MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142877/JO/2025
Date registered valid:	6 May 2025
Proposal:	Variation of Conditions 2 (Specified Plans) and 3 (Specified Materials) to planning permission 135951/FH/2023.
Address:	25 Park Drive, Manchester, M16 0AF
Ward(s):	Whalley Range Ward
Applicant:	Lucy Marshall
Agent (if any):	
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Refuse

Date of recommendation: 23rd June 2025



Application details

Type of application: Variation or Removal of Condition
Development type: Householder
Date of site visit: 17 June 2025
Standard consultations:
No consultations have been printed and sent.
Neighbour notifications
Printed: 15 May 2025 Expired: 6 June 2025
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 site is in relation to a two storey detached residential dwelling house situated at the corner of Park Drive and College Drive in the Whalley Range ward area of Manchester.



Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature

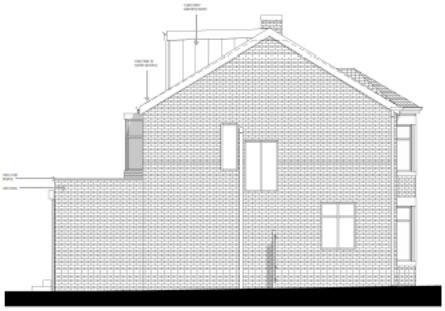
Description of development

The applicant is seeking permission for Variation of Conditions 2 (Specified Plans) and 3 (Specified Materials) to planning permission 135951/FH/2023 to allow change in materials to be used in the external elevations and an increase in the footprint of the rear dormer.

Previous approval 135951/FH/2023.



Front Elevation
1 : 50



Side Elevation (North)
1 : 50



Rear Elevation
1 : 50

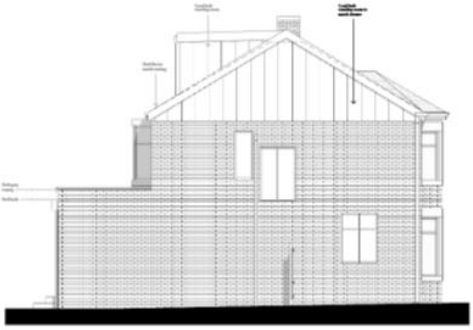


Side Elevation (South)
1 : 50

Proposed changes



Front Elevation (East)
1 : 50



Side Elevation (North)
1 : 50





Side Elevation (South)

Consultations & Notification Responses

Local residents, as per appendix 1 - The following comments were received as a result of the proposal.

- This extension would mean being overlooked loss of privacy
- The proposed plans would cause loss of light

Policy and Issues

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.
- Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- Policy DM 1 - Development Management
- Policy SP1 - Spatial Principles
- Policy EN1 - Design Principles
- Policy EN 19 - Waste Management
- The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development

JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to not accord with the principles of this policy.

History

Previous applications relating to this site as follows:

CDN/17/0631 - Recv: 12.10.2017 - Application Approved - 06.12.2017 Discharge of condition number 4 (gas protection membrane) of planning approval reference 117117/FH/2017

117117/FH/2017 - Recv: 02.08.2017 - Application Approved - 07.09.2017 Erection of a single storey rear extension to form additional living accommodation.

116214/FH/2017 - Recv: 09.05.2017 - Application Refused - 28.06.2017 Hip to gable roof extension with rear dormer and associated increase in height of property and erection of a single storey rear extension to form additional living accommodation.

135951/FH/2023 - Hip to gable roof extension with rear dormer and associated increase in height of property to create additional living accommodation – This application was approved on 9th March 2023

Issues

The current application seeks permission for the variation of Conditions 2 (Specified Plans) and 3 (Specified Materials) to planning permission 135951/FH/2023 to allow change in materials to be used in the external elevations and an increase in the footprint of the rear dormer.

Within the application 135951/FH/2023 permission was originally sought for the hip to gable to be constructed in brick to match the existing side gable wall of the host dwelling. This was considered to be an acceptable material choice given the current brick on the host dwelling. In terms of pre application advice it was confirmed that a full assessment would need to be made as part of a variation application, the LPA are unable to support the variation, and the reasoning is discussed as followed.

Visual Amenity

The application property sits on a corner plot, close to the junction of Park Drive/ College Drive. The increase in the proposed rear dormer compared to the previous approval (135951/FH/2023) is considered acceptable given the limited increase which would not detract from the character of the area. The detached property has two gables, with a replacement roof previously approved with two gable features. The property has a gable that is prominent in the street scene.

The application of the standing seam across sections of the gable ends of the property, is considered to create a visually intrusive feature for a property which acts as a prominent and incongruous feature within the street scene. Although the dormer would see the use of standing seam which would blend in with the existing roof tile, the use of standing seam on the side gables adjoining the lower level brick gable walls would be out of keeping with properties in the surrounding area. Therefore, the resultant visual appearance would act as an inappropriate feature within the street scene.

Due to the property's corner position, the standing seam would be evident from both Park Drive and College Drive and therefore all elevations proposed to be covered in standing seam would be highly visible from two streets. The proposed standing seam on the side elevation is considered to create a feature which does not relate positively to the area adversely impacting on visual amenity.

Conclusion

Whilst the proposed dormer is to be finished in standing seam, this is considered will blend in with the existing roof tile, the side gable walls are brick and therefore the introduction of standing seam to the gable ends would be at odds with the existing side gable walls. The adverse impact is exaggerated by the property's corner plot which creates a noticeable feature at the junction of Park Drive and College Drive. Therefore, the Local Planning Authority does not support the application for the variation of Conditions 2 (Specified Plans) and 3 (Specified Materials) to planning permission 135951/FH/2023. The proposal would harm the quality of the building in visual terms and as such the proposal is contrary to policies DM1, DC1, SP1 and the NPPF

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: Refuse

Article 35 Declaration

The proposal was assessed against the policies within the Manchester Core Strategy Development Plan Document and the guidance contained within the National Planning Policy Framework. The applicant was advised that the proposal would have a detrimental impact upon the existing levels of residential amenity enjoyed within the vicinity of the site. As the nature of the proposal is considered to be unacceptable and the applicant has requested that the proposal be determined in its current format, a solution that was acceptable to both the Local Planning Authority and the applicant could not be reached.

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

1) The introduction of standing seam on the gable elevations of the host property by reason of the colouration, appearance and materiality would create a visually intrusive feature. The adverse impact is exaggerated by the property's corner plot and prominent position within the street scene which creates a noticeable feature to the junction of Park Drive/ College Drive. As such, the proposal would harm the quality of the building in visual terms, and adversely affect the visual amenity and character of the area. As such the proposal is contrary to the City Council's Core Strategy Planning Policies SP1, DM1 and EN1, JP-S1 of Places for Everyone, Policy DC1 of the Unitary Development Plan and Section 8 and 12 of the NPPF.

Appendix 1 – List of consultees & neighbours notified

42 Park Drive, Manchester, M16 0AH
40 Park Drive, Manchester, M16 0AH
73 College Drive, Manchester, M16 0AD
44 College Drive, Manchester, M16 0AE
71 College Drive, Manchester, M16 0AD
77 College Drive, Manchester, M16 0AD
75 College Drive, Manchester, M16 0AD
44 Park Drive, Manchester, M16 0AH
38 Park Drive, Manchester, M16 0AH
23 Park Drive, Manchester, M16 0AF

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA