MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144284/NMC/2025
Date registered valid:	16 October 2025
Proposal:	Non Material Change to planning permission 121891/FH/2018 to allow external alterations
Address:	29 Whalley Road, Manchester, M16 8AD
Ward(s):	Whalley Range Ward
Applicant:	Mr Usman Ali
Agent (if any):	
Case officer:	Carl Glennon Tel: 0161 234 4530 Email: carl.glennon@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 6 November 2025

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: N/A

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: Whalley Range Conservation Area 1992

Tree Preservation Order: No

Description of area

This application relates to a characterful house with a bay to its front elevation. It is constructed in red brick elevation and a slate pitched roof. It is situated on the north-east junction of Whalley Road and Rufford Road. The property is surrounded by garden areas.

Description of development

The development remains extant as it has been partially implemented with the required timescale. The submitted application seeks to amend the details approved under 125140/NMC/2019 and are shown in Fig.1.

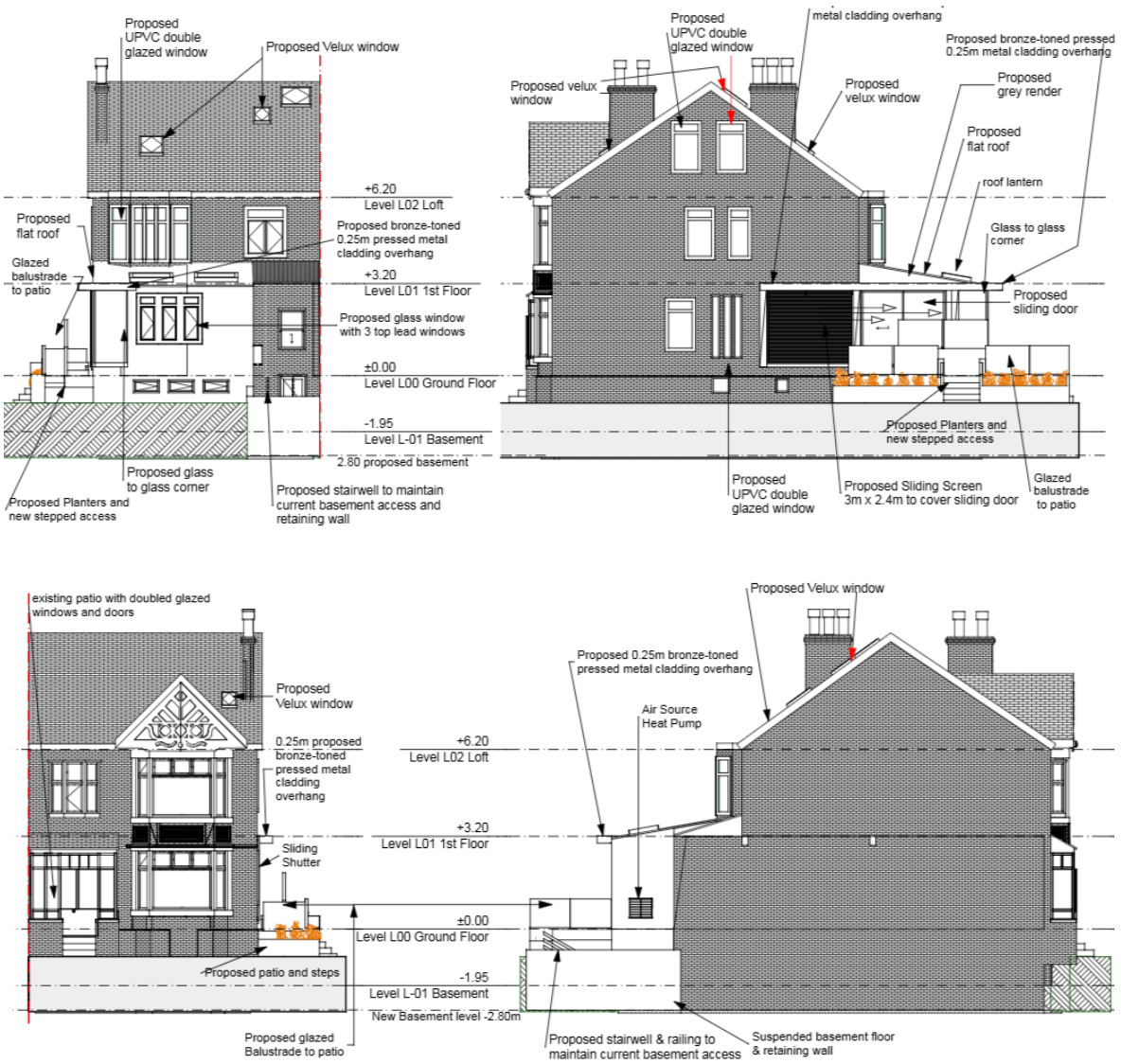
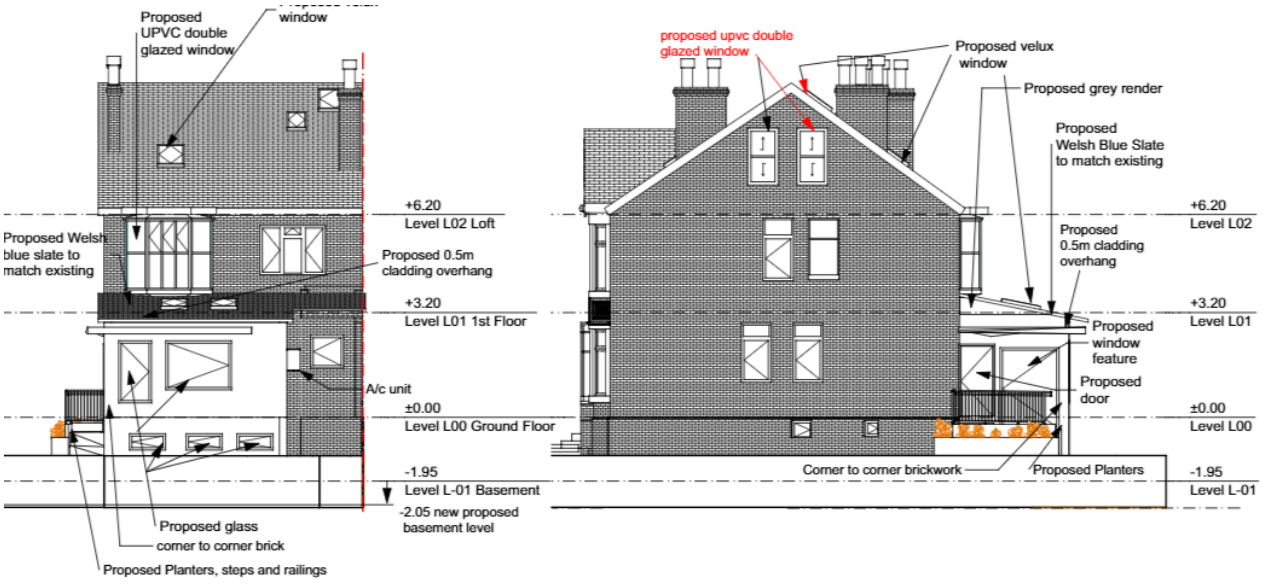


Fig. 1 – North, east, south and west elevations approved under Ref: 125140/NMC/2019

The further revisions to the development are shown in Fig.2 and Fig.4.



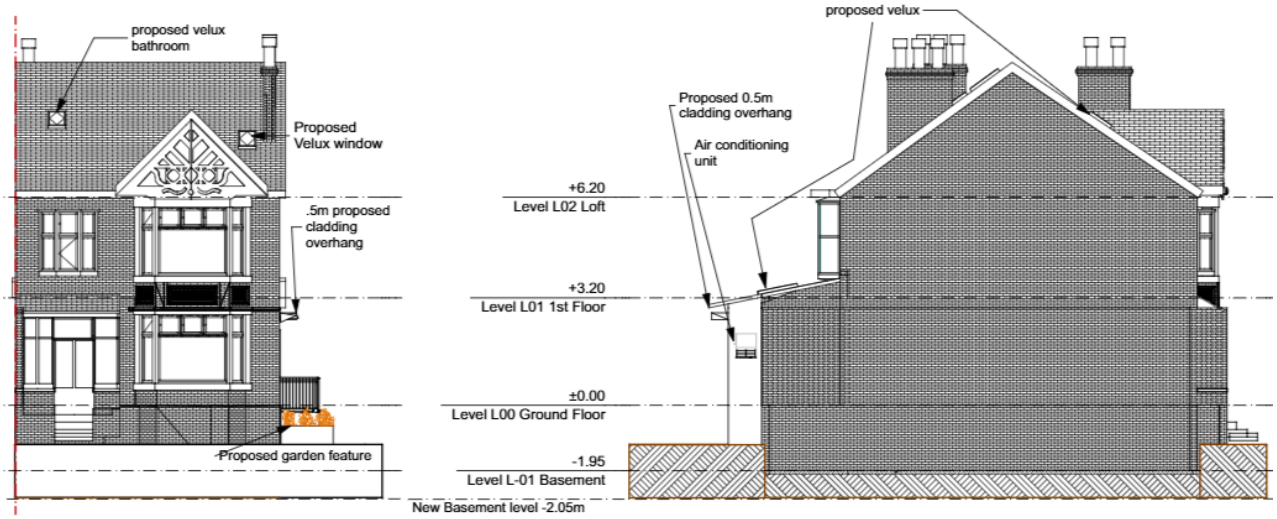


Fig.2 – Proposed north, east, south and west elevations

The proposed amendments involve:

1.1 North elevation –

i. Removal of corner glazing and introduction of replacement masonry punctuated with tow juxtapositioned window.
ii. Insertion of slightly enlarged basement windows.
iii. Reconfiguration of roof lights to the single story extension.
iv. Omission of basement door and related excavation to the related ground works.
v. Reconfiguration of ground floor window.

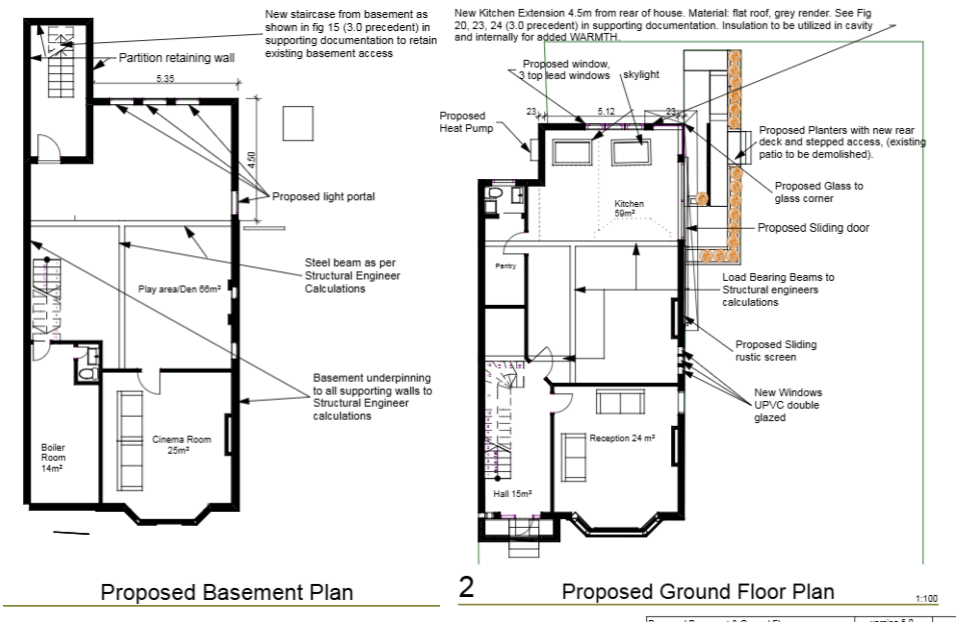
1.2 East elevation -

i. Reduction in the rear projection of the single storey extension (from 5.1 metres to 3.76 metres including over sail).
ii. reduction in the projection of the raised patio area.
iii. Omission of sliding screen.
iv. Replacement of three section ground floor window with a single window (paired with a previously approved window).
v. Revised design to roof space window.

1.3 South elevation – Insertion of new roof light to front roof plane (two windows in total).

1.4 West elevation – Repositioning of air conditioning unit.

2. The proposed layout to the basement and ground floor would be reconfigured in response to the elevational changes. Further permitted internal reconfiguration would be undertaken in connection with the implementation of the development.



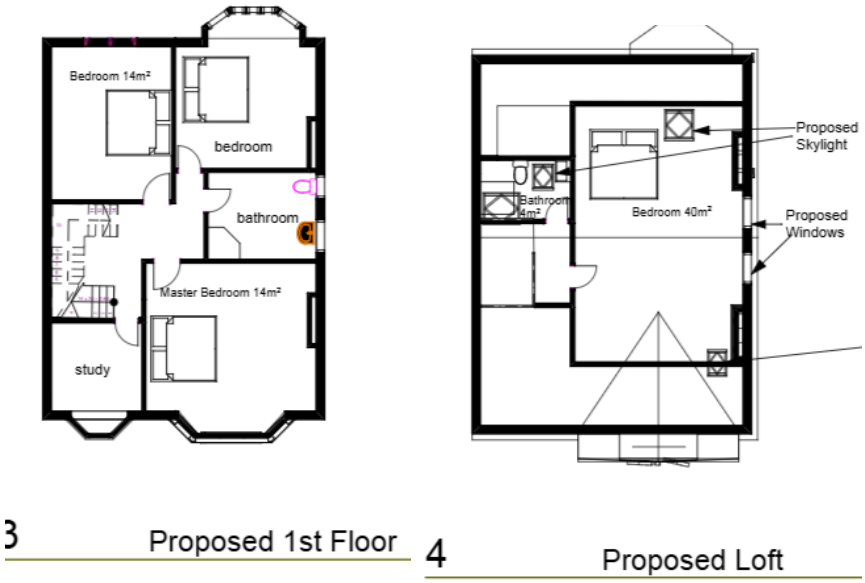
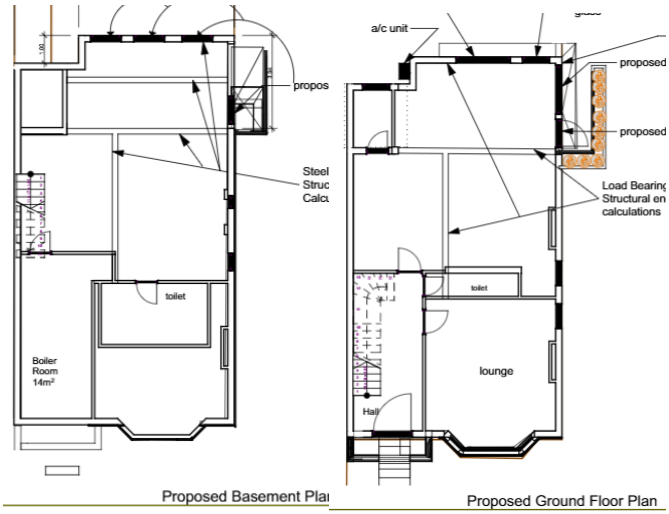


Fig.3 – Layout approved under Ref: 125140/NMC/2019



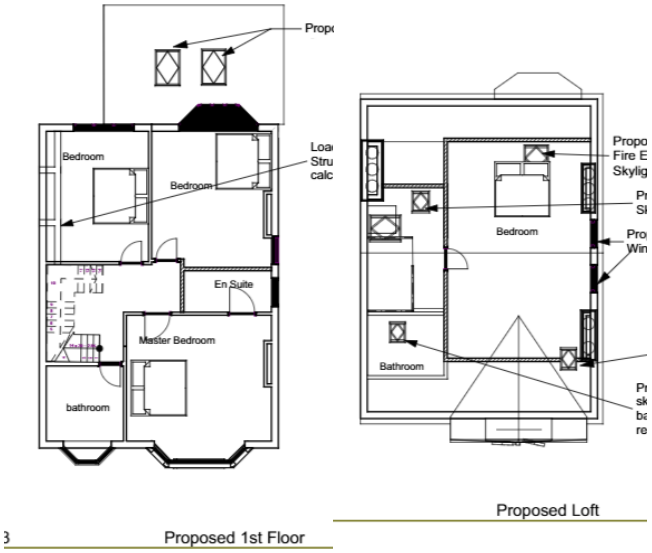


Fig.4 – Proposed layout considered under Ref: 144284/NMC/2025

Site history

i. 143123/NMC/2025: Refused 1 July 2025
Non-material amendment to planning permission referenced: 121891/FH/2018 amended by 125140/NMC/2019 relating to the removal of windows and doors to the basement, reconfiguration and re-siting of a single storey rear extension, removal of raised external decking, canopy and balustrades, reconfiguration of upper floor windows, associated raising of ground levels and revisions to the internal layout.

ii. 125140/NMC/2019: Approved - 11.11.2019
Non-Material Amendment to planning permission 121891/FH/2018 to allow for the removal of two windows (gable end and front basement)

iii. 121891/FH/2018: Approved - 09.07.2019/
Erection of a basement, ground and first floor rear extension, alterations to the elevations and formation of a raised terrace to side and basement access to the rear.

Consultations & Notification Responses

Not applicable.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended most recently in December 2024. It represents key up to date national policy and is an important material consideration in determining the current application. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs' . The purpose of the planning system is to achieve sustainable development. The NPPF states that, to achieve this, the following three overarching objectives need to be pursued mutually:

i. The economic role should contribute to sustainable development by building a strong, responsive and competitive economy that ensures sufficient and appropriate development and supports growth.
ii. The social role is required to support communities by creating a high quality built environment with accessible local services to reflect the needs of the community.
iii. The environmental role should protect and enhance the natural, built and historic environment.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. The following aspects of the Framework are relevant to the amendments proposed under application ref: 144284/NMC/2025.

i. Section 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion (paragraph 96).
ii. Section 12: Achieving well-designed places - States that 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 (paragraph 131).

The revised development would deliver a positive design response without materially affecting the relationship of the development to neighbouring housing. The proposed amendments related appropriately to sections 8 and 12.

Planning Practice Guidance (PPG) - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource and is relevant to key planning issues of significance to applicants and local authorities. The development positively responds to the following aspects of the PPG:

i. Consultation and pre-decision matters – The required consideration of the proposals through a householder application would ensure the necessary neighbour consultation ;
ii. Health and well-being.

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 and took effect and became part of the statutory development plan on 21 March 2024.The plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance. The following policies are relevant and would be appropriately responded to:

Policy JP-P1 Sustainable Places - Discusses the importance of development on the character and identity of a locality in terms of design, siting, size, scale and materials used. The development would deliver positive changes to the development whilst still remaining within the scope of a non-material amendment. Policy JP-P1 would thereby be responded to appropriately.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 (`the Core Strategy') was adopted by the 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.' The amendments would respond positively to the objectives of the following Core Strategy policies:

i. Policy SP 1 (Spatial Principles)
ii. Policy EN1 (Design Principles and Strategic Character Areas)
iii. Policy EN3 ((Heritage)
iv. Policy EN19 (Waste)
v. Policy DM 1 (Development Management).

Unitary Development Plan - The following saved policies are relevant:

i. Policy DC1 - Residential Extensions

The above policies will have informed the consideration of planning application ref: 121891/FH/2018 and non-material amendment125140/NMC/2019. The proposed amendments would not significantly change the proposed design, and the development would continue to be appropriately related to the requirements of policy DC1.

Principle of the development – Work commenced in relation to planning application ref: 120496/FH/2018 and it therefore the planning permission remains extant (although the works are still to be completed). In these circumstances the proposed changes can be considered as part of a non-material amendment. The proposal would rationalise the amount of proposed built form and secure its coherent arrangement to the existing house. The amended development would not affect the relationship of the property to the surrounding context or unduly affect residential amenity. The amendment would also facilitate the completion of construction works thereby returning the application property to active use. The principle of the development therefore continues to be acceptable.

Impact on Whalley Range Conservation Area – The amended design development would secure an appropriate relationship to the application property, in terms of its scale, proportions and elevational composition. The proposed use of matching materials would also ensure that the development would relate appropriately to the character of the area. It would also maintain a satisfactory relationship to the context of the site, including the Whalley Range Conservation Area.

Residential amenity – The proposed arrangement of windows would not result in undue overlooking or otherwise harmful affect the privacy of neighbouring residents. The revised development would deliver a reduction in built form and thereby improve the relationship of the application property to neighbouring houses. The proposed positioning of windows would not result in undue loss of privacy and overlooking.

Height, scale and massing – The height of the single storey rear extension has been informed by the parameters of the host planning permission and is appropriately related to the neighbouring properties and surrounding streetscene.

Siting – A reduction in the projection of the rear extension would decrease the amount of proposed built form and consequentially reduce its visual impact. Satisfactory relationships would be maintained between the new extension and houses to the north-east and south-east. Appropriate demarcation would be maintained between the rear extension and the south-west boundary.

Layout drawings – The amendments respond householders future needs and its sustained residential occupation.

Conclusion – The proposed amendments would not materially affect the composition, siting and appearance of the authorised development and its relationship to the surrounding context. The revised development thereby constitutes an acceptable non-material amendment to planning permission Ref: 121891/FH/2018.

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

N/A

Condition(s) to be attached to decision for approval

1) The proposed non-material amendment would retain the use of 29 Whalley Road as a dwellinghouse and would involve:

i North elevation –

a. Removal of corner glazing and introduction of replacement masonry punctuated with tow juxtapositioned window.
b. Insertion of slightly enlarged basement windows.
c. Reconfiguration of roof lights to the single story extension.
d. Omission of basement door and related excavation to the related ground works.

e. Reconfiguration of ground floor window.

ii. East elevation -

a. Reduction in the rear projection of the single storey extension (from 5.1 metres to 3.76 metres including over sail).
b. reduction in the projection of the raised patio area.
c. Omission of sliding screen.
d. Replacement of three section ground floor window with a single window (paired with a previously approved window).
e. Revised design to roof space window.

iii. South elevation – Insertion of new roof light to front roof plane (two windows in total).

iv. West elevation – Repositioning of air conditioning unit.

v. The proposed layout to the basement and ground floor would be reconfigured in response to the elevational changes. Further permitted internal reconfiguration would be undertaken in connection with the implementation of the development.

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 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 visual or residential amenity of nearby occupiers.

Therefore, I can confirm that the proposed amendments are hereby approved subject to the following conditions.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents and received by the City Council as local planning authority on 16 October 2025:

Application forms for a non-material amendment following grant of planning permission
Drawings:
Proposed basement & ground floor Version 10.1
Proposed 1st floor & loft Version 10.1
Proposed east & north elevation Version 10.1
Proposed south & west elevation Version 10.1
Proposed 3D views Version 10.1

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.

Appendix 1 – List of consultees & neighbours notified

N/A

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Whalley Range Conservation Area 1992
Area Team Boundary - Name: SOUTH AREA