

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 144609/NMC/2025  
**Date registered valid:** 24 November 2025  
**Proposal:** Non-Material Change to Planning Permission reference 142416/FO/2025 for change to roof from a hip to gable.  
**Address:** 25 Gratrix Street, Manchester, M18 7FH  
**Ward(s):** Gorton & Abbey Hey Ward  
  
**Applicant:** Mr Andrew Hall, SJ Property Solutions  
**Agent (if any):**  
**Case officer:** Katie Raw  
Tel: 0161 234 4164  
Email: [katie.raw@manchester.gov.uk](mailto:katie.raw@manchester.gov.uk)  
  
**Recommendation:** Refuse  
**Date of recommendation:** 16 December 2025

## Application details

**Type of application:** Non-Material Change Application

**Development type:** Notifications

### 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:** Gore Brook Valley Conservation Area 1994

**Tree Preservation Order:** No

The application site relates to 25 Gratrix Street within the Gorton & Abbey Hey ward of north Manchester. The application site relates to an end terraced, two storey dwellinghouse which has been covered in a white render constructed of a red brick. The property is accessed from a private track close to the junction of Sandheys Grove and Gratrix Street and so is not easily visible from the surrounding adopted highways. The applicant site sits to the north of the Ryder Brow Allotments. It is noted that part of the site (the southern part of the site's boundary) sits within the Gore Brook Valley Conservation Area (see Figure 1).

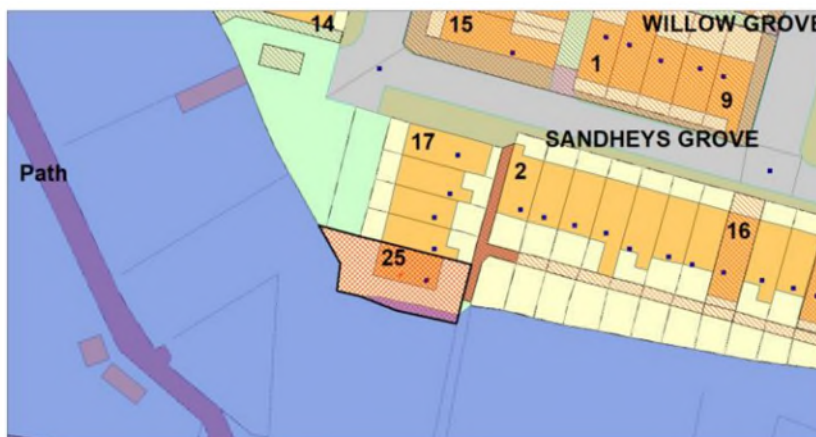


*Figure 1, Applicant site and blue shading identifying the boundary of the Gore Brook Valley Conservation Area*

## **Description of area**

The applicant site sits within a small cluster of two storey residential dwellinghouses sited to the south of the classified Hyde Road. The area to the south of the applicant site relates to the Ryder Brow Allotments and relates to dense forestry consisting of mature trees and allotments, which can be accessed from Far Lane and Ryder Brow.

The Gore Brook Valley Conservation Area consists of the Gore Brook Valley- a semi-rural rather than urban character, the relationship of buildings to landscape and topography is of greater importance than in many of the city's conservation areas. The buildings are important in defining the open spaces which surround them.

## **Description of development**

The site is subject to the permission of 142416/FO/2025 for the erection of two storey side extension to an existing end terrace dwelling and associated elevational alteration to host dwelling, approved 28 July 2025.

Consent was granted for additional living space to the side of the property. The extension at the largest point would have approximate dimensions of Height: 9.2 x Length: 8.2 x Width: 3.3 metres. The extension would offer additional living accommodation and a W/C at ground floor level and two further bedrooms and a bathroom at first floor level.

The extension would involve the insertion of two windows within the front elevation, two windows within the gable elevation (marked as obscure glazed) and two windows within the rear elevation.

Materials to be used throughout the proposal have been listed as:

- Marley roof tile (to match existing)
- White render to front and rear elevation
- Red brick elevation (to match existing side elevation)
- Anthracite black UPVC windows and doors (different to existing white UPVC windows)

Associated elevational alterations as a result of the proposal would consist of:

- Removal of first floor rear window
- Removal of ground floor rear window and existing rear door replaced with a set of bi-folding doors.

Through the current non-material change application, consent is required to change to roof from a hip to gable roof. The roof of the host property is a gable roof and so the roof of the extension would continue to run along the existing ridge height of the host property. The proposed roof would have a height, at the largest point, of 9.2 metres.

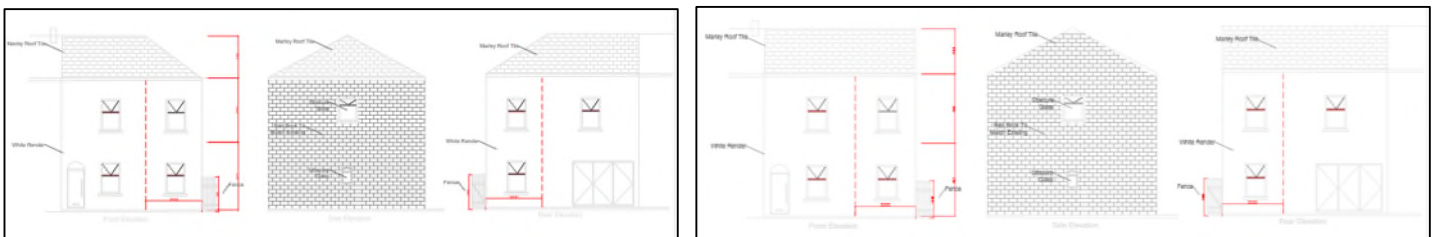


*Figure 1, Elevations approved under 142416/FO/2025 (left hand image) and elevations proposed through 144609/NMC/2025*

### *Further Planning History*

143522/TCA/2025-Adjacent To 25 Gratrix Street-Works to tree - Proposed pruning works to a Cheery Laurel (T2) on land adjacent to 25 Gratrix Street.  
No Objection- 14 August 2025.

### **Consultations & Notification Responses**

N/A.

### **Issues**

#### **POLICY**

##### *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):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

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

- i. Chapter 8. Promoting healthy and safe communities.
- ii. Chapter 12. Achieving well-designed places.
- iii. Chapter 16. Conserving and enhancing the historic environment.

*The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.*

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management),  
Policy SP1 (Spatial Principles) and  
Policy EN1 (Design Principles and Strategic Character Areas)  
Policy EN3 (Heritage)  
Policy EN9 (Green Infrastructure).

##### *Unitary Development Plan Saved Policies*

Large elements of the UDP have been superseded by the Core Strategy. The following saved

policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

DC18.1 states that the Council will give particularly careful consideration to development proposals within Conservation Areas. a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

- i) the relationship of new structures to neighbouring buildings and spaces;
- ii) the effect of major changes to the appearance of existing buildings;

- iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
  - iv) the effect of signs and advertisements;
  - v) any further guidance on specific areas which has been approved by the Council.
- b. The Council will not normally grant outline planning permission for development within Conservation Areas.

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

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

*Listed Building Act*

Section 72 provides an exercise of the power to determine planning applications for land or buildings within a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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

The following policies are relevant:

JP- S1- Sustainable development

JP-P2- Heritage

## ISSUES

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, to the planning permission as originally granted.

The non material change application is related to approved planning application ref: 142416/FO/2025- erection of two storey side extension to an existing end terrace dwelling and associated elevational alteration to host dwelling, approved 28 July 2025.

Through the current non-material change application, consent is required to change the roof from a hip to gable roof. The roof of the host property is a gable roof and so the roof of the extension would continue to run along the existing ridge line of the host property. The proposed roof would have a height, at the largest point, of 9.2 metres.

The change in the roof form of the extension (from the approved hip) to the proposed (gable) would constitute further development and built form, beyond that approved within the original application. This would impact the scale, massing and design of the proposed extension; the addition of further built form cannot be dealt with via a non-material application form.

As such, the City Council is not satisfied that the change in the roof form put forward as part of the application, would not have a detrimental impact upon the residential amenity of neighbouring occupiers, would not be out of keeping with the form of development in the immediate area or within the Gore Brook Valley Conservation Area. For this reason, it is considered that the application is refused on this basis.

### **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:** Refuse

**Article 35 Declaration**  
N/A.

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

1)The submitted plan proposes a non-material amendment to planning permission reference 142416/FO/2025 for change to roof of the proposed extension from a hip to gable.

2) Following an assessment of the details submitted, it is confirmed that the proposed amendment would result in material change to the development. The City Council considers that the proposed change would have an impact on the scale, massing and design of the proposal. As such, the proposal cannot be determined as non-material under section 96A of the Town and Country Planning Act 1990.

## **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 - Development Low Risk - Name: DEVELOPMENT\_LOW\_RISK\_AREA  
Conservation Area - Gore Brook Valley Conservation Area 1994  
Area Team Boundary - Name: NORTH AREA