

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143408/NMC/2025

Date registered valid: 9 July 2025

Proposal: Non Material Amendment to planning permission 137091/FH/2023 which involves the omission of the extension to the existing front porch.

Address: 40 Everside Drive, Manchester, M8 8ES

Ward(s): Cheetham Ward

Applicant: Tanique Daley

Agent (if any): Mr Scott Wilkinson, SHWilkinson Architects Ltd

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30 July 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site relates to 40 Everside Drive within the Cheetham ward of north Manchester. The application site relates to a brick built, new build, semi-detached dwelling. The property benefits from an existing front porch, front garden and front amenity space alongside an existing single storey shed situated to the side of the property. The rear garden has a gentle slope to the rear boundary. Boundary treatment in the form of timber fencing occupy the shared and rear boundaries.

Description of area

The immediate context is residential in nature. Further south and west of the site sits the commercial premises along Bury New Road.

Description of development

The site is subject to the previous permission- 137091/FH/2023- Erection of single storey side extension and front and side porch. Approved 8 August 2023.

Through the current application, consent is sought for a non-material amendment to planning permission 137091/FH/2023 which involves the omission of the extension to the existing front porch. The footprint of the existing porch would remain the same as a result of the extension works. The amendment is required for cost saving purposes.

As approved through the application of 137091/FH/2023, the existing front porch would increase in width by 400mm closer to the shared boundary with the adjoining neighbour and a side extension would wrap into the existing front porch with a slight set back of 200mm. The side extension would extend the width of the host property and align with the existing rear building line of the site.

Further Planning History

143048/NMC/2025- Non-material amendment to planning permission referenced 137091/FH/2023 to allow for an increased floorplate and elevational alterations.
Refused 25.06.2025

The amendments proposed were not considered to be non-material in nature.

Planning consent can be found for the development of the new build estate:
071826/FO/2004/N1- Manor Park Phase 8 Fairy Lane- Erection of 92 dwellinghouses with associated parking and landscaping.
Approved 09.12.2004

Consultations & Notification Responses

N/A.

Issues

POLICY

The National Planning Policy Framework (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities.
- ii. Chapter 12. Achieving well-designed places.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012, updated March 2024 following adoption of Places for Everyone Joint Development Plan

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management),
Policy SP1 (Spatial Principles) and
Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

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

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

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. 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 original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a

vital attribute of successful neighbourhoods. Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Places for Everyone (2022-2039)

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. The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policies are relevant:
i.JP- S1- Sustainable development

ISSUES

Principle of Amendment

Through the current application, consent is sought for a non-material amendment to planning permission 137091/FH/2023 which involves the omission of the extension to the existing front porch. The footprint of the existing porch would remain the same as a result of the extension works. The amendment is required for financial savings. The changes would have a marginal impact on the overall design and appearance of the site and would be considered non-material changes. In addition, it would not alter the character or appearance of the building or site, nor would it significantly affect the relationship of the development to its context.

Visual/ Residential Amenity

As a result of the proposal, the proposed extension to the existing front porch would be omitted. This would result in no additional built form to the side of the front porch closest to the shared boundary with the adjoining neighbour, no.42 Everside Drive. As such, this would be an improvement to no.42 as there would not be any additional built form proposed and so the amendment would not give rise to any overbearing, loss of light nor adverse privacy implications to the adjoining property.

No adverse amenity implications would be caused to any other surrounding properties.

Overall, the amendments would not have an adverse impact upon visual/ residential amenity and so be pursuant to Policy DC1 of the UDP and Core Strategy policies SP1 and DM1.

Design

The changes would have a minimal impact on the design of the proposal, as the proposal would result in less built form than previously approved. The existing front porch would be retained and so the original features of the property maintained. The amendment is considered to be minor, would have a marginal impact on the appearance of the proposed building and would not adversely impact the character of the surrounding residential area.

Conclusion

Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and is considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed change would have no material impact upon the character of the development or in terms of visual/residential amenity.

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

Article 35 Declaration

N/A.

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

1) The details of the proposed amendment involve the omission of the extension to the existing front porch.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

-Drawing: Location Plan ref. 000, stamped as received by the City Council as Local Planning Authority on 26 May 2023.

-Drawing: Elevation Plan ref. P4, stamped as received by the City Council as Local Planning Authority on 31 July 2023.

As amended by:

-Application for a Non-Material Amendment following a Grant of Planning Permission, stamped as received by the City Council as Local Planning Authority on 9 July 2025.

-Drawing- Proposed- GF Plan ref. 103 P3, stamped as received by the City Council as Local Planning Authority on 9 July 2025.

-Drawing- Proposed- 1F Plan ref.104 P3, stamped as received by the City Council as Local Planning Authority on 9 July 2025.

-Drawing- Proposed- Roof Plan ref.106 P3, stamped as received by the City Council as Local Planning Authority on 9 July 2025.

-Drawing- Proposed- Front Elevation ref. 110 P3, stamped as received by the City Council as Local Planning Authority on 9 July 2025.

-Drawing- Proposed- Side Elevation ref.112 P3, stamped as received by the City Council as Local Planning Authority on 9 July 2025.

-Drawing- Proposed- Side Elevation ref. 113 P3, stamped as received by the City Council as Local Planning Authority on 9 July 2025.

-Drawing- Visuals 001 ref.191 P3, stamped as received by the City Council as Local Planning Authority on 9 July 2025.

-Drawing- Visuals 002 ref.192 P3, stamped as received by the City Council as Local Planning Authority on 9 July 2025.

-Drawing- Proposed- Rear Elevation ref.111 P3, stamped as received by the City Council as Local Planning Authority on 30 July 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.

2) Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and is considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed change will have no material impact upon the character of the development or upon the visual amenity of nearby occupiers.

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Historic Landfill Site 50m Buffer -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: NORTH AREA