MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no.	143823/JO/2025
Date registered valid:	6 November 2025
Proposal:	Variation of Condition 2 (specified plans) attached to Planning Permission 142437/FH/2025 to allow alterations to extent of previously approved extension
Address:	15 Royle Green Road, Manchester, M22 4WQ
Ward(s):	Northenden Ward
Applicant:	Marjo Nikaj
Agent (if any):	
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **04 Feb 2026**

APPLICATION DETAILS

Type of application:	Variation or Removal of Condition	
Development type:	Householder	
Date of site visit:	15 December 2025	
Standard consultations:	Printed: 4 December 2025	Expired: 27 December 2025
Neighbour notifications:	Printed: 4 December 2025	Expired: 27 December 2025
Site notice:	Posted: 15 December 2025	Expired: 8 January 2026
Press advert:	Published: 9 December 2025	Expired: 2 January 2026

Departure from Development Plan:	No
Environmental Statement:	Not required
Listed building:	Not applicable
Conservation area:	Northenden Conservation Area 1979
Tree Preservation Order:	Not applicable

Description of site/building

The proposal relates to a two-storey semidetached residential dwelling house on Royle Green Road. The property features an existing front porch, rear garden and hardstanding to the front for off street vehicle parking.

Description of area

The property is in a mostly residential part of the Northenden ward of Manchester and in the Northenden Conservation Area.

Description of development

Variation of Condition 2 (specified plans) attached to Planning Permission 142437/FH/2025 to allow alterations to extent of previously approved extension.

The variation extends the width of the rear extension so it ties in with the neighbours extension rear extension.

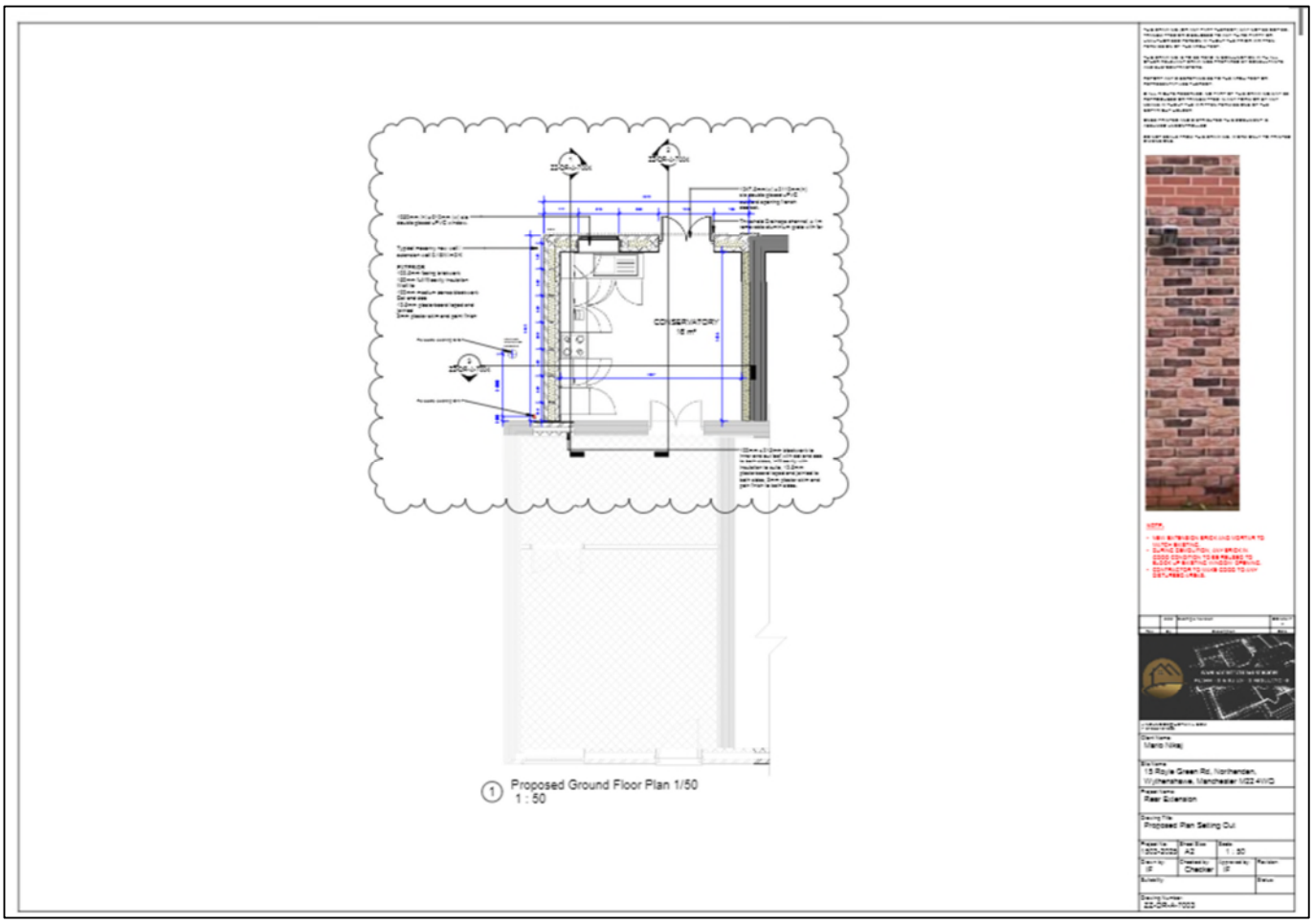


Figure 1. Proposed plan

PLANNING HISTORY

142437/FH/2025

Description: Erection of single storey rear extension to form additional living accommodation.
Decision: Approved 19/06/2025

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents
No representations received.

Residents Associations and Groups
Northenden Civic Society were notified of the development but no representation was received.

Publications

Site Notice and Press Advertisements
No representations received

NEGOTIATIONS

Issues have arisen in the consultation phase which required negotiations in positive and proactive manner.

The plans submitted do not show the existing porch and correct front elevation.

Updated proposed development

The updated plan shows the existing porch.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Not required as drawing issue with no impact to proposed works.

RELEVANT POLICIES

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions on planning applications must be made in line with the statutory development plan, unless material considerations indicate otherwise.

For Manchester, the development plan comprises:

- The Core Strategy (2012–2027)
- Saved policies of the Unitary Development Plan (UDP)
- The Places for Everyone Joint Development Plan Document (2022–2039)

These documents are considered up to date and carry substantial weight in decision-making. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance.

The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

Where applicable, the Council must give special regard to preserving the character of conservation areas and the setting of listed buildings, in line with statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The policies referenced in this report are those considered most relevant to the nature, scale and location of the proposed development as follows:

- The Manchester Core Strategy Development Plan Document 2012-2027
    - Development Management and Planning Obligations
        - DM 1 - Development Management
    - Objective 1 - Spatial Principles
        - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
    - Objective 6 Environment
        - EN 1 - Design Principles and Strategic Character Areas
        - EN 3 – Heritage (Deletions replaced with PfE Policy JP-P2)
        - EN 19 – Waste
- Guide to development in Manchester - supplementary planning document and planning guidance, April 2007

- Extant Unitary Development Plan (UDP) –
    - Citywide Development Control Policies
        - DC1 - Residential extensions
        - DC26 - Development and Noise
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
    - Strategy
        - JP-Strat9: Southern Areas
    - Sustainable and Resilient Places

        - JP-S1: Sustainable Development
    - Places for People
        - JP-P1 Sustainable Places
        - JP-P2: Heritage
- National Planning Policy Framework (NPPF) December 2024–
    - Section 2 - Achieving sustainable development
    - Section 4 – Decision-making
    - Section 12 – Achieving well-designed places
    - Section 16 - Conserving and enhancing the historic environment
- National Planning Policy Framework Draft for Consultation December 2025 - National decision-making policies
    - Chapter 3 – Decision-making policies
        - DM1: Preparing development proposals
        - DM2: Information requirements
        - DM3: Determining development proposals
        - DM6: Use of planning conditions and obligations
        - DM7: Relationship with other regulatory regimes
    - Chapter 4 - Achieving sustainable development
        - S3: Presumption in favour of sustainable development
        - S4: Principle of development within settlements
    - Chapter 12 - Making effective use of land
        - L4: Residential extensions
    - Chapter 14 - Achieving well-designed places
        - DP3: Key principles for well-designed places
        - DP4: The Design process
    - Chapter 20 - Conserving and enhancing the historic environment
        - HE9: Conservation areas

ASSESSMENT

Principle of development

The principle of extending the dwelling was established under planning permission 142437/FH/2025. This Section 73 application seeks to vary Condition 2 to allow a modest increase in the width of the approved rear extension. The proposal remains domestic in nature, within the property curtilage, and does not introduce any new planning considerations beyond those previously assessed. Having regard to Policy DM1 of the Manchester Core Strategy, the NPPF, and the statutory duty to preserve the character of the Northenden Conservation Area, the principle of the development remains acceptable.

As stated in Policy DM 1 of the Manchester Core Strategy, all development should have regard to the following specific issues:

Appropriate siting, layout, scale, form, massing, materials, and detail

The proposed variation introduces only a modest increase in width beyond the approved extension and is designed to align with the neighbouring rear extension, creating a more cohesive appearance. The extension remains subordinate to the main dwelling and uses materials that match the existing property, ensuring visual continuity.

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.

Views of the extension from the public realm are limited due to its rear location, and the overall massing and scale are consistent with similar extensions in the area. As such, the proposal respects the character of the Northenden Conservation Area and causes less than substantial harm.

Effects on amenity

Privacy
There are no new privacy impacts beyond the approved scheme.

Light
There are no new light impacts beyond the approved scheme.

Noise
There are no new noise impacts beyond the approved scheme.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal does not change how people can get in and out of the building.

Adequacy of internal accommodation and external amenity space.

The proposed variation has minimal impact on internal and external amenity space beyond the approved scheme.

Refuse storage and collection.

There are no new refuse storage and collection impacts beyond the approved scheme.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property.

Effects relating to biodiversity, landscape, archaeological or built heritage

Built heritage
The site lies within the Northenden Conservation Area, which is recognised for its special architectural, historical, and visual qualities. Northenden Village is located approximately 6.5 miles south of Manchester city centre on the south bank of the River Mersey.

Development within conservation areas must pay due regard to these qualities. Where replacement, extension, or refurbishment of buildings is proposed, property owners and developers should ensure that designs respect and relate to local characteristics that contribute to the area's significance.

The proposed variation introduces only a modest increase in the width of the approved extension. Its scale and design minimise any harm to the conservation area and heritage assets, and the development remains in keeping with the established character of the area. The extension reflects the architectural style of the host property and sits comfortably within the street scene, noting that similar extensions and outbuildings are common locally.

Any harm to the conservation area and heritage assets would be less than substantial, as defined in Section 16 of the National Planning Policy Framework (NPPF). This level of harm must be weighed against the public benefits of the proposal.

Green Infrastructure including open space, both public and private

The dwelling benefits from a garden beyond the siting of the proposed development and the variation has negligible impact beyond the approved scheme.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment. The proposal has a negligible impact on drainage using the existing drainage on site.

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.

PLANNING BALANCE & CONCLUSION

The proposed variation to Condition 2 represents a modest and proportionate change to the previously approved rear extension, aligning its width with the neighbouring extension and maintaining a coherent form. The development remains subordinate to the host dwelling, preserves the character and appearance of the Northenden Conservation Area, and results in no additional impacts on residential amenity, access, parking, or other material considerations beyond those already accepted. Any identified heritage harm is less than substantial and is outweighed by the limited public benefits of providing improved, functional living accommodation. Having regard to the Manchester Core Strategy, saved UDP policies, Places for Everyone, and the NPPF, the proposal is considered acceptable and accords with the development plan when read as a whole. Approval is therefore recommended.

RECOMMENDATION: APPROVE

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. Variation time limit

The development must be begun not later than the expiration of three years beginning with the date of planning permission 142437/FH/2025 that date being 19th June 2025.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. Specified plans

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

a. Drawing - Site Plan 27 Aug 2025 BLOCK PLAN OF THE SITE

b. Drawing - Existing & Proposed ELEVATIONS 04 Feb 2026 ZZ-DR-A-7002 PLANS AND
c. Drawing - Proposed 04 Feb 2026 ZZ-DR-A-7003 PLAN SETTING OUT
d. Drawing - Proposed DETAILS 04 Feb 2026 ZZ-DR-A-7004 TYPICAL SECTIONS

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Materials to match

The materials used in the external surfaces of the development hereby approved shall be similar in appearance to the existing building in terms of type, size, colour and texture.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Northenden Civic Society

11 Royle Green Road, Manchester, M22 4WQ

4 Gartmore Close, Manchester, M22 4ZN

2 Gartmore Close, Manchester, M22 4ZN

5 Belcroft Close, Manchester, M22 4XE

17 Royle Green Road, Manchester, M22 4WQ

16 Royle Green Road, Manchester, M22 4NG

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Conservation Area - Northenden Conservation Area 1979

Area Team Boundary - Name: SOUTH AREA