6th August 2026

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Katie Raw
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Dear Katie

Re: Brooklands – No 4 Woodlands Drive M33 3PQ
Full Planning application for construction of new dwellinghouse (following demolition of existing) with ancillary outbuilding to rear

Background

We are instructed on behalf of Mr A Torkamani to submit a full planning application relating to the construction of a new dwellinghouse (following demolition of the existing property on site) with associated works including an ancillary outbuilding to the rear.

The application was submitted by the Planning Portal on 6th August 2026 and comprises the following:

- Completed planning application forms;
- Drawings package comprising site location plan, block plan, existing and proposed floor plans, elevations and roof plans (prepared by Smash Box Architecture Ltd), and
- A fee of £610.

In addition to the above documentation, this submission provides a detailed assessment of the key planning issues and should therefore be taken into consideration in the determination of the planning application.

As explained below, the site has a long standing history of being occupied as a two storey semi-detached dwelling which is home for the applicant and his family.

The property benefitted from planning permission for extensions and alterations including a part single, part two storey extension to the side and single storey rear extension including the conversion of the garage to living accommodation. The applicant commenced building works on site to implement the planning permission earlier this year.

However, following a site inspection by the Council's Enforcement Officer Matthew Kilsby on 6th July, the Council arrived at the view that an element of the building works had not been undertaken in accordance with the previously approved plans.

Furthermore, the Council confirmed that the original dwellinghouse had been "*substantially demolished to the extent that all that is left of the original dwellinghouse was the front elevation and a small part of the gable end side elevation*."

Against this background, the Council issued a Temporary Stop Notice on 7th July (preventing any further works on site until 1st September at the earliest) and requested the submission of a single planning application for the construction of a new dwelling encompassing the previously approved extensions in addition to any further works at the site which were not regularised (most notably works to the roof including rear dormer and the outbuilding at the rear).

These works form the basis of this planning application submission.

Site and Surroundings

The site comprises a (partly demolished) two storey semi-detached residential dwelling positioned on the western side of Woodlands Drive near to the junction with Cranleigh Drive within the south Manchester ward of Brooklands. The property was finished in red brick with Edwardian features including timber patterned gable, bay windows with rosemary tile pattern to the front elevation and stain glass windows.

The immediate surrounding area is residential in character. Woodlands Drive itself is predominantly characterised by semi-detached and detached two storey properties with several bungalows.

There is a wide variety in the external appearance of these dwellings and associated roof forms. By way of example, the adjoining neighbouring property (No 6 Woodlands) displays a gable roof whilst many other dwellings incorporate roofs of hipped design.

There are also several examples of residential properties which are finished in render and feature black/grey contemporary detailing including four individual houses within a 50 metre radius of the site. Please refer to the images below.



Image 1 – Photograph of front elevation of property with works currently under construction.



Image 2 – Photograph of rear elevation of property with works currently under construction.



Image 3 – Streetview from junction of Cranleigh Drive and Woodlands Drive showing typical mix of residential properties within the streetscene finished in contemporary white render and red brickwork.



Image 4 – Overhead view of site facing south west. This displays the variety of dwelling types and roof forms within the immediate streetscene.

Planning History

A review of the Council's online planning records confirm that the site has been subject to several planning applications over the years relating to its domestic residential use, as summarised below.

- Ref F04028 - 2-storey extension side of house to provide garage with bedroom and dressing-room over, including alterations to existing kitchen (Approved 30th January 1976);

- Ref 035243 - Single storey extension at side and front of dwellinghouse to form porch and garage (Approved 14th December 1989);

- Ref 140329/FH/2024 - Erection of a part single, part two storey extension to the side and single storey rear extension of the existing dwelling to include the conversion of garage to living accommodation (Approved 19th September 2024), and

- Ref 145668/NMC/2026 - Non-material amendment to Planning Permission reference 140329/FH/2024 to allow internal reconfiguration and elevational alterations (Refused 25th June 2026).

  The application sought consent for a series of proposed alterations and amendments including:

  I. The reduction in size of the front window with access door;
  II. Repositioning of the sliding doors to the rear with new access door to side;
  III. The introduction of a hip to gable roof alteration;
  IV. The single storey rear extension to be pulled in further from the boundary with the non-adjoining neighbour by 1 metre compared to the previously approved distance of 0.5 metres.

The application was refused on the following grounds:

The proposed hip to gable extension could not be dealt with as a non-material amendment given the increased massing and bulk of development. This may give rise to unacceptable residential impacts which the neighbouring properties have not had an opportunity to review, given the application type, and the impact of the development to the character of the property and surrounding area has not been assessed.

In addition, the proposed hip to gable roof conversion as shown on the proposed front elevation, was incorrectly drawn on the proposed rear elevation and side elevation (north) drawings.

The Council also flagged that unauthorised works to the existing roof were taking place at the time of this application. This involved a hip to gable roof conversion, and a rear roof dormer. As these works were being undertaken at the same time as the previously approved extensions, Officers took the view that permitted development could not be used to construct the hip to gable and dormer roof works, given the resultant roof space cannot exceed 50 cubic metres. Any previous enlargement to the original roof space in any part of the house must be included in this volume allowance (GDPO, Schedule 2 Part 1 Class B criteria B1(d)). Given the hip to gable roof conversion plus rear roof dormer plus resulting roof space from the approved two storey side extension and single storey rear extension, the development would exceed this limit.

In accordance with the Council's advice, the applicant is now lodging a full planning application to regularise all works at the site as explained above.

The Proposal

The planning application relates to the construction of a new 4b/8p dwellinghouse (following demolition of the existing property).

The proposed works largely reflect the scope of extensions to the original dwellinghouse approved in accordance with application Ref 140329/FH/2024 and the subsequent non-material amendment application Ref 145668/NMC/2026 as examined above.

However, it is important to note that the new house will feature a gable roof design with a rear dormer that will be positioned within the rear roofscape, together with an ancillary outbuilding located adjacent to the rear boundary as shown on the enclosed drawings package.

The new dwelling will incorporate high quality external materials including render, grey slate roof tiles and aluminum glazing framing to create an attractive contemporary appearance that will successfully assimilate within the streetscene.

Planning Policy

The Development Plan comprises the Places for Everyone Regional Spatial Framework (2024), the Core Strategy (2012) and several saved policies from the Unitary Development Plan (UDP) (2006).

Given the domestic scale of proposed works, it is the Core Strategy and (particularly) the UDP which set out the detailed policies for consideration of minor applications within Manchester. The policies relevant to the assessment of the development proposal are summarised below.

Core Strategy

Policy SP1 (Spatial Principles) presents a range of spatial principles which will guide the strategic development of Manchester to 2027. Of relevance to this proposal is the following:

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;
- Making a positive contribution to the health, safety and wellbeing of residents;
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture ethnicity or income;
- Protect and enhance the built and natural environment.

Policy H1 (Housing Provision) confirms that on sites falling outside the Inner Areas, the emphasis will be on increasing the availability of family housing therefore lower densities may be appropriate. A target of 90% of residential development will be on previously developed land.

The re-use of vacant housing, including the renewal of areas characterised by poor quality housing, will be prioritised. New developments should take advantage of existing buildings where appropriate through refurbishment or rebuilding works. If this is not possible, development schemes should contribute to renewal of adjacent areas which contain vacant or derelict buildings.

Policy DM1 (Development Management) advises that development management should have regard to the following specific issues:

- 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.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes;
- Community safety and crime prevention;
- Design for health;
- Adequacy of internal accommodation and external amenity space;
- Refuse storage and collection;
- Vehicular access and car parking;
- Effects relating to biodiversity, landscape, archaeological or built heritage;
- Green Infrastructure including open space, both public and private;
- The use of alternatives to peat-based products in landscaping/gardens within development schemes;
- Flood risk and drainage;
- Existing or proposed hazardous installations; and
- Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques.

Unitary Development Plan

Policy DC1.1 (Residential Extensions) states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- The general character of the property;
- The effect upon the amenity of neighbouring occupiers;
- The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- The overall appearance of the proposal in the street scene;
- The effect of the loss of any on-site car parking.

Policy DC1.2 (Residential Extensions) confirms that extensions to residential properties will be allowed subject to compliance with other relevant policies of the plan and the following criteria:

- 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);
- They do not create an undue loss of sunlight, daylight or privacy;
- They are 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;
- They would not result in the loss of on-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 (Residential Extensions) states that notwithstanding the generality of the above policies, the Council will not normally approve:

- Rearward extensions greater than 3.65m in length;
- Two storey extensions with a flat roof, particularly those which would be visible from the public highway;
- Two storey extensions to terraced properties which occupy the full width of the house;
- Flat roofed extensions to bungalows;
- Extensions which conflict with the Council's guidelines on privacy distances.

Planning Issues

The planning issues relevant to the determination of the development proposal are assessed in turn below.

Principle of Development

The site is located within an established residential area and has a long standing history of accommodating a semi-detached home occupied by the applicant and his family (which has now been partially demolished as explained above).

Accordingly, the principle of constructing a replacement dwelling is fully in accordance with Policy H1 of the Core Strategy.

Furthermore, the principle of constructing a residential outbuilding (for purposes incidental to the enjoyment of the main dwellinghouse) is acceptable provided that there will be no adverse impact upon the amenity of the occupiers of any neighbouring properties.

Design

The proposed works largely reflect the scope of extensions approved in accordance with application Ref 140329/FH/2024 and the subsequent non-material amendment application Ref 145668/NMC/2026 as examined above.

In determining application Ref 145668/NMC/2026, the Council concluded that the following alterations were all acceptable from a design perspective:

- The reduction in size of the front window with access door;
- Repositioning of the sliding doors to the rear with new access door to side, and
- The introduction of additional separation distance between the rear extension and the shared northern neighbouring boundary.

Accordingly, the key aspects of this application to assess from a design perspective relate to the proposed gable roof form, rear dormer, external materials and ancillary outbuilding. These are considered in turn below.

Gable roof form and rear dormer

As explained within the site and surroundings section of this Statement, Woodlands Drive is predominantly characterised by semi-detached and detached two storey properties with several bungalows also present.

There is a wide variety in the external appearance of these dwellings and roof forms. By way of example, the adjoining neighbouring property (No 6 Woodlands) displays a gable roof whilst many other dwellings incorporate roofs of hipped design.

On this basis, the introduction of a gable roof form at the host property will successfully assimilate within the visual character and appearance of the streetscene and provide balance with the adjoining property.

Under Schedule 2 Part 1 Class B of the General Permitted Development Order 2015 (as amended), extensions which allow a volumetric increase of up to 50 square metres for semi-detached dwellings may be permitted.

The proposed rear dormer falls comfortably within this threshold and will provide additional bedroom space for the occupiers of the property.

The applicant accepts that permitted development cannot be secured retrospectively and that it was an error to assume that works to the dormer could commence in parallel to the extensions and alterations originally approved in association with application Ref 140329/FH/2024.

That said, our view is that the proposed dormer can be considered acceptable in the context of its theoretical compliance with permitted development regulations.

Furthermore, the dormer will be set below the ridge height of the host dwelling, and in from the sides of the gable roof itself. Accordingly, it has been designed in line with standard design guidance relating to rear dormer extensions and will remain subservient to the scale of the host dwelling.

The variation in the external appearance of dwellings (and roof forms) within the immediate streetscene includes several existing dormer extensions. The proposed dormer will not therefore

represent an incongruous feature which would result in an unacceptable adverse impact upon the character of the local area.

This is reflected by the positive engagement between the applicant's consultant team and Katie Raw via email prior to submission of the application where the design of the roof and rear dormer were agreed between both parties.

External Materials

As examined above, there is a wide variety in the external appearance of dwellings within the immediate streetscene, including several examples of residential properties which are finished in render and featuring black/grey detailing.

These properties include the house positioned directly opposite the site on the other side of Woodlands Drive, No 34 Cranleigh Drive and Nos 45 – 51 Cranleigh Drive (all within a 50 metre radius of the site and shown at Figure 3).

These dwellings display a clean, contemporary appearance and form part of the established visual character of the streetscene, contributing in a positive manner.

The applicant proposes to adopt a similar design approach in association with the proposed replacement dwelling, comprising the following materials:

- External Walls - K-Rend Render Silicone FT Scraped Textured White;
- Roof Covering - Forticrete Gemini Slate Grey Interlocking Plain Concrete Roof Tiles;
- Rainwater Goods - Cast Aluminium Ogee rainwater goods 125mm and 80mm round down pipes;
- External Doors - Aluminium framed glazing in Black RAL 9005, and
- Windows - Composite uPVC Flush casements in in Black RAL 9005

Accordingly, the proposed dwelling will pay appropriate regard to the character of the surrounding area in accordance with the requirements of Policy DC.1.1. Furthermore, it will not be out of character with the style of development in the area or the surrounding streetscene by virtue of its use of materials or construction detailing in line with Policy DC.1.2.

Ancillary Outbuilding

As outlined above, the surrounding area is residential in character and predominantly comprises large detached and semi-detached properties set within generously sized plots. There are also several examples of ancillary residential outbuildings and garages positioned to the side and rear of various properties within the immediate surrounding area.

To ensure appropriate subservience to the host property, the proposed outbuilding will comprise a single storey structure with a height of 3.25 metres. The outbuilding will be positioned within the rear part of the large garden, approximately 0.75 metres from the rear boundary and offset 0.75 metres from the shared northern and southern boundaries.

It will be configured in a rectangular shape, extending to a length of approximately 7 metres and a depth of circa 3.75 metres. Accordingly, the overall size of the proposed outbuilding will remain significantly smaller than that of the main dwelling.

As demonstrated on the enclosed drawings package, the outbuilding will be finished in timber to harmonise with the external appearance of the host property.

Overall, the considered design approach enables the creation of an outbuilding that will successfully assimilate with the surrounding pattern of development within the local area, remain subservient in scale to the host property and comprise external materials that will provide an appropriate match for the main dwelling.

Furthermore, the proposed outbuilding will not be visible from Woodlands Drive and the separation distance between the outbuilding and the main rear elevation of the host dwelling would extend comfortably beyond 15 metres that will enable the retention of a sizeable rear garden area.

The proposed outbuilding will therefore not result in an adverse impact upon the visual character or appearance of the surrounding area.

On the basis of this assessment, the development proposal will comply with the requirements of policies DC1.1, DC1.2 and DC1.3 of the UDP.

Amenity

In assessing application Ref 145668/NMC/2026, the Council confirmed that:

"The built form of the single storey rear extension would be pulled in further from the boundary with the non-adjoining neighbour in comparison to those approved plans (now set off the boundary by 1 metre, previously approved max. 0.5 metres off the boundary). Such amendment would result in a more sympathetic relationship to the non-adjoining neighbour and would reduce any residential amenity implications that were already considered acceptable."

Accordingly, given the only element of this application which has not previously been assessed by the Council and which (in theory) could result impact upon the amenity of occupiers of immediate neighbouring properties is the proposed rear dormer.

In this case, the rear boundary of the site abuts a private wooded area. Furthermore, the length of the rear garden (at approximately 20 metres) means there is no potential for harmful overlooking towards the rear.

Furthermore, the proposed dormer would introduce no new overlooking impact on the basis that the single habitable room window would be positioned directly above the existing first floor rear window which already provides views into the garden of the adjoining property (No 6).

This relationship is typical on residential streets of this nature and particularly for semi-detached dwellings which tend to create opportunities for a degree of inter-overlooking.

The proposed dormer will be comfortably offset from the boundary shared with No 2 Woodlands to the north.

On the basis of this assessment, the proposed development will not result in any harmful overlooking or overbearing impacts in line with the requirements of Policy DC1.2 of the UDP.

Conclusion

In accordance with the Council's advice in determining application Ref 145668/NMC/2026, and subsequent discussions with the Enforcement and Planning Team, the applicant has lodged this full planning application to regularise all works at the site.

The approach to the design of the proposed dwelling and outbuilding has been carefully considered and informed by recent applications in the local area and local plan policy. As such, the new dwelling will deliver a high quality external appearance that will successfully assimilate with the visual character of the surrounding street scene.

The scheme has been designed to provide a suitably high quality living environment by ensuring appropriate levels of privacy, outlook and a design which exceeds all internal space standards. There will be no adverse impact upon the amenity of the occupiers of any neighbouring properties by way of overlooking, overbearing or overshadowing.

The proposed works therefore accord will all relevant local policy guidance, most notably policies DC.1.1, DC1.2 and DC1.3 of the UDP.

We look forward to receiving confirmation that the application has been registered. If there are any queries, please contact the undersigned in the first instance.

Yours sincerely



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