

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143497/NMC/2025

Date registered valid: 18 July 2025

Proposal: Non Material Amendment to planning permission 130559/FH/2021 to allow ground floor element only

Address: 5 Eastholme Drive, Manchester, M19 2QU

Ward(s): Levenshulme Ward

Applicant: Mrs Qamar Siddique

Agent (if any): Mr Muhammad Dabeer Rana, MD Design Consultancy

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 12 August 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

Description of site / building / area

The submitted application relates to no. 5 Eastholme Drive, a bay fronted semi-detached dwellinghouse within a predominantly residential area of Levenshulme ward.

The property shares common boundaries with nos. 3 and 7 Eastholme Drive along the eastern and western elevations. The rear southern boundary adjoins a residents car park and communal amenity space serving the properties in-part along Henderson Street and Nall Street.

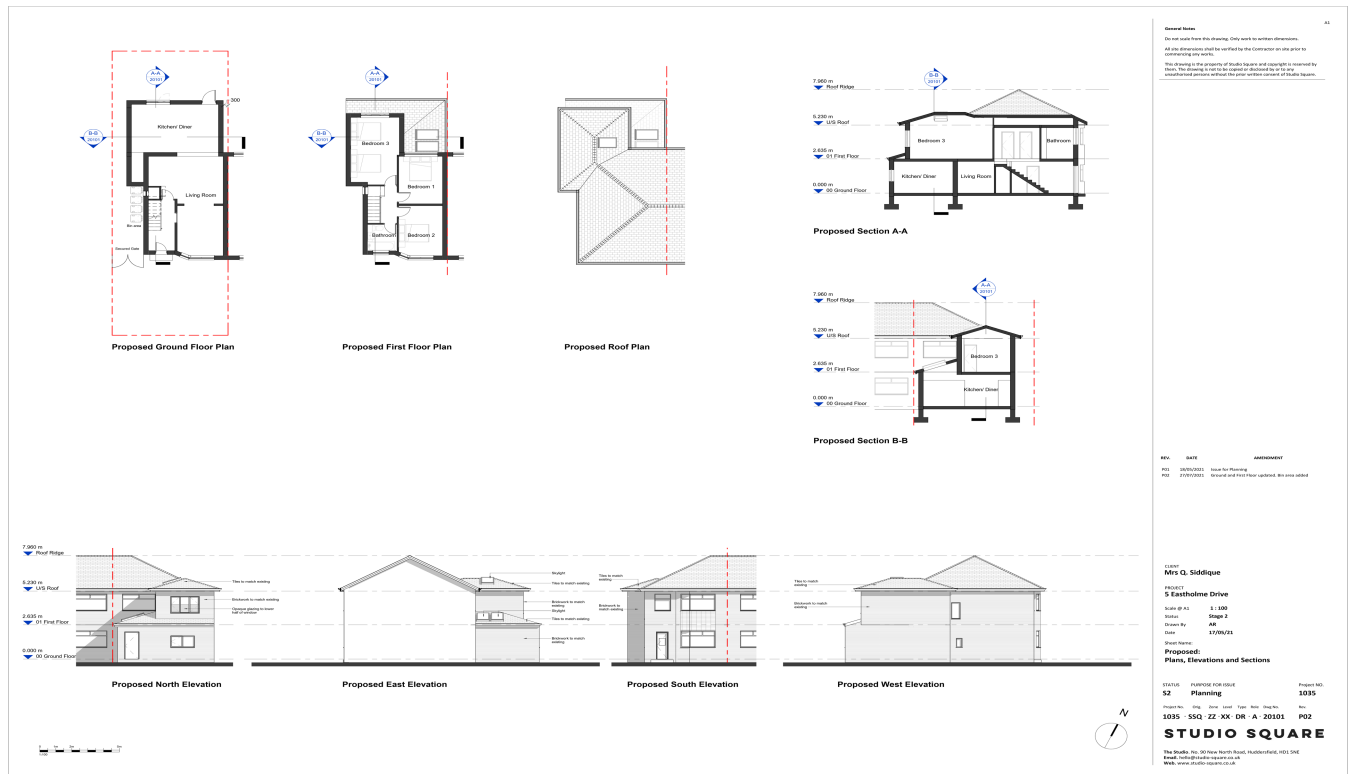
Description of the proposed non-material change

The proposed non-material change relates to planning permission granted on 23.08.2021 in relation to ref: 130559/FH/2021 - Erection of two storey side extension and part upper floor part single storey rear extension.

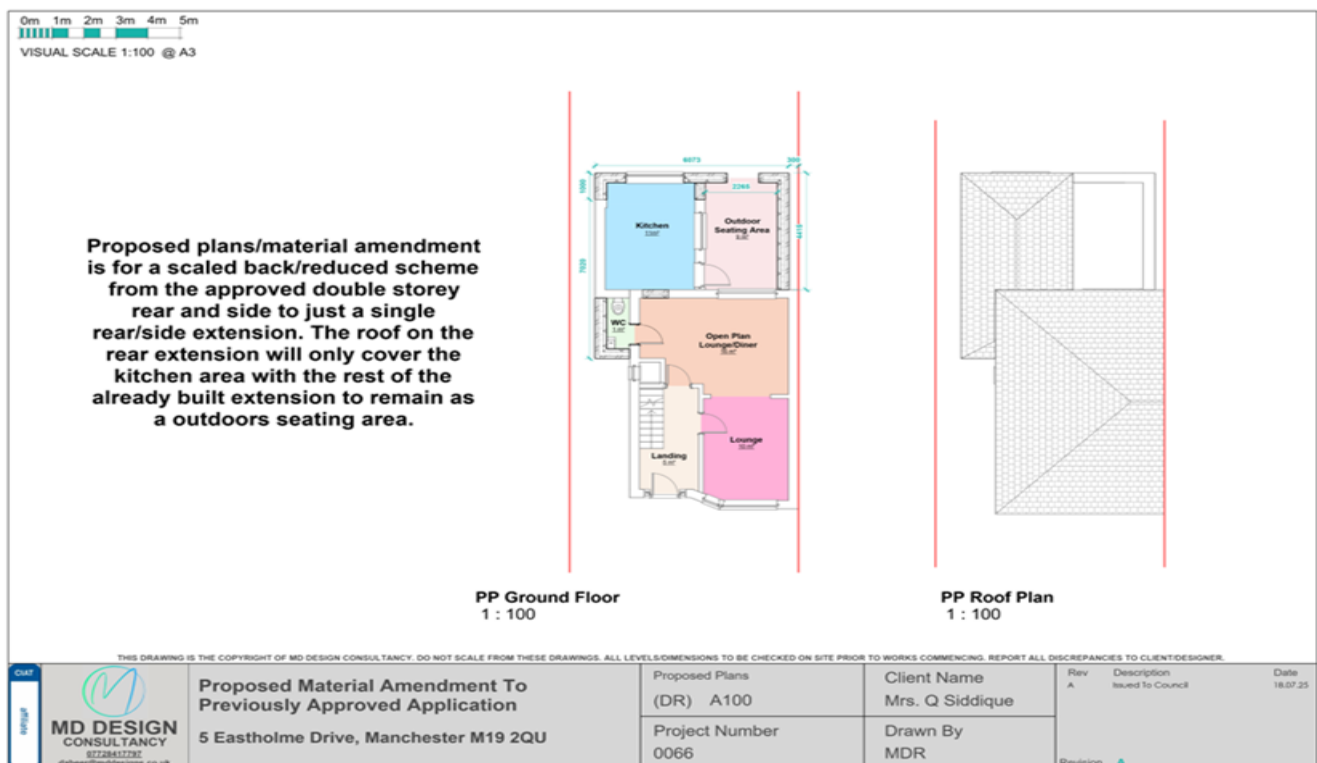
It is understood that whilst planning permission ref: 130559/FH/2021 expired last year, implementation of the permission had commenced before the expiry date. The Council's Building Control Register also indicates an application having been made on 08.04.2024 with works commencing 17.05.2024 (Ref no. FP/24/00404).

If the implementation of the planning permission had commenced before its expiry date, the permission would therefore be extant. Notwithstanding this factor, the submitted application now proposes a non material amendment to planning permission 130559/FH/2021 for ground floor element only.

(reference number: 130559/FH/2021 - approved plans)



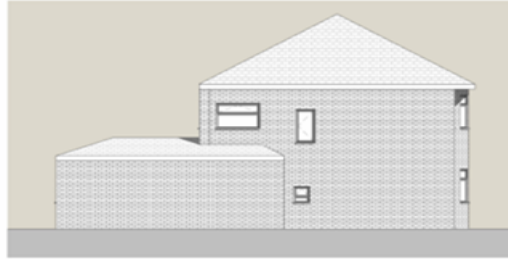
(reference number: 143497/NMC/2025)



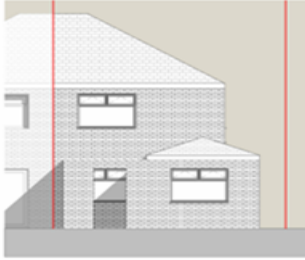
0m 1m 2m 3m 4m 5m
VISUAL SCALE 1:100 @ A3



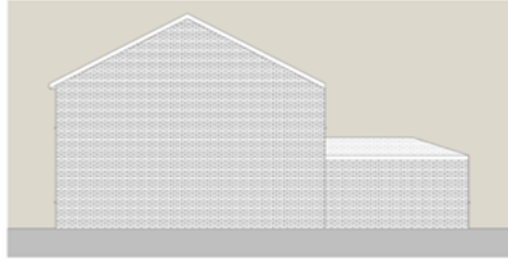
Front Elevation AS APPROVED
1 : 100



LHS Elevation AS APPROVED
1 : 100



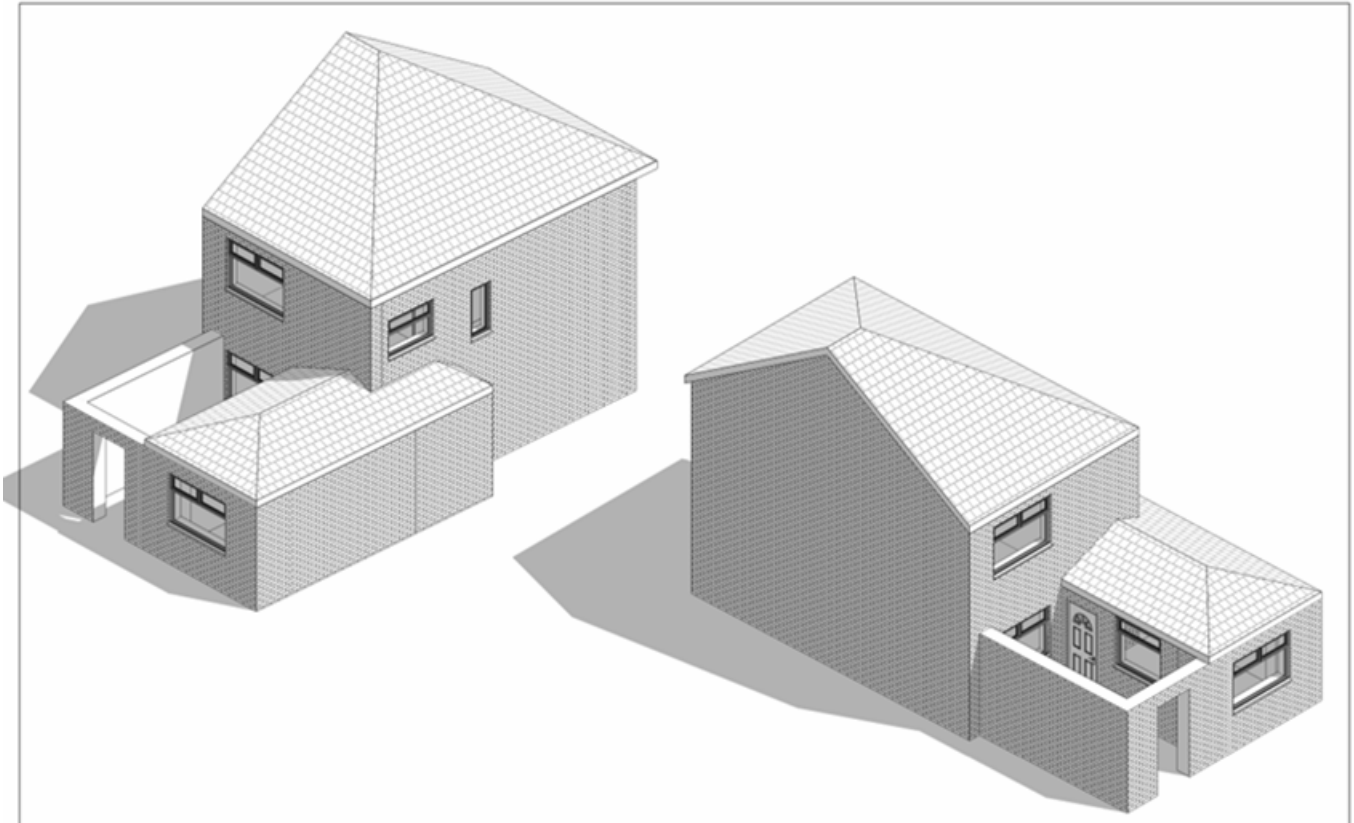
Rear Elevation AS APPROVED
1 : 100



RHS Elevation AS APPROVED
1 : 100

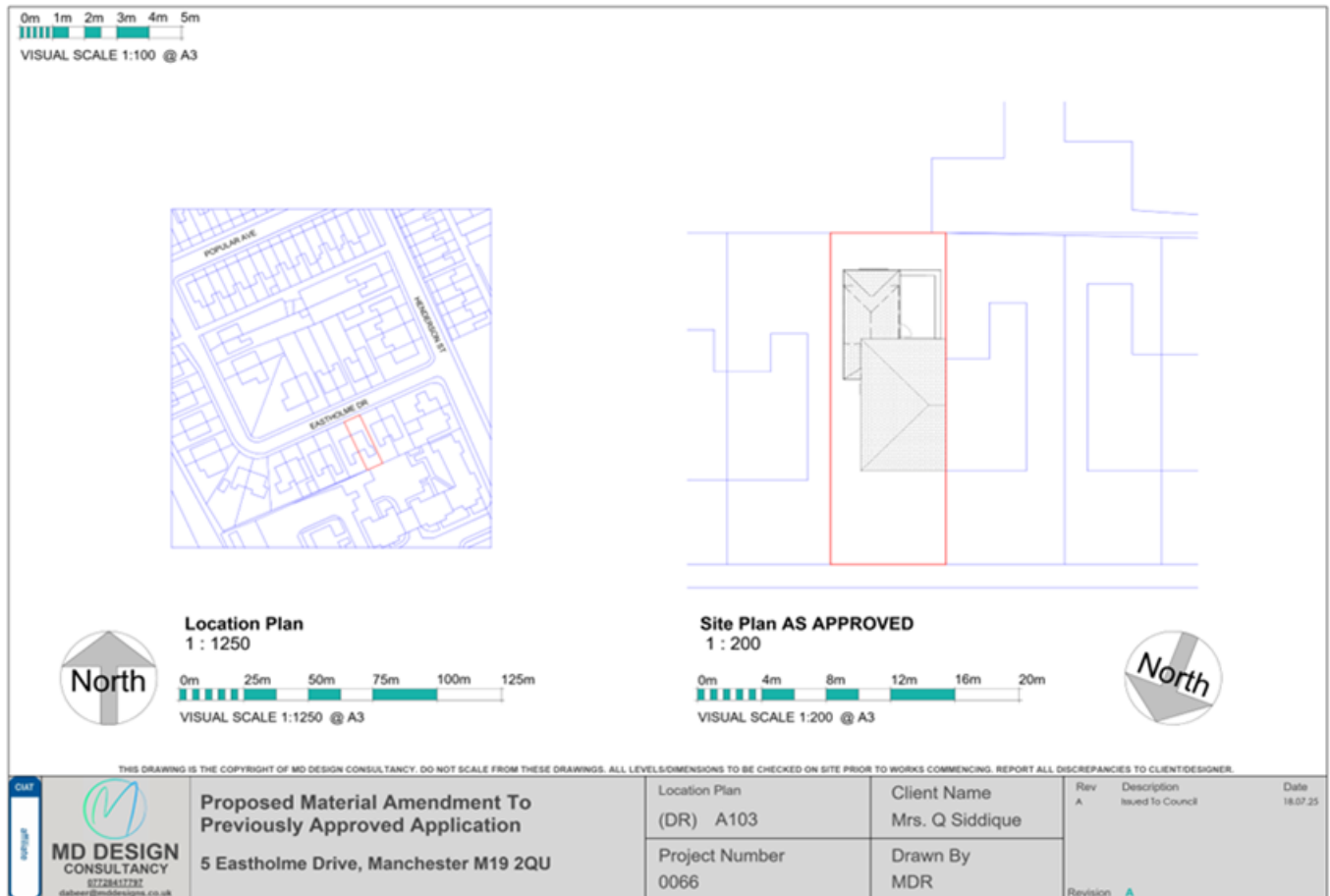
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CMT 00000000	 MD DESIGN CONSULTANCY 07728417797 dabeer@mddesigns.co.uk	Proposed Material Amendment To Previously Approved Application 5 Eastholme Drive, Manchester M19 2QU	Proposed Elevations (DR) A101	Client Name Mrs. Q Siddique	Rev A	Description Issued To Council	Date 18.07.25
			Project Number 0066	Drawn By MDR	Revision	A	



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CMT 00000000	 MD DESIGN CONSULTANCY 07728417797 dabeer@mddesigns.co.uk	Proposed Material Amendment To Previously Approved Application 5 Eastholme Drive, Manchester M19 2QU	3D View (DR) A102	Client Name Mrs. Q Siddique	Rev A	Description Issued To Council	Date 18.07.25
			Project Number 0066	Drawn By MDR	Revision	A	



Consultations & Notification Responses

None required

POLICY

The proposed development was assessed with regard to the following guidance and policies which are considered to be relevant to the proposed amendment:

1. The National Planning Policy Framework (NPPF), (December 2024) -

This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The statutory status of the development plan remains as the starting point for decision making. The following aspects of the Framework are relevant to the amendments proposed under application ref: 143497/NMC/2025.

- Chapter 8: Promoting healthy and safe communities.

- Chapter 12: Achieving well-designed places.

The revised development would not deliver a positive design response. The development would require consideration as part of householder planning application as the revised siting, footprint, rearward projection and scale would materially affect the relationship of the development to neighbouring housing. Compliance with sections 8 and 12 would need to be assessed within the context of a new householder planning application.

2. Planning Practice Guidance (PPG) - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource and is relevant to key planning issues of significance to applicants and local authorities. The development positively responds to the following aspects of the PPG:

- i. Consultation and pre-decision matters - The required consideration of the proposals through a householder application would ensure the necessary neighbour consultation,
- ii. Health and well-being.

3. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies must therefore be given full weight in the planning balance. The following policies are relevant and would be appropriately responded to:

Policy JP-P1 Sustainable Places - Discusses the importance of development on the character and identity of a locality in terms of design, siting, size, scale and materials used. Whilst the submitted application relates to the ground floor element only of planning permission 130559/FH/2021, the development would not deliver positive changes. The extent of the changes would exceed the scope of a non-material amendment.

4. Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012.

It is the key document in Manchester's Local Development Framework. The Core Strategy 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. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.' The following aspects of the Core Strategy are relevant to the assessment of the development:

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

- Policy EN19 (Waste)

5. Saved Unitary Development Plan (UDP), (1995)

- Saved Policy DC1 - Residential Extensions.

ISSUES

The submitted application relates to a non material amendment to planning permission 130559/FH/2021 to allow the ground floor element only, which would serve as a kitchen and outdoor seating area.

The above policies will have informed the consideration of planning application ref: 130559/FH/2021 and non-material amendment 143497/NMC/2025.

Whilst the approved materials would broadly be unaffected; the proposed non material amendment to planning permission 130559/FH/2021 would involve an increase of 415mm in the rearward projection to 4415mm. There would also be a change to the approved roof configuration. Whilst the proposed amendments have the potential to secure compliance with the above policies, the impact of the changes would be so significant that their consideration should be related to a new planning application.

Principle of the development - It is understood that work have commenced in relation to planning application ref: 130559/FH/2021, although these works have not been completed. In these circumstances the proposed changes can be considered as part of a non-material amendment. Whilst the proposal seeks to rationalise the amount of built form, footprint, siting, rearward projection, scale and design, the proposed non-material amendment would materially affect the relationship of the development to the adjoining nos. 3 and 7 Eastholme Drive and to a degree the properties along the rear southern boundary (in-part along Henderson Street and Nall Street). The development would also necessitate changes to ground levels to facilitate the siting of the extension. The depth of the extension would also affect the relationship of the development to the rear southern boundary viewed from adjoining resident's car park and communal amenity space serving the properties in-part along Henderson Street and Nall Street.

Moreover, the proposed non-material amendment to planning permission 130559/FH/2021 to allow the ground floor element only to serve as a kitchen and outdoor seating area is a significant departure from the approved plan by changing the use, thereby altering the building's appearance by introducing new structures that weren't previously approved. The proposal presents material changes to the development, which would therefore require planning permission.

Height, scale and massing - Whilst the proposed amendment would reduce the height of the roof consented by planning permission 130559/FH/2021, this would materially alter the approved roof configuration when viewed along the rear southern boundary and from the adjoining nos. 3 and 7 Eastholme Drive. The proposed amendment significantly alters the appearance of the development originally approved. Such material changes require planning permission.

Siting - The rear extension previously had a rearward projection of 4000mm. The proposed extension would have a rearward projection of 4415mm; this elevational change to the extension would materially affect the relationship of the development to nos. 3 and 7 Eastholme Drive and along the rear southern boundary. It is the impact of these changes that should be considered and consulted upon as part of a new planning application.

Conclusion - The proposed amendment to planning permission 130559/FH/2021 to allow ground floor element only to serve as a kitchen and outdoor seating area, combined with the associated increase in the rearward projection by 415mm, to 4415mm, together with proposed roof configuration would materially affect the composition, siting and appearance of the development and its relationship to the surrounding context. The proposed amendment cannot be considered as a non-material amendment and would need to be considered through a new planning application.

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: Refuse

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

1) The submitted plan proposes a non-material amendment to planning permission 130559/FH/2021 to allow ground floor element only.

2) Following an assessment of the details submitted, it is confirmed that the proposed amendment would result in material change to the development. The City Council considers that the proposed change would have an impact upon the character of the building, the amenity of neighbouring residents and the visual appearance of the area. As such the proposal cannot be determined as non-material under section 96A of the Town and Country Planning Act 1990.

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

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: NORTH AREA