Planning

Growth & Development

Delegated officer report for planning application

Application no.	145312/NMC/2026
Date registered valid:	3 March 2026
Proposal:	Non-Material Change to Planning Permission 144383/FH/2025 to allow alteration to rear elevation fenestration.
Address:	25 Bridport Avenue, Manchester, M40 3WP
Ward(s):	Moston Ward
Applicant:	Mrs Deborah Eyres
Agent (if any):	John McKay, RI McKay & Associates
Case officer:	Harriet Aidoo Tel: 0161 234 4532 Email: harriet.aidoo@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	24 March 2026

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: Not applicable

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: Not applicable

Tree Preservation Order: Not applicable

Description of site / building / area

The application relates to a bay fronted semi-detached dwellinghouse along a residential street of houses of similar type in the Moston ward of north Manchester.

The site benefits from amenity space along the front, side and rear. There is an existing single storey rear extension, detached outbuilding, off street car parking space, together with boundary treatment whilst incorporating a gated side access. The existing rear garden measures approximately 31.36 metres deep (minimum), given the angular rear boundary.

Planning permission reference number: 144383/FH/2025:

Planning application reference number: 144383/FH/2025 proposed a single storey rear extension to provide additional living accommodation.

The submitted application would include reducing the size of the existing outbuilding to facilitate the new extension, together with an elevational alteration involving removal of door with replacement window along the ground floor side elevation of the existing dwelling.

In the case of this application, as there appeared to be an anomaly between the proposed floor and elevation plans in terms of the proposed elevational alteration involving removal of door with replacement window along the ground floor side elevation of the existing dwelling, further clarification was requested from the planning agent. Revised plans were subsequently submitted, dated (18/12/25, Drawing no. 25-022-BR1, REV B).

Description of the proposed non-material change

The proposed non-material change relates to planning permission granted on 24 December 2025 in relation to ref: 144383/FH/2025 - Erection of single storey rear extension to form additional living accommodation.

The proposed non-material change would involve elevational alterations to planning permission, (ref. no. 144383/FH/2025) to allow revisions to the approved rear fenestration. The submitted plan is as follows:

- Along the rear elevation of the approved extension - the introduction of 1no. window opening, together with 2.1m wide bi-fold door.

Consultations & Notification Responses

None required

POLICY

The proposed development was assessed with regard to the following guidance and policies which are considered to be relevant to the proposed amendment:

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)

2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications and therefore be given significant weight in the planning balance. The following policy is considered to be relevant:

- Sustainable and Resilient Places, JP-S1: Sustainable Development
- Places for People, JP-P1 Sustainable Places

3. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

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

- Chapter 2: Design

5. Draft National Planning Policy Framework - 16th December 2025 is under consultation and as such is a material consideration. However, until its adoption, the current NPPF (December 2024) is still in place. Of relevance are:

- Chapter 2 - Achieving sustainable development
- Chapter 4 - Decision-making
- Chapter 12 - Achieving well-designed places

CONCLUSION

For the reasons set out below, it is considered the amended development would broadly maintain the character and quality of the previously approved development and would thereby respond positively to the above City Council policy and other national and local guidance, particularly with regard to its design and relationship to the development and /or the surrounding neighbourhood.

Principle of the amendment - The proposed amendment represents a minor architectural detail involving the removal and replacement of door and windows, and the external alterations would not materially affect the composition, appearance and/or character of the authorised development. The proposed elevational changes are therefore considered to be acceptable.

The proposed frames to windows, doors and side panels have been assessed in relation to the insertion of "uPVC double glaze to match existing" and it is considered would be acceptable.

Furthermore, as the proposal would not be readily visible from the immediate highway, it would be located along the rear elevation, whilst maintaining a significant separation distance from those properties along the rear boundary, coupled with the fact that the proposal would not result in an increase to the overall footprint of the approved extension; the proposed elevational change is therefore considered to be acceptable.

Design - In terms of design and appearance, the character and style of the consented development would still be significantly maintained as a result of the amendment. The proposal represents a sympathetic addition whilst incorporating modern design concepts, such as the bi-fold doors, yet still maintaining the aesthetics and character of the original dwelling. It is therefore considered that the resultant contextual relationship of the proposed non-material

amendment to planning approval reference 144383/FH/2025 would cause less than substantial harm to the host building and character of the area.

Residential and Visual Amenity - The proposed non-material amendment to planning permission reference 144383/FH/2025 to allow revisions to external fenestration along the rear elevation of the approved extension is considered to be acceptable, as there are no overbearing, overshadowing, or loss of privacy impacts 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

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

1) The proposed non-material change would involve elevational alterations to planning permission, (ref. no. 144383/FH/2025) comprising of the introduction of 1no. window opening, together with a 2.1m wide bi-fold door along the rear elevation of the approved extension.

2) Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and is considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed change will have no material impact upon the character of the development or upon the residential and visual amenity of nearby occupiers.

Therefore, I can confirm that the proposed amendments are hereby approved.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission, (ref. no. 144383/FH/2025). These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval: 144383/FH/2025 still apply to this development.

Due to the acceptance of the amendments outlined above, the following condition also now apply:

3) Specified plans and documents

The development hereby approved shall be carried out in accordance with the following drawings and documents and stamped as received by the City Council on 03 March 2026:

- Non -material amendment application forms.
- Existing and Proposed Elevations, Plans and Sections, DRWING NUMBER:- 25-022-BR1

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester (2012).

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 50m Buffer -
Area Team Boundary - Name: NORTH AREA