MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-001076
Application type:	Householder planning permission
Proposal:	Proposed first-floor front and side extension; proposed front and side dormer extension, together with conversion of garage to living accommodation , and associated elevational alterations.
Site address:	33 Harefield Drive Manchester M20 2SZ
Ward(s):	Didsbury West
Date application valid:	31 July 2026
Applicant name:	Mr David Zhang
Agent (if any):	Mr Barry Cullen
Case officer:	Holly Wright
Recommendation:	Approve
Date of recommendation:	2 October 2026

Description of site, building and/or area

The application relates to a two-storey semi-detached dwellinghouse of redbrick and white render with a red tile hipped roof. The property features white uPVC-framed windows, a gravel driveway and modest front garden, a single storey side and rear extension, a raised decking area, and a modest rear garden space.

Situated in the Didsbury West ward of Manchester, the surrounding area is predominantly residential in terms of its character, consisting of semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces, such as Marie Louise Gardens and Fletcher Moss Botanical Gardens.

The property is not listed, nor is it sited within a Conservation Area.


Harefield Dr
Granville Gard
Harefield Dr
Harefield Dr
45
39
37
35
31
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27
4
6
2




YG19 DWD





Description of development

The applicant is seeking planning permission for the erection of a first-floor front and side extension together with the installation of a front and side dormer extension, conversion of an existing garage to living accommodation and associated elevational alterations.

Consultation, notification and publicity responses

Local residents – no response received.

Flood Risk Management made the following comments on the application: “The development proposes first-floor front and side extension; proposed front and side dormer extension, together with conversion of garage to living accommodation, and associated elevational alterations. Although the site is located within a Critical Drainage Area, the proposed development is not expected to increase impermeable area or surface water runoff, hence no condition required”.

Relevant policies

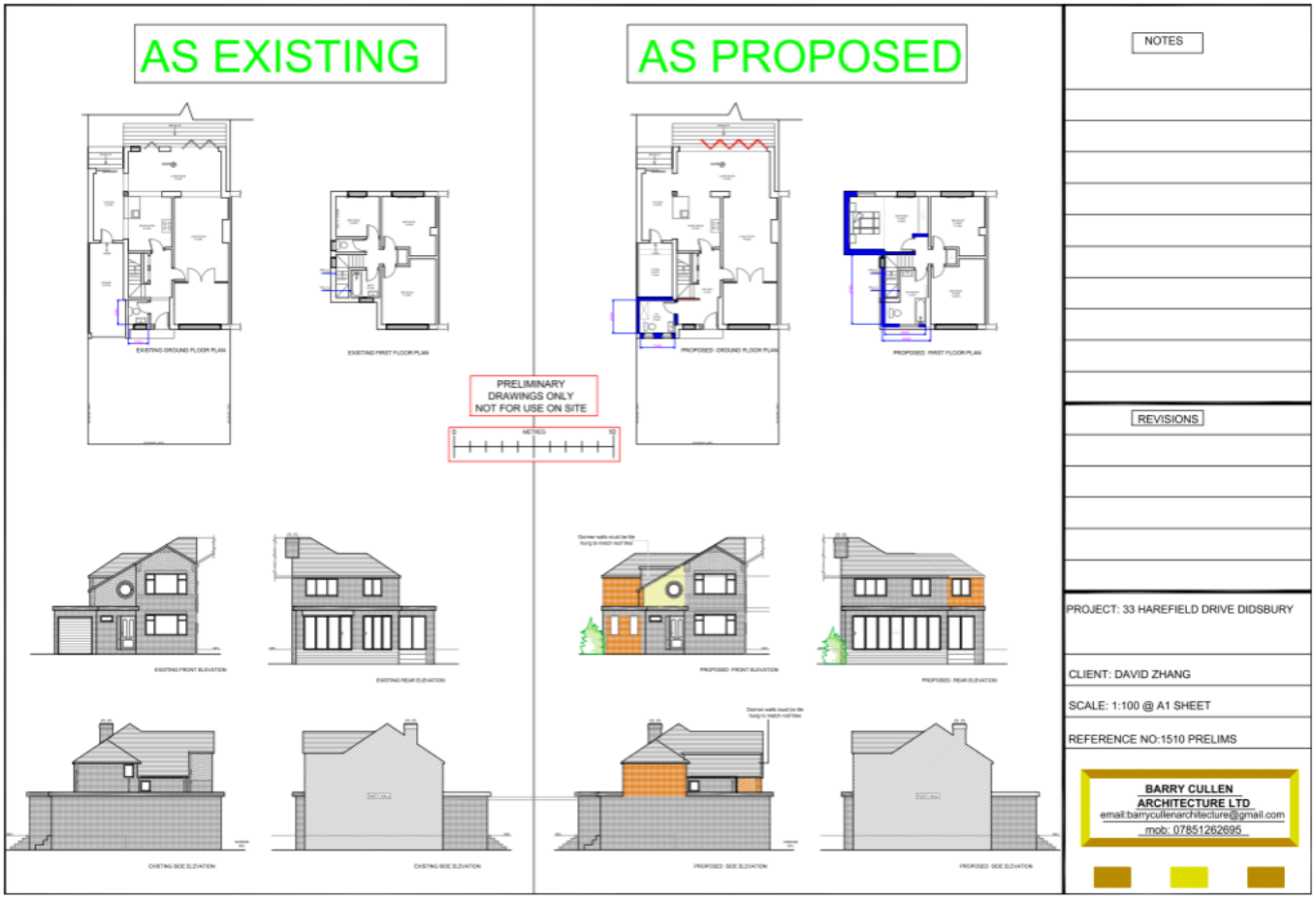
The following policies are considered relevant in the consideration of this application.

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

National Planning Policy Framework (NPPF, 2026)
- Chapter 14 – Achieving Well-Designed Places
- Policy DP3: Key principles for well-designed places



Submitted existing and proposed drawings

Assessment

Principle – the principle of the proposal, to erect a first-floor front and side extension together with a front and side dormer extension and the conversion of an existing garage into living accommodation, 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.

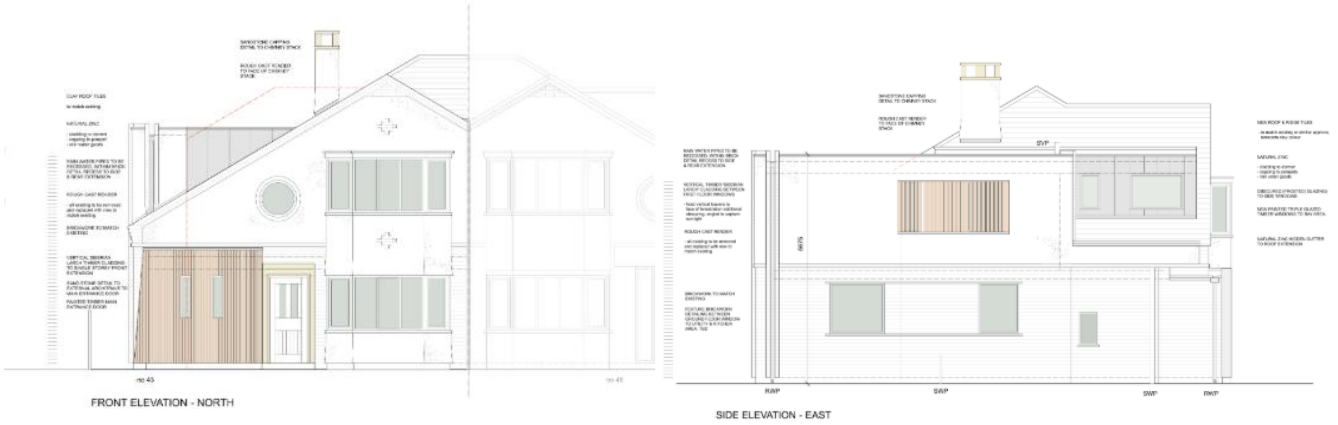
Siting, scale, and massing – the proposed first-floor extension would be positioned to the front and side of the dwellinghouse. The side element would measure to approximately 4m in length, set back around 4.6m from the front elevation, with a projection of 2.2m to the side. It would incorporate a hipped roof with a ridge height of approximately 6.3m, set 2m below the existing ridge, with matching eaves height. The extension would be located adjacent to the shared boundary with No.31. The front element would measure to approximately 1.5m in length and 2.8m in width and would follow the existing catslide gable roof slope of the dwellinghouse.

The proposed front and side dormer would measure to approximately 2.4m in length, 4.8m in width and 1.3m in height. It would be positioned approximately 2.7m below the main ridge and 0.3m above the eaves.

Overall, the siting, scale and massing of the proposal is considered acceptable. This is on the basis that the first-floor extensions would appear as visually subservient additions to the host dwellinghouse. The side extension would achieve this through its reduced ridge height and substantial setback from the principal elevation, whilst the front extension would remain relatively modest in scale and form, following the existing roof slope. Further to this, the proposed extensions would be broadly consistent with the scale and appearance of similar additions evident within the surrounding area.

It is acknowledged that the Council does not generally support front and side dormers of the type proposed, particularly where flat-roofed forms have the potential to disrupt the prevailing roofscape character. However, in this instance, weight must be afforded to the presence of comparable development within the surrounding area. In particular, planning permission 117088/FH/2017 authorised the erection of part single-storey, part two-storey side and rear extensions, together with a detached rear outbuilding, following the demolition of existing extensions and a garage at No.43 Dene Road. Notably, that scheme incorporated a flat-roofed dormer/roof extension on the catslide roof slope which shares clear similarities with the current proposal (see figures below).

Whilst each application must be determined on its own merits, the existence of this approved development is a material consideration and demonstrates that the Council has previously accepted a similar form of development within the nearby street scene. Having regard to this precedent, the proposed dormer is not considered to result in greater harm to the visual amenity of the surrounding area than the development previously accepted by the Council at No.43 Dene Road. For these reasons, it would be difficult to substantiate a refusal of the current proposal on design or character grounds, given that comparable development has already been granted planning permission in the immediate area.



Approved elevations of 117088/FH/2017



Submitted proposed elevations

Appearance and visual amenity – the submitted application form indicates that the proposal is to be constructed of materials to match the existing dwellinghouse with the proposed drawings indicating that the dormer is to be clad in hanging tiles to match.

The first-floor side extension would feature a blank front and side elevation with one window proposed to the rear. Its roof slopes would be blank. The first-floor front extension would feature a blank side elevation with one oriel window proposed to the front. The front and side dormer extension would feature blank front and side elevations.

The proposal would be in-keeping with the existing precedent of residential extensions in this locale with comparable extensions evident in the surrounding area, including first-floor front and side additions. Sited to the front and side of the dwellinghouse, elements of the proposal would

be visible within the street scene or public realm. However, the proposal's use of matching materials should ensure a cohesive and blended appearance with the host dwellinghouse. As such, the first-floor front and side extensions are not considered to form an overly prominent or incongruous visual feature, and the overall character of the property and surrounding area would not be significantly harmed by the proposed works.

With regard to the proposed front and side dormer extension, as previously discussed, dormers of this size, position and design would not normally be supported by the Council due to the inclusion of a flat-roofed form, which would be likely to disrupt the established roofscape and detract from the visual amenity of the surrounding area. However, in this instance, a precedent has been established through planning permission 117088/FH/2017 at No.43 Dene Road. Further to this, the proposed hanging tiles, which are to match those of the existing dwellinghouse, would help soften the appearance of the dormer and improve its visual integration with the application property.

Residential amenity – given that the first-floor side extension would feature subservient dimensions to the host dwellinghouse, with a significant set back from the front of the property, a reduced ridge height, and an appropriate length, width, and height, significant issues associated with overshadowing, loss of light, and loss of outlook are not anticipated. Its blank side elevation should also ensure that existing privacy levels are unaffected by the works.

The first-floor front extension would be relatively modest in scale, sited away from neighbouring dwellinghouses, with adequate gaps maintained to the plot's shared boundaries. As such, significant issues associated with overshadowing, loss of light, and loss of outlook are not anticipated. Its blank side elevation should also ensure that existing privacy levels are unaffected by the works.

The dormer extension would also be relatively modest in scale, sited away from neighbouring dwellinghouses, with adequate gaps maintained to the plot's shared boundaries. As such, significant issues associated with overshadowing, loss of light, and loss of outlook are not anticipated. Its blank side elevation should also ensure that existing privacy levels are unaffected by the works.

Waste storage – the proposal includes details of a timber slatted bin store able to accommodate 4no. 240L refuse bins to the front of the property. This would screen the bins from view, thus lessening their impact upon the street scene. These arrangements are considered acceptable.

Parking and highways – the existing garage space (proposed to be converted to additional living accommodation) is not large enough to be able to accommodate a modern vehicle. Additionally, the submitted site plan indicates that sufficient space would be retained on the property's existing driveway to accommodate at least one vehicle (approximately 2.4m by 4.8m). These arrangements are considered acceptable.

Other matters – the proposal also includes the following elevational alterations:

- Replacement of the existing doors to the rear with a set of bi-folding doors.
- Replacement of the garage door to the front with two windows.

These alterations would have a minimal impact upon the visual and residential amenity of the area and are therefore considered acceptable.

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, policy JP-P1 of the Places for Everyone joint development plan document, and the requirements of the National Planning Policy Framework (2026).

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 permission.

Reason – Required to be imposed pursuant to Section 91 of the Town and Country Act 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 ‘REFERENCE NO:1510 PRELIMS’, received by the City Council as Local Planning Authority on 23 September 2026.
- Proposed site plan shown on the drawing titled ‘1510 – SITE PLAN’, received by the City Council as Local Planning Authority on 24 September 2026.
- ‘BIN STORE DETAILS’, received by the City Council as Local Planning Authority on 24 September 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 first-floor side extension:
- Walls: Brickwork similar in appearance to the existing building in terms of type, size, colour and texture.
- Roof: Roof tiles similar in appearance to the existing building in terms of type, size, colour and texture.
- Windows: Windows similar in appearance to the existing building in terms of type, size, colour and texture.

For the first-floor front extension:
- Walls: Brickwork and render similar in appearance to the existing building in terms of type, size, colour and texture.
- Roof: Roof tiles similar in appearance to the existing building in terms of type, size, colour and texture.
- Windows: Windows similar in appearance to the existing building in terms of type, size, colour and texture.

For the front and side dormer extension:
- Elevations: Hanging tiles similar in appearance to the existing building in terms of type, size, colour and texture.
- Roof: Flat roof.

Elevational alterations:
- Windows and doors similar in appearance to the existing building in terms of type, size, colour and texture.
- Brickwork 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 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 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 in accordance with policies SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

5) Bin store:

The proposed bin store, as shown on the approved drawings titled:

- Proposed site plan shown on the drawing titled ‘1510 – SITE PLAN’, received by the City Council as Local Planning Authority on 24 September 2026.
- ‘BIN STORE DETAILS’, received by the City Council as Local Planning Authority on 24 September 2026.

Shall be implemented and be in place prior to the first occupation of the converted garage and shall be so maintained and retained at all times thereafter.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.