

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143966/NMC/2025

Date registered valid: 12 September 2025

Proposal: Non-Material Change to planning permission 136324/FO/2023 to allow changes to the site plan and boundary drawings and bin store

Address: 123 Palatine Road, Manchester, M20 3YA

Ward(s): Didsbury West Ward

Applicant: Mr Mark Quinn, John Southworth

Agent (if any): Mr Daniel Tomlinson, GWP Architecture

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 1 October 2025

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to 123 Palatine Road known as 'The Rossett' - formerly in use as flats managed by Great Places housing association.

The site comprises a large detached, three storey Victorian villa fronting the site dating from around the mid-19th century, and to the rear, a two-storey flat roof annex (late 20th century). The main villa presently accommodates 8 flats, with the rear extension housing 6 x 1-bedroom flats.

The Victoria Villa to the front of the site is set back from the front boundary of the property with an unmarked parking forecourt immediately in front of the building. Access into the site is gained from the front northwest corner of the site directly from Palatine Road. The host building and rear annexe share a garden area to the east and south of the buildings.

The site now forms a development site in association with the host permission to which this application relates.

Listed building: Not applicable

Conservation area: Blackburn Park Conservation Area 1979

Tree Preservation Order: No

Description of area

With the exception of Northern Lawn Tennis Club which adjoins the site to the rear, the immediate area is predominantly residential in character, comprising a mixture of flats and dwellinghouses of various architectural styles.

The site is situated to the eastern side of the main north/south arterial route of Palatine Road which provides direct access to the city centre and airport.

Immediately to the south is a large late townhouse / apartment development (Trafalgar Place) constructed from buff brick, which extends deep into the site along the common boundary. To the west, on the opposite side of Palatine Road, are 3 storey residential buildings. To the north is a similar sized Victoria Villa which has been converted to create accommodation for families of child cancer patients and incorporates a car park area to the rear. To the west at rear of the site is the Northern tennis club and a number of associated buildings, some of which line the common boundary. Located to the northeast of the tennis club is West Didsbury Metrolink stop which runs adjacent to Lapwing Lane

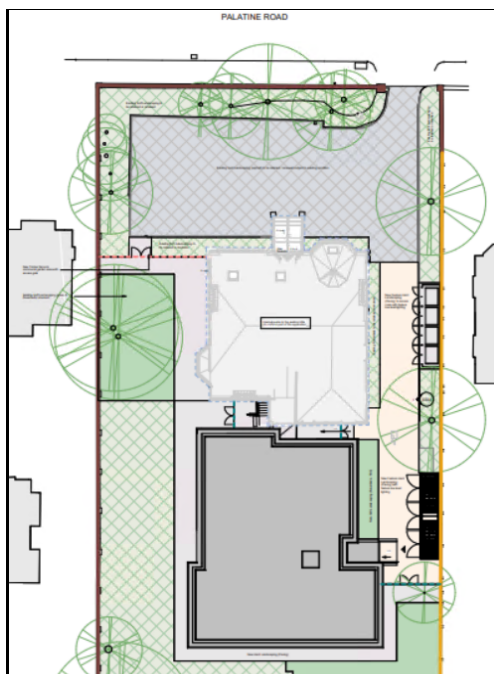
The site lies within the Blackburn Park Conservation Area, largely characterised by period properties, spacious gardens and tree lined roads.

Description of development

A non-material amendment is sought to planning permission referenced 136324/FO/2023 which allowed for the demolition of an existing two storey linked building to the rear of the existing Victoria Villa and its replacement with new detached two storey residential building comprising 8no. apartments.

In this case, it is proposed to make minor modification so the site layout arising for a desire to simply access, to meet Secured by Design requirements and to increase durability/ease of maintenance to the bin store.

The changes include a new 1.8-metre-high close boarded fence to the southern side of the main building to prevent access to the rear, minor changes to the extent of soft landscaping to the north-eastern corner of the site, a slight changes to the position of the bin store and inclusion of a bin store roof.



Approved site layout plan



Proposed site layout plan

Consultations & Notification Responses

None Required.

Issues

Materiality

The proposed changes are considered non-material and would have negligible visual impact whilst leading to improved security.

It is considered that the changes either individually or cumulatively would not raise any new significant issues and would still accord with the conclusions of technical assessments approved as part of the host planning permission and would still comply with all relevant, overarching policy and guidance, including that of the impact upon the character and appearance of the building/s within the conservation area. On this, basis, the proposed revisions are considered non-material.

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 policies 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

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant or material alterations to the host planning permission.

The proposed amendments relate to minor changes to the site layout to include alterations to the boundary treatment, landscaping arrangement and bin store position/design.

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

2) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by the City Council as Local Planning Authority on 15 November 2024:

Drawings referenced:

(515)2330-GWP-XX-XX-D-A-(100)-0024_Corner Masonry Setting Out Principles-P04;
(515)2330-GWP-XX-XX-D-A-(00)-0012_New Build Proposed Elevation E-04-P05;
(515)2330-GWP-XX-XX-D-A-(00)-0010_New Build Proposed Elevation E-02-P05;
(515)2330-GWP-XX-XX-D-A-(00)-0011_New Build Proposed Elevation E-03-P05;
(515)2330-GWP-XX-00-D-A-(00)-0006_New Build Proposed Ground Floor Plan-P04;
(515)2330-GWP-XX-01-D-A-(00)-0007_New Build Proposed First Floor Plan-P04;
(515)2330-GWP-XX-02-D-A-(00)-0008_New Build Proposed Roof Plan-P04.
(515)2330-GWP-XX-XX-D-A-(00)-0009_New Build Proposed Elevation E-01-P06,

Received by the City Council as Local Planning Authority on 19 November 2024.

Drawings referenced:

(515)2330-GWP-XX-00-D-A-(00)-0005_Proposed Site Plan-C09;
(515)2330-GWP-XX-XX-D-A-(90)-0003_Proposed Boundary Treatments-C05;
(515)2330-GWP-XX-XX-D-A-(90)-0004_Proposed Boundary Treatment Elevations-C03.

Received by the City Council as Local Planning Authority on 12 September 2025.

7020.01/C Landcape Proposal.

Received by the City Council as Local Planning Authority on 25 September 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

7) The hard and soft landscaping scheme approved by the City Council as Local Planning Authority shown on drawing referenced 7020.01/C, received by the City Council as Local Planning Authority on 25 September 2025, shall be implemented not later than 12 months from the date of commencement of works. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN3, EN9 and DM1 of the Manchester Core Strategy.

10) The development hereby approved shall only be implemented in accordance with the waste management strategy shown on the submitted pro forma and on drawing referenced (515)2330-GWP-01-XX-D-A-(SK)- 0009/P01, together with the details shown on drawing referenced (515)2330-GWP-XX-00-D-A-(00)-0005_Proposed Site Plan-C09, received by the City Council as Local Planning Authority on 18 October 2024 and 12 September 2025 respectively. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation. No bins shall be stored outside the curtilage of the site other than on the day of collection.

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

19) The development hereby approved shall only be implemented in accordance with the boundary treatment shown on drawings referenced (515)2330-GWP-XX-00-D-A-(00)-0005_Proposed Site Plan-C09; (515)2330-GWP-XX-XX-D-A-(90)-0003_Proposed Boundary Treatments-C05; and (515)2330-GWP-XX-XX-D-A-(90)-0004_Proposed Boundary Treatment Elevations-C03, received by the City Council as Local Planning Authority on 12 September 2025. The boundary treatment shall be completed prior to first occupation of the residential units hereby approved. The development shall be carried out in accordance with the approved boundary details and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority in the interests of the visual amenity of the area within which the site is located in order to comply with policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Conservation Area - Blackburn Park Conservation Area 1979

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: SOUTH AREA