

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145177/NMC/2026

Date registered valid: 13 February 2026

Proposal: Non-material amendment to planning approval reference 143973/FH/2025 to allow revisions to external materials and facade treatment.

Address: 19 Elton Avenue, Manchester, M19 2PL

Ward(s): Levenshulme Ward

Applicant: Helen and Richard Hirst

Agent (if any): Mrs Magdalena Haener, Pride Road Manchester South

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 9 March 2026

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: Not applicable

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

Description of site / building / area

The application relates to a period, 2 storey, semi-detached dwellinghouse within a predominately residential setting of Levenshulme ward.

The site shares common boundaries with no. 17 Elton Avenue to the eastern elevation, 18-20 Carson Avenue to the northern elevation whilst maintaining a separation distance of approximately 23 metres - (first floor window to first floor window). Immediately along the eastern boundary is St Mary's RC Primary School - this common shared boundary is defined by a 4.2 metre high brick wall.

Planning permission reference number: 143973/FH/2025

The initially submitted plan was subsequently revised in the interest of residential and visual amenity and revised plans were submitted, (dated, 03/11/25). The revised scheme subsequently approved, comprised of an amended roof design-from flat to hip. The proposed timber cladding materials were significantly removed, limiting it to ground floor front elevation of the original dwelling. Side facing windows were limited to 1no. along the ground floor, which

would serve a bathroom and would be obscurely glazed; together with obscurely glazed side panel privacy screen to the proposed first floor rear balcony.

Description of the proposed non-material change

The proposed non-material change relates to planning permission granted on 10 November 2025 in relation to ref: 143973/FH/2025 - Erection of two storey side extension following demolition of rear box bay door screen and elevational alterations.

The proposed non-material change would involve elevational alterations to planning permission, (ref. no. 143973/FH/2025) to allow revisions to external materials and facade treatment. The submitted plan is as follows:

- Along the front (SOUTH ELEVATION) - includes modifications to the approved extension brickwork with replacement render to the first-floor extension, and the introduction of a more articulated brickwork pattern to the front and side return elevations across both ground and first-floor levels; together with a change to the size and design of window along the ground floor front elevation, including a change to the window design along the first floor front elevation.
- Along the side (EAST ELEVATION) - the proposal would comprise of timber cladding to the first floor rear balcony and the introduction of a more articulated and lighter brick course pattern.
- Along the rear (NORTH ELEVATION) - the introduction of a more articulated brickwork, headers and sills pattern across both ground and first-floor levels of the approved extension (ref. no. 143973/FH/2025) and the original dwellinghouse. The rear elevation would also incorporate a lighter brick course between ground and first-floor levels, whilst continuing the established material treatment to ensure visual consistency across this elevation.

Consultations & Notification Responses

None required.

POLICY

The proposed development was assessed with regard to the following guidance and policies which are considered to be relevant to the proposed amendment:

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

2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications and therefore be given significant weight in the planning balance. The following policy is considered to be relevant:

- Sustainable and Resilient Places, JP-S1: Sustainable Development
- Places for People, JP-P1 Sustainable Places

3. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007:

- Chapter 2: Design

5. Draft National Planning Policy Framework - 16th December 2025 is under consultation and as such is a material consideration. However, until its adoption, the current NPPF (December 2024) is still in place. Of relevance are:

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

CONCLUSION

For the reasons set out below, it is considered the amended development would broadly maintain the character and quality of the previously approved development and would thereby respond positively to the above City Council policy and other national and local guidance, particularly with regard to its design and relationship to the development and /or the surrounding neighbourhood.

Principle of the amendment - The proposed amendment aims to continue in-part the established material treatment to ensure visual consistency. Whilst in-part it represents minor modifications and architectural detailing to the previous approved extension, in this instance, as the proposal would not be readily visible from the highway, and the proposal would not result in an increase to the overall footprint of the approved extension; the proposed elevational change is therefore considered to be acceptable.

Design - In the case of this application, given the corner plot location of the site, the dwellinghouse is not readily visible from the immediate highway. The proposal would also maintain a separation distance of approximately 23 metres from those properties along the rear

boundary, along Carson Avenue. Immediately along the eastern boundary is also St Mary's RC Primary School and the common shared boundary along this elevation is defined by 4.2 metre high brick wall. The first floor front elevation of the original dwellinghouse also comprises of existing render. It is therefore considered that the resultant contextual relationship of the proposed non-material amendment to planning approval reference 143973/FH/2025 would cause less than substantial harm to the host building and character of the area.

The character and style of the consented development would still be significantly maintained as a result of the amendment.

In terms of design and appearance, given the site location, it is therefore considered that the proposal represents a sympathetic addition whilst incorporating modern design concepts yet still maintaining the aesthetics and character of the original dwelling. The resultant impact on the surrounding area in terms of the design, scale, and appearance of the proposed development is considered acceptable in this location on this occasion.

Residential and Visual Amenity - The proposed non-material amendment to planning permission reference 143973/FH/2025 to allow revisions to external materials and facade treatment is considered to be acceptable as there are no overbearing, overshadowing, or loss of privacy impacts upon residential amenity.

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

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

1) The proposed non-material change would involve elevational alterations to planning permission, (ref. no. 143973/FH/2025) comprising of a more articulated and lighter brick course pattern, whilst continuing the established material treatment to ensure visual consistency across the (SOUTH ELEVATION), (EAST ELEVATION) and (NORTH ELEVATION); together with a change to the size and design of the approved window along the ground floor (SOUTH ELEVATION), including a change to the approved window design along the first floor (SOUTH ELEVATION).

2) Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and is considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed change will have no material impact upon the character of the development or upon the residential and visual amenity of nearby occupiers.

Therefore, I can confirm that the proposed amendments are hereby approved.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission, (ref. no. 143973/FH/2025). These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval: 143973/FH/2025 still apply to this development.

Due to the acceptance of the amendments outlined above, the following condition also now apply:

3) The development hereby approved shall be carried out in accordance with the following drawings and documents and stamped as received by the City Council on 13 February 2026, 16 February 2026:

- Non -material amendment application forms
- Proposed Elevations, Drawing No. 11, Rev: B
- Proposed Ground Floor Plans, Drawing No. 10, Rev: B

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 for the City of Manchester (2012).

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

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

Area Team Boundary - Name: NORTH AREA