Planning

Growth & Development

Delegated officer report for planning application

Application no.	143051/NMC/2025
Date registered valid:	28 May 2025
Proposal:	Non material amendment to planning permission ref: 141936/FH/2025 to allow changes to the approved materials
Address:	119 Ivygreen Road, Manchester, M21 9FX
Ward(s):	Chorlton Ward
Applicant:	Ms Daniela Pereira
Agent (if any):	Mrs Amy Axon, Guy Taylor Associates
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**18 June 2025**

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: Not required

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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached C3 dwellinghouse of red/brown brick and white uPVC weatherboarding with a grey concrete tile dual pitch roof. The property features white uPVC windows, including front and rear-facing box dormers, an integrated garage, a single storey side and rear extension, a conservatory to the rear, and a detached outbuilding situated within a spacious rear garden.









Description of area

Ivygreen Road is a residential street situated within the Chorlton ward of Manchester, close to Ivy Green allotments, Ivy Green, and Turn Moss Playing Fields. The area is predominantly residential in terms of its character, consisting of terraced and semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant gained permission for the erection of a single storey rear extension following the demolition of the existing conservatory, together with the erection of a single storey side extension and elevational alterations to the garage in association with its conversion to form additional living accommodation in March 2025 under 141936/FH/2025. The applicant now wishes to make minor alterations to the design of the proposal which they consider to be non-material.

Consultations & Notification Responses

Not required.

Policies

The following policies are considered relevant in the consideration of this application.

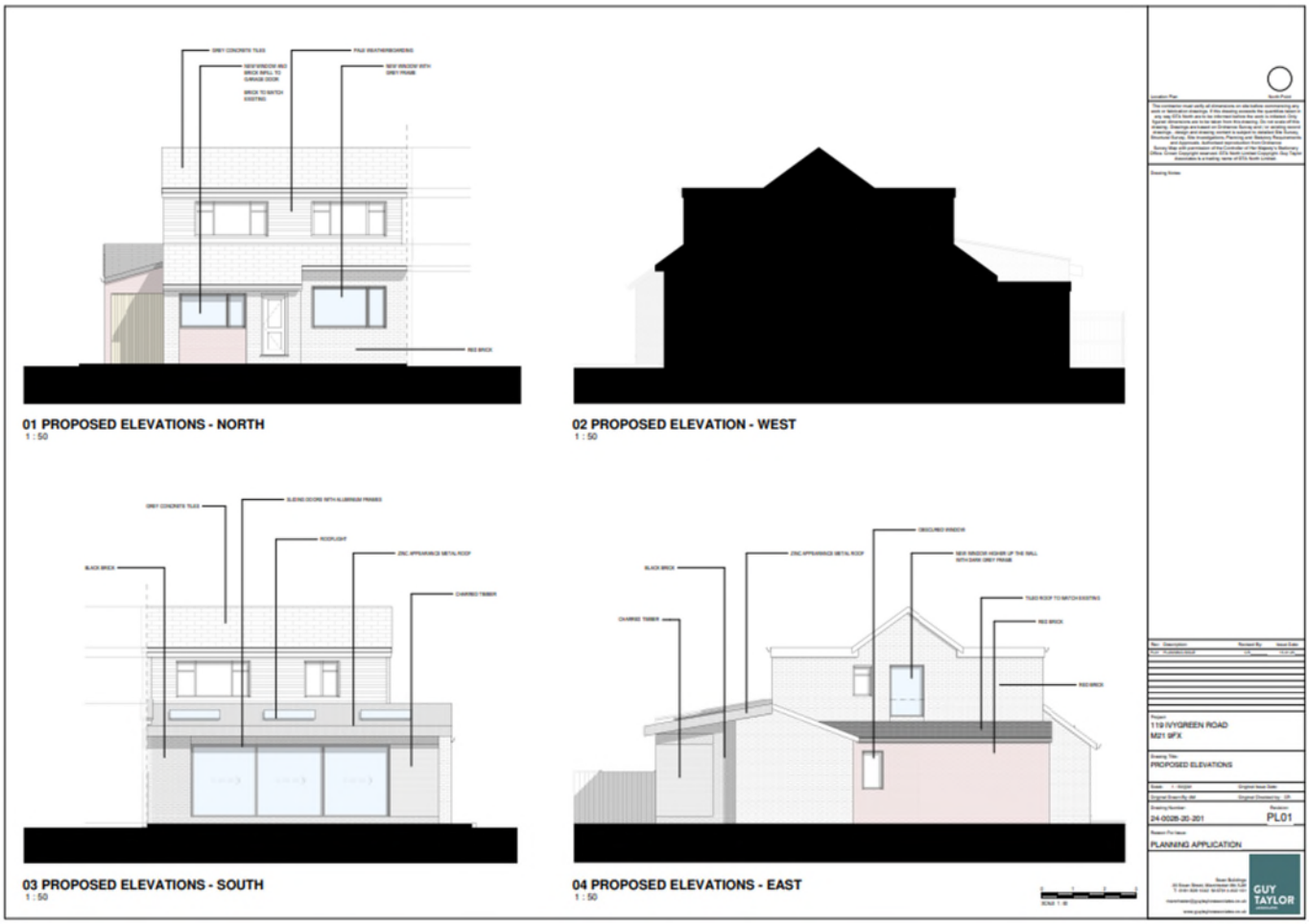
Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

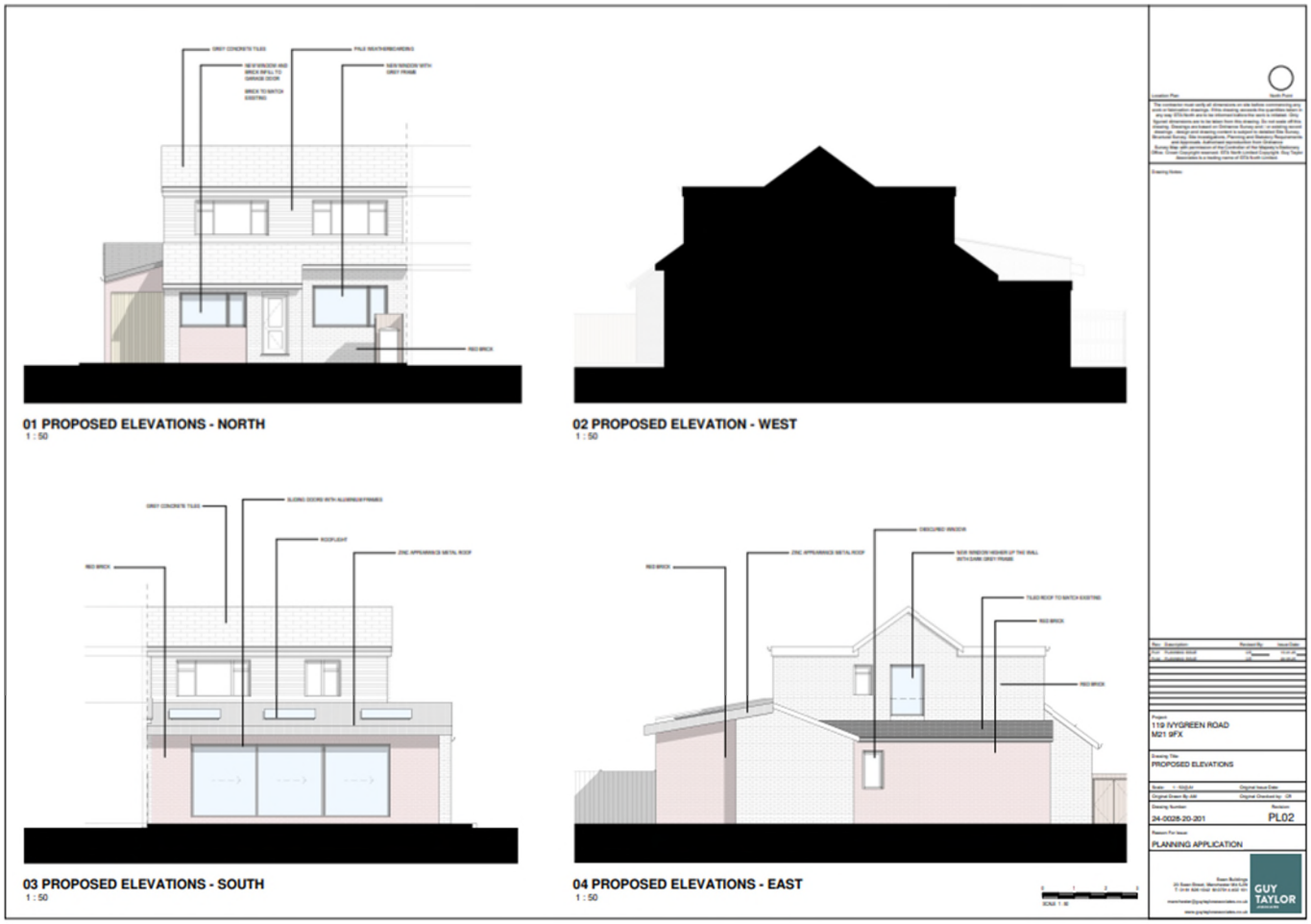
The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places

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.

- Policy JP-P1 – Sustainable Places



Elevations approved under 141936/FH/2025



Submitted proposed elevations

Materiality

Section 96A of the Town and Country Planning Act 1990 allows a local planning authority in England to make a change to any planning permission relating to land in its area if they are satisfied that the change is not material. In deciding whether a change is material, the authority must have regard to the effect of the change, together with any previous non-material changes, on the planning permission as originally granted.

The application relates to approved planning permission 141936/FH/2025 which granted permission for the erection of a single storey rear extension following the demolition of the existing conservatory, together with the erection of a single storey side extension and elevational alterations to the garage in association with its conversion to form additional living accommodation.

The applicant now seeks to make the following amendments to the approved scheme:

- Changing the black brick and charred timber cladding on the rear extension to redbrick to match the existing dwellinghouse and approved side extension.

These alterations would affect the rear of the property only and, as such, would not be highly visible within the street scene or public realm. These alterations are not considered to materially change the proposal or cause additional harm to neighbouring residents or the street scene. Hence, it is considered that the proposed amendments are of a minor nature and would have no more impact upon the visual and residential amenity of the area than the original approved scheme.

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: Approve

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

1) The proposed amendments relate to minor alterations to the design of the single storey rear extension, consisting of changing the black brick and charred timber cladding to redbrick to match the existing dwellinghouse and approved side extension.

2) Following an assessment of the details and plans submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and are acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will not have any significant or detrimental impact upon residential and visual amenity or the character of the area.

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

'Application for a Non-Material Amendment Following a Grant of Planning Permission', numbered 'PP-14041444', stamped as received by the City Council as Local Planning Authority on the 28th May 2025.
'PROPOSED ELEVATIONS', numbered '24-0028-20-201 PL02', stamped as received by the City Council as Local Planning Authority on the 28th May 2025.

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

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
Flood Zones Type 2 (low to medium risk) -
Historic Landfill Site 50m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA