MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142865/NMC/2025
Date registered valid:	6 May 2025
Proposal:	Non Materials Change to application reference 141096/FH/2024 to allow additional roof windows and alterations to windows on the side elevation
Address:	15 Granville Gardens, Manchester, M20 2SX
Ward(s):	Didsbury West Ward
Applicant:	Mr and Mrs Shelley
Agent (if any):	Miss Susan Russell, Sue Russell Architecture
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**21st May 2025**

Application details
Type of application: Non-Material Change Application
Development type: Notifications
Date of site visit:
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

The site/building relates to a two storey semi detached property in the Didsbury West ward area of Manchester and is in use as a single family dwelling house. The property is located on the west side of Granville Gardens at the head of a Cul de sac. The property features a single storey rear extension and appears to have been infilled at first floor to the front of the property bringing the wall in line providing a flush elevation a change which has been mirrored by other properties within the area. The properties along this road have similar frontages characterised by render at first floor with circular port hole windows. Hardstanding is to the front providing off road car parking for up to two vehicles, access along the side and garden to the rear.

Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

This is primarily a residential area in nature with similar type properties which are predominantly single family dwellings.

Description of development

The applicant is seeking non Materials Change to application reference 141096/FH/2024 to allow additional roof windows and alterations to windows on the side elevation

Consultations & Notification Responses

Not required.

Policy and Issues

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.
- Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- Policy DM 1 - Development Management
- Policy SP1 - Spatial Principles
- Policy EN1 - Design Principles
- Policy EN 19 - Waste Management
- The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development
JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

Materiality

Section 96A of the 1990 Act (as inserted on 1st October 2009 by sec.190 of the Planning Act 2008) allows a local planning authority in England to make a change to any planning permission relating to land in its area if it is 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 Non material amendment to planning permission 141096/FH/2024 to allow additional roof windows and alterations to windows on the side elevation.

The proposed changes are relatively minor and are considered appropriate for its residential context, this is considered that any harm as the result of the proposal to be less that substantial.

Overall, it is considered that the proposed revisions are of a minor nature and would have no more impact upon either visual or residential amenity than the approved scheme. The amendments would accord with policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework (NPPF) and saved policy DC1 of the UDP

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

Article 35 Declaration

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

1) The proposed amendment is in relation to allow additional roof windows and alterations to windows on the side elevation

2) Following an assessment of the details submitted, the Council can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no

significant material impact upon the appearance of the development and it is also considered that the proposals would not have any impact on the amenity of residential properties or on the visual amenity of the wider area.

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

Received 6th May 2025 numbered 2008.PR1 H Proposed Floor Plans and Elevations

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
Area Team Boundary - Name: SOUTH AREA