MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144483/JO/2025
Date registered valid:	26 November 2025
Proposal:	Variation of Condition 2 (specified plans) to enable further projection of an additional 500mm to single storey rear extension relating to 143232/FH/2025.
Address:	5 South Meade, Manchester, M21 8EB
Ward(s):	Chorlton Ward
Applicant:	Ms Katie Lowe
Agent (if any):	Mr Thomas Burney
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**23/01/2026**

Application details

Type of application: Variation or Removal of Condition

Development type: Notifications

Standard consultations:
Printed: 28 November 2025 Expired: 19 December 2025

Neighbour notifications
Printed: 28 November 2025 Expired: 19 December 2025

Site notice
Posted: 11/12/2025 Expired: 02/01/2026

Press advert
Published: 2 December 2025 Expired: 23 December 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building
The application relates to a two-storey semidetached class C3 dwellinghouse within the Chorltonville estate. The property is finished in white render with redbrick at the base and some brick detailing on the gable end, it has a hipped roof with a gable at the front above a bay window.



Listed building: Not applicable

Conservation area: Multiple

Tree Preservation Order: Not applicable

Description of area
South Meade is a residential street in Chorlton in the Chorltonville conservation area. The area comprises predominantly of large semidetached family dwellings in the arts and crafts architecture style. The area is in walking distance to the Chorlton District Centre on Barlow Moor Road.

Description of development
Variation to condition 2 (specified plans) to allow for a 500mm larger projection of the approved extension.

Consultations & Notification Responses
Neighbours, as per appendix 1 – No comments or objections received.

Policy
The Manchester Core Strategy Development Plan Document 2012-2027 –
The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy EN19 – Waste

Extant Unitary Development Plan (UDP)
The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions
- DC18 – Conservation Areas

Places for Everyone
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 following policies are relevant:

- S1- Sustainable development
- JP-P2 – Heritage

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):

- an economic objective
- a social objective and
- an environmental objective.

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

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

Given that the site lies within a Conservation Area, the policies in Chapter 16 of the NPPF are of particular relevance. These include:

- Paragraph 208 – Local planning authorities should take this assessment into account when considering the impact of a proposal on a heritage asset and should avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

<u>The National Planning Policy Framework December 2025 (Draft)</u>
The Government published a draft update to the National Planning Policy Framework (NPPF) in December 2025. As the draft has not yet been formally adopted, its policies have limited weight. The following emerging policies from the draft NPPF are considered relevant to this application:

- Chapter 3 – Decision-making policies
    - DM1: Preparing development proposals
- Chapter 4 – Achieving Sustainable Development
    - S3: Presumption in favour of sustainable development
- Chapter 12 – Making Effective Use of Land
- Chapter 14 – Achieving well designed places
- Chapter 20 – Conserving and enhancing the historic environment.
    - HE9: Conservation Areas

Principle
The principle of varying a condition to amend plans that results in a minor increase in scale only is considered acceptable. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the conservation area and impact on the neighbouring properties' residential amenity

The nature of the amended development remains consistent with the original approval, and the proposed variation does not introduce any new elements beyond the original permission.

Sitting, Scale and Mass
The revised extension is still confined to the rear of the property only, projecting 2000mm to the rear of the main house, 500mm more than the approved extension.

The rear-only extension remains subservient to the host dwelling and does not exceed 50% of the original floor space or garden area. Its single-storey height and lean-to roof design are retained, ensuring the development remains proportionate and appropriate to the site context.

Residential Amenity
The proposed increase in scale is minor, resulting in a total projection 2000mm, with the addition sitting to the north of the adjoining property, the impact on daylight or overshadowing for the adjoining property would be minimal.

The rear extension remains acceptable in terms of separation distances and window placements. No new openings are proposed beyond those previously assessed, and the development continues to comply with policies SP1 and DM1 of the Core Strategy.

Visual Amenity and Impact on Conservation Area
While the proposal is located within the Chorltonville Conservation Area, it is considered that the development would result in less than substantial harm to the Conservation Area. The level of harm is reduced by the use of matching materials that blend the host dwelling and the minimal scale of the extension, which means it would remain largely hidden from the public highway. In accordance with Chapter 16 of the NPPF, this harm is outweighed by the public benefits of allowing residential improvements that support the continued use of the property.

Conclusion
The proposed variation of Condition 2 to substitute the approved plans is considered acceptable. The revised scheme represents a small increase in scale and massing, with no impacts to neighbouring amenity nor harm to visual character of the conservation area.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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

1. 3-year time limit:

The development must be begun not later than the expiration of three years beginning with the date of the original permission 143232/FH/2025, dated 08.08.2025.

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 – Proposed Plans and Elevations – 22 January 2026 – Ref: PL002 REV B

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Materials:

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.

4. Additional glazing restriction:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional, windows, doors, or other openings other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Chorlton Civic Society

6 Southgate, Chorlton, Manchester, M21 8EA
8 Southgate, Chorlton, Manchester, M21 8EA
7 South Meade, Manchester, M21 8EB
3 South Meade, Manchester, M21 8EB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Multiple
Area Team Boundary - Name: SOUTH AREA