

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 144159/JO/2025

Date registered valid: 1 October 2025

Proposal: Variation of Condition 2 (specified plans) attached to 142493/FH/2025 to allow external alterations to windows and doors including additional window, including changes to the entrance porch and relocation of bin store.

Address: 7 Chorley Wood Avenue, Manchester, M19 1HE

Ward(s): Burnage Ward

Applicant: Mr Mohammed Humza Choudhry

Agent (if any): Mr Saghir Hussain, Create It Studio Architects

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 25 November 2025

APPLICATION DETAILS

Type of application:	Variation or Removal of Condition	
Development type:	Householder	
Date of site visit:	Visited on original application 16 April 2025	
Standard consultations:	No consultations have been printed and sent.	
Neighbour notifications	Printed: 16 October 2025	Expired: 6 November 2025
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	
Listed building:	Not applicable	
Conservation area:	Not applicable	
Tree Preservation Order:	Not applicable	

Description of site/building

The proposal is related to a two storey semidetached dwellinghouse on Chorleywood Avenue. The property features a garden to front and rear with no off-street parking.

Description of area

The property is in a mostly residential part of the Burnage ward of Manchester.

Description of development

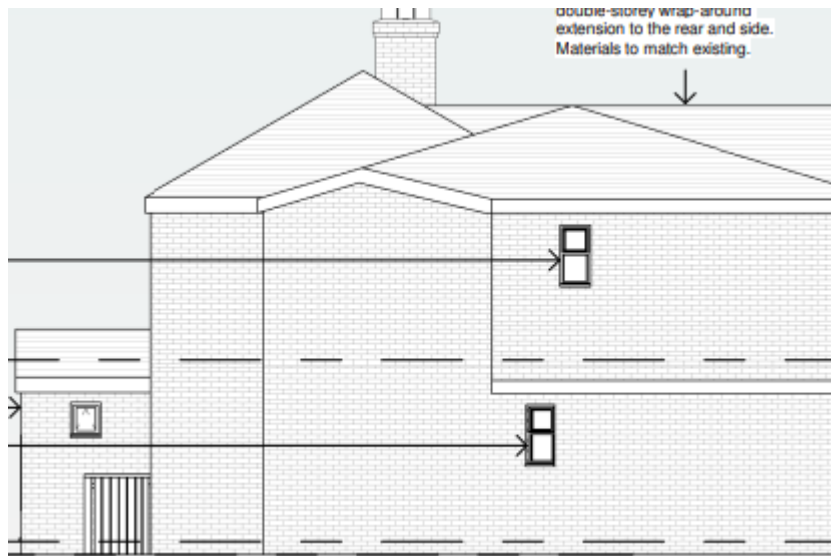
Variation of Condition 2 (specified plans) attached to 142493/FH/2025 to allow external alterations to windows and doors including additional window, including changes to the entrance porch

The external alterations to the previously approved scheme include the substitution of a window in the front elevation of the side extension to a door, with the proposed porch featuring a new single door with glazed panels, and window to the western porch elevation.



Front elevation

The side elevation would incorporate a narrower window (obscurely glazed) at ground floor level with an additional obscurely glazed window at first floor level.



Side elevation

Changes sought to the previously approved rear elevation include the repositioning of a door and the removal of a window opening.



Rear elevation

PLANNING HISTORY

142493/FH/2025

Description: Erection of two storey side extension, part-single storey part two storey rear extension and single storey front porch.

Decision: Approved 16/05/2025

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Notifications

Local Residents

1 no comment received in objection to the proposed variation, with comments including

- The proposal is already being built
- Changes are overbearing and impacts privacy
- A new outbuilding is being constructed on the rear boundary

NEGOTIATIONS

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

- Removal of the side facing window on the porch facing into the attached neighbour - to remove the feeling over overlooking as it would be directly adjacent their front door.
- A new door is located where the approved bin store has been approved so would require a replacement
- The applicant was asked to remove a ground floor side window on the boundary (downstairs WC).

Updated proposed development

The updated scheme removes the side facing window on the porch to the attached neighbour and introduces a new timber bin store to the front of the property next to the porch.

The applicant confirmed they wished to maintain the ground floor window on the side elevation of the side extension as approved on the original consent.

RELEVANT POLICIES

Decisions must be made in accordance with the development plan, unless material considerations indicate otherwise (s38(6) Planning and Compulsory Purchase Act 2004). Where relevant, duties under the Planning (Listed Buildings and Conservation Areas) Act 1990 (ss.66(1)/72(1)) are engaged for listed buildings and conservation areas.

The following policies are considered relevant.

- [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 19 – Waste
- [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
 - JP-S2: Carbon and Energy
 - Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\)](#) –
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 12 – Achieving well-designed places

ASSESSMENT

Principle of development

The proposed variation is considered acceptable as it does not alter the fundamental nature of the approved development and remains consistent with the original description of development.

It is noted that the variations to the previously approved development which are sought do not include an outbuilding at the development. As such the determination of this application does not imply consent for such a structure, and an informative would be attached to any decision in this regard.

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 primary change in massing arises from the relocation of the bin store, which has been moved from its previously approved position in front of the side extension to a new location in front of the main dwelling. This adjustment facilitates the introduction of a new door to the side extension. Given the modest scale and materials of the bin store, the visual and spatial impact would be minimal. The proposed revisions would not result in any net increase in built form and are therefore considered acceptable in regard to scale, layout and form.

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.

The proposed changes would have a minimal impact on the character of the area, comprising only minor elevational alternations and the relocation of the bin store. The distance from the back of pavement to the proposed porch and bin store would assist in reducing any impacts of the scheme within the street scene.

Effects on amenity

Loss of Privacy/Overlooking

Consent is sought to incorporate top-opening obscurely glazed window at first floor level in the side elevation of the side extension to serve an ensuite shower room. The window would be located in the section of the side extension which runs parallel to the former gable of the house, and as such would be off set from the western boundary. It is considered that the siting of the window and the incorporation of obscure glazing would reduce any potential for the loss of privacy to the adjoining neighbours.

Whilst the preferred option would not be to have the proposed window to serve the WC at ground floor level in the side extension in close proximity to the boundary, this reflects the location of a window to serve a utility room in the previously approved scheme ref: 142493/FH/2025). The scheme currently under consideration would reduce the width of the previously approved window and would incorporate obscure glazing. It is considered that the changes sought, in connection with the wooden waneylap panel, and post fencing would reduce any potential for loss of privacy to both the adjoining neighbours and the occupiers.

The amendments sought to the rear elevation would lead to the reduction of the number of windows at ground floor level and removal of a set of patio doors, together the incorporation of a single leaf door towards the western end of the elevation. These changes are considered acceptable, on the basis that they would not give rise to impacts to residential or visual amenity over and above the previously approved scheme. The rearward extension which was approved previously was 4.52 m in depth, and the windows in the rear elevation were 14.78m from windows in the dwellinghouse to the rear. No changes are proposed to this aspect of the previously approved scheme.

In addition, a small window is proposed on the western side elevation of the proposed porch. Given its location, distance from the western boundary, and the boundary treatment to the western curtilage of the dwellinghouse, this element is not considered to result in any significant loss of privacy.

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

The updated scheme alters locations of access and egress, but would not have a negative effect on accessibility.

Refuse storage and collection.

The relocation of the bin store would have a negligible impact on refuse storage and collection arrangements beyond those already approved.

Vehicular access and car parking

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

Green Infrastructure including open space, both public and private

The changes have minimal impact on green infrastructure 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 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.

PLANNING BALANCE & CONCLUSION

The proposed variation to Condition 2 of planning permission 142493/FH/2025 involves minor external alterations to windows, doors, and the entrance porch, along with the relocation of the bin store. These changes are modest in scale, do not materially alter the approved development, and have been revised to address concerns raised during consultation, including privacy impacts. The changes sought are not considered to have a significant adverse impact on visual and residential amenity, with appropriate conditions securing obscure glazing and restricting future openings.

This application does not include or grant permission for any outbuilding, and the applicant has been advised that any such structure must comply with permitted development rights or be subject to a separate

application. The proposal accords with the relevant policies of the Manchester Core Strategy, saved UDP policies, Places for Everyone, and the NPPF, and is therefore recommended for approval.

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. Specified plans

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

a. Drawing - Site Plan	29 Oct 2025	A1598(02)AP001 P10	PROPOSED	SITE PLAN
b. Drawing - Proposed	29 Oct 2025	A1598(02)AP002 P10	FLOOR PLAN	
c. Drawing - Proposed	29 Oct 2025	A1598(02)AP003 P10	ELEVATIONS	

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.

2. 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.

3. Flat roof restriction

The flat roof of the extension(s) shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

4. Obscure Glazing

The WC and En-suite windows in the West elevation of the development hereby approved shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall be retained as such thereafter.

Reason - In order to protect the amenity of neighbouring residents and in accordance with policies SP1 and DM1 of the Core Strategy.

5. Extensions – PD rights removed for new openings

Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no windows, doors or other openings shall be installed in the elevations of the development hereby approved, without planning permission being granted by the Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Informative

The permission hereby granted does not imply any consent for the outbuilding in the rear garden.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

2 Chorley Wood Avenue, Manchester, M19 1HE

15 Shawbrook Road, Manchester, M19 1DJ

8 Chorley Wood Avenue, Manchester, M19 1HE

5 Chorley Wood Avenue, Manchester, M19 1HE

1 Chorley Wood Avenue, Manchester, M19 1HE

17 Shawbrook Road, Manchester, M19 1DJ

13 Shawbrook Road, Manchester, M19 1DJ

9 Chorley Wood Avenue, Manchester, M19 1HE

4 Chorley Wood Avenue, Manchester, M19 1HE

3 Chorley Wood Avenue, Manchester, M19 1HE

14 Chorley Wood Avenue, Manchester, M19 1HE

13 Chorley Wood Avenue, Manchester, M19 1HE

11 Chorley Wood Avenue, Manchester, M19 1HE

10 Chorley Wood Avenue, Manchester, M19 1HE

6 Chorley Wood Avenue, Manchester, M19 1HE

12 Chorley Wood Avenue, Manchester, M19 1HE

APPENDIX 2 – PLANNING CONSTRAINTS

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

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA