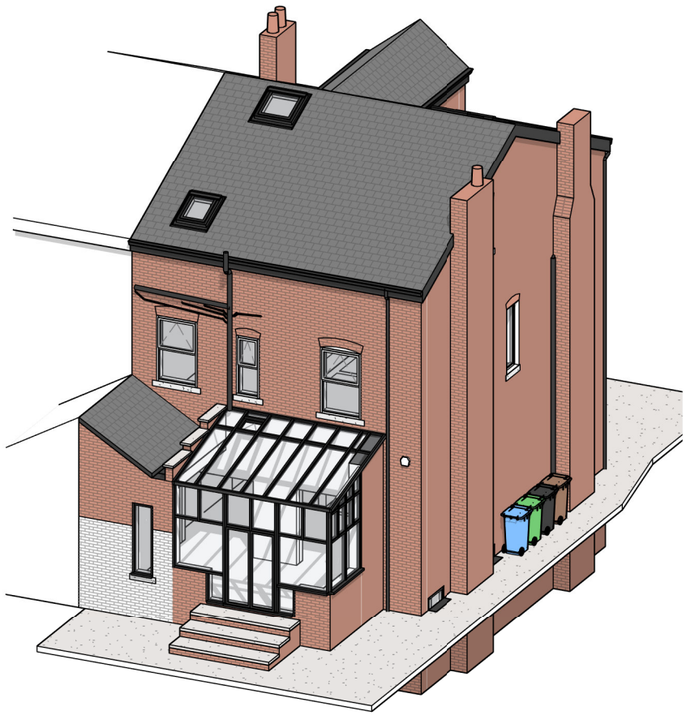


3 | Existing_Front Dormer



2 | Proposed_Front Dormer



4 | Existing_Rear Dormer



1 | Proposed_Rear Dormer



Similar near by example - 50 Clyde Road, M20 2WJ - Composite Cladding



Similar near by example - 50 Clyde Road, M20 2WJ - Metal Cladding



Metal Cladding - Example for our Client Scheme

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Existing Planning Approval - Granted

Part 1 – Particulars of the application/development
Proposal: Installation of rear roof dormer loft conversion together with roof light
Location: 50 Old Lansdowne Road, Manchester, M20 2WU
Date of application: 26 March 2026
Application number: 145545/FH/2026

Part 2 – Particulars of decision
Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

- Site tolerance required for all dimension and levels.
- During the process of opening up the building works, unforeseen anomalies may arise. It is possible that design changes may be necessary during the construction phase.

Rev	Description	Date	By
A	Dormer Cladding Changed	05.08.26	MP

Planning Justification

The proposed amendment constitutes a minor material change of the dormer classing from tiled slate to metal standing seam. It does not alter the overall appearance, colour, scale or massing of the approved development. Planning is approved for a slate dormer. Application number: 145545/FH/2026
The property lies within a designated Conservation Area. In accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposal has been designed to preserve the character and appearance of the Conservation Area.
Standing seam metal is a high-quality architectural material that is widely used on contemporary domestic extensions and roof additions. It provides a durable, low-maintenance finish with crisp detailing that complements the architectural form of the approved dormer.
The proposed cladding will be finished in a dark, matt colour, ensuring the dormer remains visually recessive against the existing roofscape. The change in material does not increase the visual prominence of the extension and will not adversely affect the appearance of the host dwelling or wider streetscene.
Furthermore, there are examples of similar clad roof features and dormers within the surrounding Conservation Area. As such, the proposal reflects an established architectural approach within the locality and will sit comfortably alongside neighbouring properties. The use of standing seam metal therefore represents an appropriate and sympathetic material choice rather than an incongruous addition.
The proposal does not alter the approved dimensions or introduce any additional built form. Consequently, there will be no additional impact upon neighbouring residential amenity, privacy, outlook, daylight or overshadowing beyond that already accepted under the extant planning permission.
Overall, the proposed amendment maintains the design quality of the approved scheme whilst providing a robust, durable and visually appropriate material finish.

Conclusion

The application seeks approval for a minor amendment to the approved external materials only.
The proposed standing seam metal cladding is considered to be a high-quality and appropriate material that preserves the character and appearance of both the host dwelling and the Conservation Area. The proposal does not alter the approved design, scale or form of the development and gives rise to no additional planning impacts.
The proposed variation is therefore considered to accord with the relevant local and national planning policies relating to good design and heritage conservation, and it is respectfully requested that planning permission be granted.

Project	50 Old Lansdowne Road, Didsbury
Title	External 3D View Dormer
Status	Planning
Project No	0238
Date	March 2026
Revision	A
Drawn by	SP
Checked by	MP
Scale	@A3
Drawing No.	0238-MASTA-DR-A-1003