

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143695/JO/2025

Date registered valid: 11 August 2025

Proposal: Variation of condition 2 (specified plans) attached to planning permission referenced 141456/FH/2024 to allow for revised single storey extension

Address: 23 Lindsay Road, Manchester, M19 2JE

Ward(s): Burnage Ward

Applicant: Gill Biddle & Ross Phillips

Agent (if any): Tomislav Vuletic, Flocc Studio Ltd

Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 01/09/2025

Application details

Type of application: Variation or Removal of Condition

Development type: Householder

Standard consultations:

Printed: 21 August 2025 Expired: 12 September 2025

Neighbour notifications

Printed: 21 August 2025 Expired: 12 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

Description of site/building

The application relates two-storey semidetached class C3 dwellinghouse on Lindsay Road. The property is red brick at ground floor and white render on first floor, with terracotta roof tiles and green painted frames and gable end detailing. The property is on a corner plot and features a wraparound garden, hardstanding for vehicle parking, detached garage and part brick part hedge boundary treatment





Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Lindsay Road is a residential street within the Burnage Ward. The area is predominantly residential in terms of its character, comprising of mostly semi-detached and detached residential dwellings. The site is in close proximity to Rodney Fields Park, Acacias Primary School and Levenshulme Secondary School with shops and services at the nearby Fallowfield District Centre.

Description of development

The applicant is seeking permission to vary condition 2 (specified plans) to reduce the scale of the approved proposal.

Consultations & Notification Responses

Neighbours, as per appendix 1 – No comments or objections received.

Highways – No objection.

Planning History

141456/FH/2024 - Erection of a single storey side and rear extension following demolition of existing single storey outrigger and detached garage – Approved - 06.01.2025

143303/LP/2025 - Erection of detached store building to side garden – Approved - 25.06.2025

Policy

The Manchester Core Strategy Development Plan Document 2012-2027 –

The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 – Waste

Extant Unitary Development Plan (UDP)

The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

Places for Everyone

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 following policies are relevant:

- S1- Sustainable development

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):

- an economic objective
- a social objective and
- an environmental objective.

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

- Chapter 8. Promoting healthy and safe communities.

Chapter 12. Achieving well-designed and beautiful places.

Principle

The principal of varying a condition to amend plans that results in a reduction in scale only is considered acceptable. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity

The nature of the amended development remains consistent with the original approval, and the proposed variation does not introduce any new elements beyond the original permission.

It is noted that a separate outbuilding within the rear garden has been approved under a Lawful Development Certificate and does not form part of this application. This variation solely relates to the extension attached to the main dwelling.

Sitting, Scale and Mass

The revised extension is confined to the rear of the property, projecting by a maximum of 2920mm as per the original plans. The side projection of 5278mm has been removed, resulting in a more compact and less visually prominent form of development.

The rear-only extension remains subservient to the host dwelling and does not exceed 50% of the original floor space or garden area. Its single-storey height and pitched roof design are retained, ensuring the development remains proportionate and appropriate to the site context.

Visual Amenity

The removal of the side extension reduces the visibility of the development from the street scene, particularly from Paignton Avenue and Devon Avenue. The rear extension will be constructed in matching materials (brickwork and roof tiles), and its design remains consistent with the original approval.

The simplified form of the extension is considered to have a reduced impact on the visual character of the area and will integrate well with the host property.

Residential Amenity

The revised proposal improves the relationship with neighbouring properties, particularly those to the side (e.g. no. 4 Devon Avenue and Paignton Avenue). The removal of the side element reduces potential impacts on outlook, daylight, and overshadowing.

The rear extension remains acceptable in terms of separation distances and window placements. No new openings are proposed beyond those previously assessed, and the development continues to comply with policies SP1 and DM1 of the Core Strategy.

Conclusion

The proposed variation of Condition 2 to substitute the approved plans is considered acceptable. The revised scheme represents a reduction in scale and massing, with improved impacts on neighbouring amenity and no harm to visual character.

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

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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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

1. 3-year time limit:

The development must be begun not later than the expiration of three years beginning with the date of planning permission reference 141456/FH/2024, that date being 6th January 2025.

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 Pack – Location Plan, Proposed Elevations and Plans – 21 August 2025

For the avoidance of doubt, this permission relates solely to the rear extension shown on the approved drawings. The outbuilding also shown on the plans has been approved separately under a Lawful Development Certificate (**143303/LP/2025**) and does not form part of this permission.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Specified materials:

The materials to be used on the external surfaces of the development hereby permitted shall match those as specified on the application form and drawings 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 DM1, SP1 and EN1 of the Core Strategy.

4. Additional glazing restriction:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

Highway Services

32 Lindsay Road, Manchester, M19 2JE
38 Lindsay Road, Manchester, M19 2JE
34 Lindsay Road, Manchester, M19 2JE
4 Devon Avenue, Manchester, M19 2JH
1 Devon Avenue, Manchester, M19 2JH
3 Devon Avenue, Manchester, M19 2JH
2 Devon Avenue, Manchester, M19 2JH
36 Lindsay Road, Manchester, M19 2JE

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA