

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145043/FO/2026

Date registered valid: 28 January 2026

Proposal: Replacement of all windows and external doors.

Address: Flats 1-9 And Communal Areas, 61 Chorlton Road, Manchester, M15 4JF

Ward(s): Hulme Ward

Applicant: Mr Ian Cushlow, Places For People

Agent (if any):

Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 08 April 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 9 February 2026

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 5 February 2026 Expired: 26 February 2026

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/area

The application property comprises a residential apartment building over 2/3 storeys located in the Hulme ward of Manchester. The building is owned and managed by Places for People. The application property is constructed in brickwork (red multi, buff and blue) with grey tiled roof and features timber windows (white) and doors (various colours).

The site is located in a predominantly residential setting and is by Chorlton Road (A5067) to the west and Eliza Street to the south. Directly northeast, comprises the amenity spaces and central courtyard garden for the collection of residential blocks, in which the application property forms part of. Adjoining residential properties are sited directly north.



South elevation of the application property fronting Eliza Street



West elevation of the application property fronting Chorlton Road

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The applicant is seeking permission for the installation of replacement windows and doors to front and rear elevations, as follows:

- White uPVC double glazed windows – style, dimensions and opening action to match existing.
- White uPVC double glazed French Doors on corner facing Chorlton Road – to match first floor flat example.
- Anthracite Aluminium modular doors (communal entrances) – dimensions and opening action to match existing.

Consultations & Notification Responses

Local responses

None

Consultee responses

None

Relevant Planning History

None

History of negotiations

No negotiations were entered into with the agent, given that the scheme was considered policy compliant.

Policy

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 PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-Strat1 – Core Growth Area
JP-S1 – Sustainable Development
JP-P1 – Sustainable Places

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
EN 7 – Energy Infrastructure opportunities
EN 8 – Adaptation to Climate Change (partially superseded by PfE)

The relevant **saved UDP policies** for this application are:

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD Strategy

National Planning Policy Framework

The National Planning Policy Framework (December 2024) – The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places

Paragraph 135 states – Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The Draft National Planning Policy Framework (December 2025) - The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. A draft revised NPPF was published for consultation on 16 December 2025. The consultation period runs for 12 weeks and will close on 10 March 2026.

The draft NPPF proposes significant changes to the structure and content of national policy. These include a move to Local Plan-style policy sections, a clearer distinction between plan-making and decision-making policies, and the reintroduction of strategic planning through Spatial Development Strategies. Other notable changes include an expanded presumption in favour of sustainable development, policies promoting higher densities around transport hubs, and support for small and medium-scale housing schemes through a new “medium development” category. The draft also integrates National Development Management Policies, strengthens climate change and biodiversity policies, and introduces measures to encourage clean energy and critical minerals development.

Once adopted, the revised NPPF will replace the current framework and form a key part of national planning policy. At this stage, as the document is subject to consultation and has not yet been finalised, while still a material consideration, it can only be afforded limited weight in the determination of planning applications. In this instance, the relevant sections is outlined below:

Policy DP3 (Key principles for well-designed places) – This policy states that in order for development proposals to respond to their context and create well-designed places development proposals should consider context, liveability, climate, nature, movement, built form, public space and identity.

Issues

Principle of development:

The principle of the proposal, to install replacement windows and doors to improve the energy efficiency of the building, is generally acceptable. However, consideration must be given to the proposal's appearance, and impact upon visual and residential amenity, waste storage and parking.

Impact on visual amenity and the streetscene:

The building's current timber windows would all be replaced with energy efficient double-glazed white uPVC-framed windows on each of its elevations. The proposal would also include the replacement of ground floor external communal entrance doors (anthracite modular doors), alongside two white uPVC French doors within the chamfered corner elevation facing Chorlton Road/Eliza Street. The replacement fenestration has been designed to match the style, dimensions and opening action of the existing, to achieve a similar visual appearance.

Overall, the proposal is not considered to cause substantial harm to the appearance of the application site or the visual amenity of its surrounding area. With regards to the scheme's replacement windows / doors, whilst the fenestration materiality and colouration are being significantly altered, these are considered to be minor in terms of their character and nature and would not significantly alter the appearance of the building as it currently stands. Moreover, the thermal efficiency performance upgrades of the replacement fenestration and resultant benefits to existing/future occupants are considered to give weight in this instance.

The proposal therefore accords with policies DM1 and SP1 of the Core Strategy, as well as chapter 12 of the NPPF.

Impact on residential amenity:

The proposal is not considered to give rise to any harm upon the residential amenity of neighbouring occupants, as the replacement fenestration would comprise a like-for-like visual

appearance and would not increase the footprint or massing of the building. As such, the proposal should not cause issues associated with overshadowing, and loss of light, loss of privacy, nor should it introduce an overbearing presence into the area, pursuant to policies SP1 and DM1 of the Core Strategy.

Impact on Highway Safety:

The current parking provision would be unaffected by the proposal.

Waste:

The current waste storage arrangements would be unaffected by the proposal.

Conclusion:

It is considered that the proposal is acceptable in terms of its principle, appearance, and impact upon visual and residential amenity, waste storage, and parking, as it complies with policies DM1 and SP1 of the Core Strategy, and chapter 12 of the NPPF.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the

end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

Condition(s) to be attached to decision for approval

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

- Design and Access Statement, received on 28 January 2026.
- Drawing no. PfP/ CR / 02 - Proposed Front, Corner, Side & Rear Elevations, received on 28 January 2026.
- Supporting information (Bamford Doors Modular Door; Modus Windows and Doors; Modus Technical Information Standard Sash Casement), received on 28 January 2026.
- Photomontages, received on 28 January 2026.

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

3) The development hereby approved shall be implemented and thereafter maintained in accordance with the supporting information (Bamford Doors Modular Door; Modus Windows and Doors; Modus Technical Information Standard Sash Casement) received on 28 January 2026.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Flat 1, 205 City Road, Manchester, M15 5GP
Flat 28, 205 City Road, Manchester, M15 5GP
Flat 26, 205 City Road, Manchester, M15 5GP
Flat 15, 205 City Road, Manchester, M15 5GP
Flat 10, 205 City Road, Manchester, M15 5GP
Flat 12, 203 City Road, Manchester, M15 5GH
Flat 3, 3 Eliza Street, Manchester, M15 5EG
Flat 4, 61 Chorlton Road, Manchester, M15 4JF
Flat 5, 61 Chorlton Road, Manchester, M15 4JF
Flat 6, 203 City Road, Manchester, M15 5GH
Flat 18, 203 City Road, Manchester, M15 5GH
37 Mary France Street, Manchester, M15 5FN
55 Chorlton Road, Manchester, M15 4JF
Flat 5, 25 Mary France Street, Manchester, M15 5FN
6 Eliza Street, Manchester, M15 5EG
Flat 5, 11 Eliza Street, Manchester, M15 5EG
Flat 9, 61 Chorlton Road, Manchester, M15 4JF
Flat 21, 205 City Road, Manchester, M15 5GP
Flat 7, 205 City Road, Manchester, M15 5GP
Flat 22, 205 City Road, Manchester, M15 5GP
Flat 17, 203 City Road, Manchester, M15 5GH
Flat 2, 1 Eliza Street, Manchester, M15 5EG
Flat 15, 203 City Road, Manchester, M15 5GH
51 Chorlton Road, Manchester, M15 4JF
Flat 1, 11 Eliza Street, Manchester, M15 5EG
Flat 31, 205 City Road, Manchester, M15 5GP
Flat 16, 205 City Road, Manchester, M15 5GP
Flat 19, 205 City Road, Manchester, M15 5GP
Flat 13, 205 City Road, Manchester, M15 5GP
Flat 19, 203 City Road, Manchester, M15 5GH
Flat 11, 203 City Road, Manchester, M15 5GH
61 Chorlton Road, Manchester, M15 4JF
Flat 2, 61 Chorlton Road, Manchester, M15 4JF
Flat 7, 61 Chorlton Road, Manchester, M15 4JF
Flat 16, 203 City Road, Manchester, M15 5GH
Flat 5, 203 City Road, Manchester, M15 5GH
31 Mary France Street, Manchester, M15 5FN
Flat 1, 25 Mary France Street, Manchester, M15 5FN
Flat 2, 11 Eliza Street, Manchester, M15 5EG
Flat 4, 205 City Road, Manchester, M15 5GP
Flat 11, 205 City Road, Manchester, M15 5GP
Flat 12, 205 City Road, Manchester, M15 5GP
Flat 14, 203 City Road, Manchester, M15 5GH
Flat 1, 203 City Road, Manchester, M15 5GH
Flat 20, 203 City Road, Manchester, M15 5GH
29 Mary France Street, Manchester, M15 5FN
Flat 10, 25 Mary France Street, Manchester, M15 5FN
Flat 4, 25 Mary France Street, Manchester, M15 5FN
Flat 12, 25 Mary France Street, Manchester, M15 5FN
8 Eliza Street, Manchester, M15 5EG

Flat 4, 3 Eliza Street, Manchester, M15 5EG
Flat 3, 1 Eliza Street, Manchester, M15 5EG
12 Eliza Street, Manchester, M15 5EG
Flat 11, 25 Mary France Street, Manchester, M15 5FN
Flat 14, 205 City Road, Manchester, M15 5GP
Flat 13, 203 City Road, Manchester, M15 5GH
Flat 5, 3 Eliza Street, Manchester, M15 5EG
57 Chorlton Road, Manchester, M15 4JF
27 Mary France Street, Manchester, M15 5FN
Flat 6, 11 Eliza Street, Manchester, M15 5EG
Flat 6, 1 Eliza Street, Manchester, M15 5EG
4 Eliza Street, Manchester, M15 5EG
Flat 24, 205 City Road, Manchester, M15 5GP
Flat 32, 205 City Road, Manchester, M15 5GP
Flat 20, 205 City Road, Manchester, M15 5GP
Flat 2, 205 City Road, Manchester, M15 5GP
Flat 8, 205 City Road, Manchester, M15 5GP
Flat 23, 205 City Road, Manchester, M15 5GP
Flat 8, 61 Chorlton Road, Manchester, M15 4JF
Flat 3, 61 Chorlton Road, Manchester, M15 4JF
Flat 9, 203 City Road, Manchester, M15 5GH
Flat 3, 203 City Road, Manchester, M15 5GH
Flat 8, 203 City Road, Manchester, M15 5GH
Flat 2, 203 City Road, Manchester, M15 5GH
35 Mary France Street, Manchester, M15 5FN
53 Chorlton Road, Manchester, M15 4JF
Flat 3, 25 Mary France Street, Manchester, M15 5FN
Flat 6, 25 Mary France Street, Manchester, M15 5FN
Flat 4, 11 Eliza Street, Manchester, M15 5EG
Flat 3, 11 Eliza Street, Manchester, M15 5EG
Flat 2, 3 Eliza Street, Manchester, M15 5EG
Flat 3, 205 City Road, Manchester, M15 5GP
Flat 18, 205 City Road, Manchester, M15 5GP
Flat 6, 205 City Road, Manchester, M15 5GP
Flat 25, 205 City Road, Manchester, M15 5GP
Flat 17, 205 City Road, Manchester, M15 5GP
Flat 6, 61 Chorlton Road, Manchester, M15 4JF
Flat 7, 203 City Road, Manchester, M15 5GH
33 Mary France Street, Manchester, M15 5FN
Flat 9, 25 Mary France Street, Manchester, M15 5FN
Flat 7, 25 Mary France Street, Manchester, M15 5FN
Flat 1, 1 Eliza Street, Manchester, M15 5EG
Flat 2, 25 Mary France Street, Manchester, M15 5FN
Flat 5, 205 City Road, Manchester, M15 5GP
Flat 27, 205 City Road, Manchester, M15 5GP
Flat 30, 205 City Road, Manchester, M15 5GP
Flat 9, 205 City Road, Manchester, M15 5GP
Flat 29, 205 City Road, Manchester, M15 5GP
Flat 4, 203 City Road, Manchester, M15 5GH
Flat 5, 1 Eliza Street, Manchester, M15 5EG
Flat 1, 3 Eliza Street, Manchester, M15 5EG
59 Chorlton Road, Manchester, M15 4JF
Flat 10, 203 City Road, Manchester, M15 5GH
Flat 8, 25 Mary France Street, Manchester, M15 5FN

Flat 4, 1 Eliza Street, Manchester, M15 5EG
Flat 6, 3 Eliza Street, Manchester, M15 5EG
10 Eliza Street, Manchester, M15 5EG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: SOUTH AREA