MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no.	143804/JO/2025
Date registered valid:	22 August 2025
Proposal:	Variation of Condition 2 (Specified Plans) attached to planning permission 142930/FH/2025 to allow change to the front dormer roof arrangement
Address:	49 Dene Road, Manchester, M20 2TG
Ward(s):	Didsbury West Ward
Applicant:	Mr & Mrs D Grace
Agent (if any):	Mr Simon Miles, S R Miles Ltd
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **14 October 2025**

APPLICATION DETAILS

Type of application: Variation or Removal of Condition

Development type: Householder

Date of site visit: Not required

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 4 September 2025 Expired: 25 September 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The proposal related to a two-storey semidetached dwellinghouse on Dene Road. The property features an existing rear orangery extension, hardstanding to the front for off street vehicle parking and garden to the rear.

Description of area

The property is in a mostly residential part of the Didsbury West ward of Manchester.

Description of development

Variation of Condition 2 (Specified Plans) attached to planning permission 142930/FH/2025 to allow change to the profile of the side rear wall at GF level to no.47 and the modified front dormer roof arrangement.

Change to the profile of the side rear wall at GF level to no.47

The variation would increase the span of the proposed rear ground floor extension, so the wall sits on the boundary with No.47 (allowing no.47 to tie into the extension at a later date)

Modified front dormer roof arrangement.

The variation would increase the projection of the dormer and introducing a smaller set back dormer between the main dormer and extension wall. The dormer is finished in the same materials but not features larger windows and a new side facing window.

PLANNING HISTORY

142930/FH/2025

Description: Erection of a part single, part two storey extension to front, side and rear of existing dwellinghouse, and installation of side roof dormer extension.
Decision: Approved 09/07/2025

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents

No representations received.

NEGOTIATIONS

Issues have arisen in the consultation phase which required negotiations in positive and proactive manner.

The extended ground floor rear extension would site beyond the site edged red and would therefore be outside of the original application site.

Updated proposed development

The updated scheme removes the variation of the rear extension.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Not required due to reduction in massing.

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

Relevant Policies

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- The Manchester Core Strategy Development Plan Document 2012-2027
  - Development Management and Planning Obligations
    - DM 1 - Development Management
  - Objective 1 - Spatial Principles
    - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
  - Objective 6 Environment
    - EN 1 - Design Principles and Strategic Character Areas
    - EN 19 – Waste
- Extant Unitary Development Plan (UDP) –
  - Citywide Development Control Policies
    - DC1 - Residential extensions
    - DC26 - Development and Noise
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
  - Strategy
    - JP-Strat9: Southern Areas
  - Sustainable and Resilient Places
    - JP-S1: Sustainable Development
  - Places for People
    - JP-P1 Sustainable Places
- The National Planning Policy Framework (The NPPF) –
  - Section 2 - Achieving sustainable development
  - Section 4 – Decision-making
  - Section 12 – Achieving well-designed places
- Town and Country Planning Act 1990 –
  - Part 3
    - Determining applications
      - Section 73 - Determination of applications to develop land without compliance with conditions previously attached.

Principle

The development was approved by the City Council as Local Planning Authority on 15 July 2025 (142930/FH/2025). Section 73 of Part 3 of the Town and Country Planning Act 1990 allows an applicant to vary an original application by amending a specific condition without reapplying for the entire permission.

ISSUES

Appropriate siting, layout, scale, form, massing, materials, and detail

The proposed side dormer would be increased in size but still retain gaps to ridge and eaves to ensure the visual interpretation of a roof dormer. The new smaller dormer is set in between the main dormer and extension wall and due to its location is mostly hidden from view and has minimal effect to the massing beyond the approved scheme.

Due to its, size, position and location in relation to neighbours, the varied proposal would not create and over-dominant or overbearing feature.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.

Given the position of the limited additional massing, together with the use of proposed materials, the character of the street would not be unduly affected.

Effects on amenity

Privacy

The new side facing first floor windows are required to be obscure glazed to minimise overlooking concerns. This has been conditioned.

Light

The variation would have minimal impact on light compared to the approved scheme and the cumulative effect would not be significant enough to warrant refusal.

Noise

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

Accessibility

The proposal does not change how people can get in and out of the building.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site and maintains external access to the rear of the property.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property.

Green Infrastructure including open space, both public and private

The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment. The proposal has a negligible impact on drainage using the existing drainage on site.

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.

CONCLUSION

The proposed variation to the approved scheme, specifically the modified front dormer roof arrangement, is considered acceptable in terms of design, scale, and impact on neighbouring amenity. The development remains in accordance with relevant local and national planning policies and does not give rise to any material planning harm. As such, the application is recommended for approval subject to the conditions set out in this report.

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. The proposal is considered to be acceptable and therefore determined within a timely manner.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-year time limit

The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. Specified plans

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

a. Drawing - Location Plan 13 May 2025 THE LOCATION PLAN

b. Drawing - Proposed 14 Oct 2025 25 473 PL200 P6 PLANS AND ELEVATIONS

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Specified materials

The materials to be used on the external surfaces hereby permitted shall match those as specified on the approved proposed plans in type, size, colour, and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

4. Obscure Glazing

Before first occupation the windows in the side elevation, to include first floor windows, side facing dormer windows and side facing rooflights, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

47 Dene Road, Manchester, M20 2TG

44 Dene Road, Manchester, M20 2SU

42 Deneford Road, Manchester, M20 2TD

40 Deneford Road, Manchester, M20 2TD

42 Dene Road, Manchester, M20 2AE

38 Deneford Road, Manchester, M20 2TD

36 Deneford Road, Manchester, M20 2TD

51 Dene Road, Manchester, M20 2TG

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