Planning

Growth & Development

Delegated officer report for planning application

Application no.	145093/JO/2026
Date registered valid:	3 February 2026
Proposal:	Variation of Condition 2 (Specified Plans) from Planning permission 140747/FH/2024 to amend the position of the rear roof dormer; reduction in width of side extension; and amendments to positions and sizes of rear doors and windows.
Address:	144 Nuthurst Road, Manchester, M40 3WG
Ward(s):	Moston Ward
Applicant:	Mrs Samina Ghani
Agent (if any):	Mr Dave Trudgeon, Conway Architectural Design
Case officer:	Ian Jarvis Tel: 0161 234 4079 Email: ian.jarvis@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	18 March 2026

Application details

Type of application: Variation or Removal of Condition

Development type: Householder

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 10 February 2026 Expired: 3 March 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

This application relates to a site at 144 Nuthurst Road in the New Moston area of North Manchester, which is predominantly residential in nature. The site is currently occupied by a detached property, and although the property is effectively a bungalow, its tall roof, with front and rear dormers, give it the height of a two storey building. The dwelling house sits on a large plot and lies in-between two residential properties. One of which to the east is a large two storey detached house and a detached bungalow lies to the west.

The existing house is of an irregular shape and it has a single storey flat roof attached garage to the east, which extends approximately two-thirds down the side of the property, and also comes forward of the property by approximately 3 metres, as well as a single storey conservatory at the rear.

The planning history of the site, is as follows:

128988/FH/2020 - Erection of two storey side and single storey rear extension together with front and rear dormers, enlargement of existing dormers and raised rear terrace area following demolition of existing rear extension to form additional living accommodation - Approved 25 January 2021

This proposal included the creation of a ground floor side and rear extension which rationalised the irregular shape, of the existing building footprint. The existing rear conservatory was proposed to be demolished and replaced with a single storey rear extension that spanned the entire rear elevation, of the house, measuring 15.3 metres in width, with a projection of 3.5 metres, and wrapped around the rear corner of the house. The proposal also included the

demolition of the existing single storey front garage, to be replaced by a single storey side extension, covering the whole of the side elevation and projecting from the front of the dwelling house by approximately 4 meters, as is the case with the existing side extension. The size of the existing dormers was also to be increased, in both height and by introducing front and rear dormer extensions above the side extension, which effectively represented a continuing of the existing roof/house design over a wider frontage. A raised terraced area was also proposed to be introduced, spanning the entire width of the proposed singe storey rear extension.

This permission was not implemented and has now expired.

137311/FH/2023 - Erection of single storey front, single storey side and rear extension following demolition of existing single storey front garage, side outrigger and rear conservatory - Approved 15 August 2023

This was a modified smaller version of the previously approved scheme. The previously approved roof dormer changes were now remain as existing (i.e. no new dormers above the proposed side extension, or modifications to the existing dormer height) and a new hipped gable roof is proposed over the projecting garage. Also the proposed side/rear extension did not wrap around the rear corner of the building.

This permission has not been implemented, but remains current.

140747/FH/2024 - Erection of single storey front, two storey side and single storey rear extension together with enlargement of existing dormers front and rear and raised rear terrace area following demolition of existing single storey front garage, side outrigger and rear conservatory - Approved 27 September 2024

This application contained elements of both previous approvals. The proposed side/rear extension was then proposed to wrap around the rear corner of the building (as shown in 128988/FH/2020) and a new hipped gable roof was proposed over the projecting garage (as shown in 137311/FH/2023). It was again proposed to extend the line of the front and rear dormers, above the proposed side extension, and a small increase the height of the dormers was proposed. It was indicated that the existing white clad dormers, and the proposed dormer extensions, would be finished with a dark coloured cladding. Otherwise the extensions were indicated to be constructed in brickwork/tiling.

It is now proposed to vary these approved drawings, for planning permission ref: 140747/FH/2024, to allow the following changes:

Amendment to the rear roof dormer
This has been increased in size so that it projects further from the rear of the property. Previously the proposed dormer extended up to the eaves level of the main rear roof and it is now proposed to extend it by a further 1.2 metres, so that it also encroaches onto the sloping roof, of the single storey extension, which links into the roof of the main house.

Reduction in the width of the side extension
Previously the side extension was proposed to be 4.1 metres wide, being just 0.25 metres away from the common boundary with no. 142 Nuthurst Road. It is now proposed to reduce the width of the side extension to 3.6 metres, thereby creating a gap of 0.75 metres to the common boundary.

Amendments to positions and sizes of rear doors and windows.
Previously 2 doors and 2 windows were shown on the rear elevation and this has been changed to 3 larger windows/patio doors

Consultations & Notification Responses

Local residents - No comments received

Issues

National Planning Policy Framework (December 2023) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that 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 visibly 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.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. paragraph 126).

Draft National Planning Policy Framework - On 16th December 2025 the government has published a consultation National Planning Policy Framework.

Of relevance to this application, the draft NPPF makes it clear that local planning authorities should amongst other things:
-Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision.
-Decisions on development proposals should apply a presumption in favour of sustainable development.
- In order to contribute to climate change mitigation and the transition to net zero, development proposals should, where relevant to the proposal: Be located where a genuine choice of sustainable transport modes exists,
- Substantial weight should be given to the benefits of providing accommodation that will contribute towards meeting the evidenced needs of the local community, taking into account any up-to-date local housing need assessment, and other relevant evidence.
- Design quality should be considered throughout the evolution, assessment and delivery of development proposals.

Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it. As set out in the report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy 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. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-
- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-
- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is presently unallocated within the Manchester Unitary Development Plan.

Saved Policy 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.

DC1.3 States that, notwithstanding the generality of the above policies, the council will not normally approve:
a) rearward extensions greater than 3.65m (12ft) in length

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 councils guidelines on privacy distances (which are published as supplementary guidance)

Impact of changes - Amendment to the rear roof dormer - On a two storey house, extending a dormer extension, beyond the eaves, would normally give rise to concerns, due to it giving the impression of a 3 storey development being created. However, in this case, this is an extended bungalow which sits an area of predominantly 2 storey housing, so the rear dormer extension is not so prominent. Also, the design of the roof is such that the rear roof, of the main house, links into the roof of the single storey rear extension so that it appears unified, and it is considered that the structure is still viewed as a rear dormer extension. Generally it is considered that the new proposed rear elevation is of an acceptable appearance that would not have any adverse impact upon neighbours or the visual amenity of the location

Impact of changes - Reduction in the width of the side extension - This is considered to be a positive change that increases the gap between the proposed extended property and the adjoining residential property (142 Nuthurst Road).

Impact of changes - Amendments to positions and sizes of rear doors and windows - These are cosmetic changes only that are not felt to have a significant impact on the appearance of the proposed structure or 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 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

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 as the scheme is considered to be in accordance with City Council policy, other than requesting revised plans due to an inaccuracy in the submitted drawings.

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

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 site location plan, stamped as received by the City Council, as Local Planning Authority, on 12 August 2024, drawings numbered 965-05B, 965-06C, 965-07C, stamped as received by the City Council, as Local Planning Authority, on 3 February 2026 and drawing numbered 965-08D, stamped as received by the City Council, as Local Planning Authority, on 3 March 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) Notwithstanding any materials referenced within the application submission, prior to the commencement of any above ground works, samples and specifications of all materials to be used on all external elevations of the development should be submitted to and approved in writing by the City Council as local planning authority. The development shall then be constructed in accordance with the approved details.

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, EN1 and DM1 of the Manchester Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extensions, other than those shown on drawing numbered 965-08D, stamped as received by the City Council, as Local Planning Authority, on 3 March 2026, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouses, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

144 Nuthurst Road, Manchester, M40 3WG
141 Nuthurst Road, Manchester, M40 3NR
135 Nuthurst Road, Manchester, M40 3NR
129 Nuthurst Road, Manchester, M40 3NR
9 Greenways, Manchester, M40 3WH
15 Greenways, Manchester, M40 3WH
5 Greenways, Manchester, M40 3WH
143 Nuthurst Road, Manchester, M40 3NR
13 Greenways, Manchester, M40 3WH
11 Greenways, Manchester, M40 3WH
7 Greenways, Manchester, M40 3WH
133 Nuthurst Road, Manchester, M40 3NR
131 Nuthurst Road, Manchester, M40 3NR
148 Nuthurst Road, Manchester, M40 3WG
146 Nuthurst Road, Manchester, M40 3WG
142 Nuthurst Road, Manchester, M40 3WG
139 Nuthurst Road, Manchester, M40 3NR
137 Nuthurst Road, Manchester, M40 3NR

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH AREA