015/S1 and 111675/FH/2016/S1).

Concerns were raised regarding the proposed materiality of the dormer extension, with further details/specification requested. In response, the agent amended the dormer cladding to be grey aluminium (rather than black) to match the existing roof tile colour.

Relevant policies

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

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.
- Policy JP-P1 – Sustainable Places

The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places

Draft National Planning Policy Framework (NPPF, 2025)
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.
- Chapter 12 – Making Effective Use of Land
- Policy L4: Residential extensions
- Chapter 14 – Achieving Well-Designed Places
- Policy DP3: Key principles for well-designed places



Submitted proposed plans and elevations

Assessment

Principle – the principle of the proposal, to erect a single storey side and rear extension together with a raised decking area to the rear and a rear dormer extension, to provide additional living accommodation for a dwellinghouse, is acceptable. Notwithstanding this, consideration must be given to the proposal's siting, scale, and massing, appearance, impact upon visual and residential amenity, waste storage, and parking, amongst other matters.

Siting, scale, and massing – the single storey extension would be sited at the side and rear of the property, projecting south and east. It would project approximately 3m rearwards from the host dwellinghouse, with an approximate length of 9.1m, sideward projection of 0.4m, width of 5.5m, and height of 4m. A gap of approximately 0.15m would be maintained to the plot's northern shared boundary and a gap of approximately 0.8m would be maintained to the plot's southern boundary.

The raised decking area would be sited at the rear of the property, projecting approximately 2m rearwards from the proposed extension, with an approximate width of 5.6m, and height of 0.7m. A gap of approximately 0.8m would be maintained to the plot's southern boundary and 1.8m-high privacy screens (measured from the finished floor level of the raised decking area) would be included along the shared boundaries, running the length of the decking area.

The dormer extension would be sited at the rear of the property and would measure to approximately 2.1m in length, 4.9m in width and 1.3m in height. It would be set approximately 2m below the existing ridge and 0.2m above the eaves, with an approximate gap of 0.2m maintained to the adjoining semi and 0.4m maintained to the roof edge.

Overall, the siting, scale, and massing of the proposal is considered acceptable. The 3m rearward projection of the single storey extension would not exceed the limit stipulated within saved policy DC1 of the Unitary Development Plan for the City of Manchester (of 3.65m) and is therefore considered acceptable. The extension would remain visually subservient to the host dwellinghouse on account of its single storey form and proportionate dimensions and would not appear as an unduly large or bulky addition. The raised decking area would be modest in scale and, together with the proposed privacy screens, would not result in an excessive or visually dominant addition to the property. The rear dormer would be appropriately positioned within the roof slope, maintaining adequate setbacks from the ridge, eaves and roof edges, ensuring that it remains subservient to the existing roof form, in terms of its scale and massing. Adequate private amenity space would also be retained to the rear of the dwellinghouse.

Appearance and visual amenity – the planning submission indicates that the single storey extension would be constructed of red brick to match the existing dwellinghouse with a flat roof (dark grey GRP or rubber membrane), and black aluminium glazing. Its side elevations would be blank, whilst its rear elevation would feature two sets of outward-opening doors with a glazed surround. Its flat roof would feature two skylights.

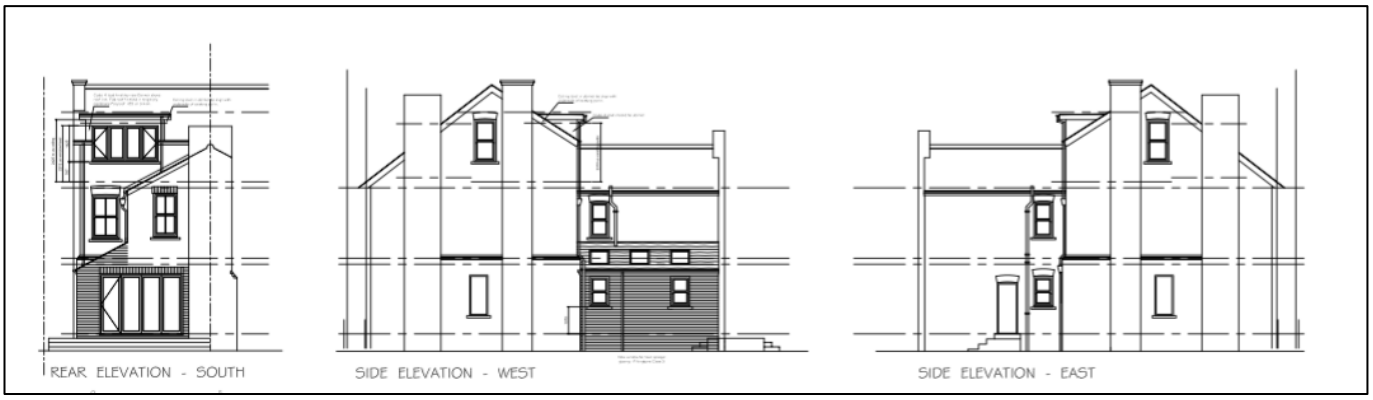
The planning submission indicates that the raised decking area would be constructed of dark grey composite material with a 1.1m-high glazed balustrade along the rear and 1.8m-high timber privacy screens along the shared boundaries.

The planning submission indicates that the dormer extension would feature dark grey aluminium cladding (colour to match the existing roof tiles of the dwellinghouse) with black aluminium glazing and a dark grey GRP or rubber membrane flat roof. Its side elevations would be blank, whilst its rear elevation would feature two windows which would intersect with the extended eaves of the dwellinghouse.

The proposed single storey side and rear extension and raised decking area are relatively standard in terms of their design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions evident in the surrounding area. Sited to the rear of the property, the single storey extension and raised decking area would not be highly visible within the street scene or public realm and, as such, would avoid forming overly prominent visual features. Further to this, the single storey extension's use of matching materials (i.e., red brick) should provide a blended appearance with the host dwellinghouse, which would further minimis its visual impact.

With regard to the proposed rear dormer extension, it is acknowledged that the Council does not generally support dormer designs where windows extend to or intersect the eaves line, as this can diminish the visual distinction between a dormer addition and a full third-storey extension, thereby undermining the visual subservience of the addition. However, in this instance, the proposed design is considered acceptable having regard to the established precedent at No.62 Corkland Road, located to the north of the application site, where a comparable roof alteration incorporating a window intersecting the eaves line was approved under planning permission 111675/FH/2016/S1 (see figures below). In the absence of any material change in planning policy since that decision was issued, it would be unreasonable to refuse the current proposal on this basis alone. In addition, it should also be noted that the application property occupies a position within a row of semi-detached dwellinghouses, with a further row of residential properties located to the rear. As such, opportunities for public views of the dormer would be limited, and its visual impact upon the wider street scene would be minimised.

For these reasons, the proposal is considered acceptable in terms of its appearance and impact upon the visual amenity of the surrounding area.



Approved elevations of 111675/FH/2016/S1



View of No.62 Corkland Road with dormer addition visible

Residential amenity – the proposed single storey side and rear extension is not considered to result in unacceptable impacts upon the residential amenity of neighbouring occupiers. By virtue of its single storey form, modest rearward projection of approximately 3m, and maximum flat roof height of approximately 4m, the extension would not give rise to significant overshadowing, loss of daylight, loss of sunlight, or loss of outlook to adjoining properties. Further to this, no side-facing windows are proposed within the extension and, as such, the extension would not introduce any unacceptable opportunities for overlooking or loss of privacy

Similarly, the proposed raised decking area is limited in scale and would not be expected to result in significant impacts in terms of overshadowing, loss of light, or outlook. Whilst raised platforms can have the potential to increase opportunities for overlooking, the proposed installation of 1.8m-high privacy screens along the shared boundaries for the full length of the decking area would effectively mitigate such impacts and help safeguard the privacy of neighbouring residents. Consequently, no unacceptable loss of privacy is anticipated as a result of this element of the proposal.

Finally, the rear dormer's siting on the roof of the property, set below the existing ridge, above the eaves and away from the roof edges, should ensure that it does not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area, given that its mass and bulk would not impact the path of light to neighbouring properties beyond that of the host dwellinghouse itself. Further to this, the dormer's rear-facing windows should provide no further degree of overlooking than any existing windows at first-floor level. No side-facing windows are proposed within the dormer and, accordingly, there would be no direct overlooking of neighbouring properties from this element of the proposal.

Waste storage – the current waste storage arrangements would be unaffected by the proposal as external access to the rear would be retained.

Parking – the current parking arrangements would be unaffected by the proposal as the existing driveway space would be retained.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1, and SP1 of the Manchester Core Strategy, chapter 12 of the National Planning Policy Framework (2024), and policy JP-P1 of the Places for Everyone joint development plan document.

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

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. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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

1) 3-year time limit:

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) Specified plans:

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

Proposed plans and elevations shown on the drawing titled ‘PL01 EXISTING AND PROPOSED DRAWINGS REV E’, received by the City Council as Local Planning Authority on the 13th July 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

3) Materials:

The materials used in the external surfaces of the development hereby approved shall be as follows:

For the single storey side and rear extension:

- Walls: Brickwork similar in appearance to the existing building in terms of type, size, colour and texture
- Roof: Dark grey GRP or rubber membrane.
- Windows/doors: Black aluminium glazing.

For the rear dormer extension:

- Walls: Dark grey aluminium cladding (similar in appearance to the existing roof of the building in terms of colour).
- Roof: Dark grey GRP or rubber membrane.
- Windows: Black aluminium glazing.

For the raised decking area:

- Raised decking area: Dark grey composite.
- Balustrade: Glass.
- Privacy screens: Timber fence.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) Restriction on additional openings:

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 re-enacting that Order with or without modification), no additional windows, doors or other openings shall be installed in the northern and southern elevations of the development hereby approved, without planning permission being granted by the City Council as Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

5) Privacy screens:

The privacy screens, as detailed within the approved drawings titled ‘PL01 EXISTING AND PROPOSED DRAWINGS REV E’, received by the City Council as Local Planning Authority on the 13th July 2026, shall be installed prior to the first use of the raised decking area and shall be retained and maintained in perpetuity.

Reason - In the interests of residential amenity pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.