Planning

Growth & Development

Delegated officer report for planning application

Application no.	144778/JO/2025
Date registered valid:	12 January 2026
Proposal:	Variation of Conditions 2 (Specified Plans), 4 (Obscurely Glazed Windows) and 5 (Materials) attached to Planning Permission 142416/FO/2025 to enable roof alterations.
Address:	25 Gratrix Street, Manchester, M18 7FH
Ward(s):	Gorton & Abbey Hey Ward
Applicant:	Mr Andrew Hall, SJ Property Solutions
Agent (if any):	
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**4 March 2026**

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Other

Date of site visit: 29 January 2026

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 15 January 2026 Expired: 5 February 2026

Site notice
Posted: 29 January 2026 Expired: 19 February 2026

Press advert
Published: 27 January 2026 Expired: 17 February 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Gore Brook Valley Conservation Area 1994

Tree Preservation Order: No

The application site relates to 25 Gratrix Street within the Gorton & Abbey Hey ward of north Manchester. The application site relates to an end terraced, two storey dwellinghouse which has been covered in a white render constructed of a red brick. The property is accessed from a private track close to the junction of Sandheys Grove and Gratrix Street and so is not easily visible from the surrounding adopted highways. The applicant site sits to the north of the Ryder Brow Allotments. It is noted that part of the site (the southern part of the site's boundary) sits within the Gore Brook Valley Conservation Area (see Figure 1).



Figure 1, Applicant site and blue shading identifying the boundary of the Gore Brook Valley Conservation Area

Description of area
The applicant site sits within a small cluster of two storey residential dwellinghouses sited to the south of the classified Hyde Road. The area to the south of the applicant site relates to the Ryder Brow Allotments and relates to dense forestry consisting of mature trees and allotments, which can be accessed from Far Lane and Ryder Brow. The Gore Brook Valley Conservation Area consists of the Gore Brook Valley- a semi-rural rather than urban character, the relationship of buildings to landscape and topography is of greater importance than in many of the city's conservation areas. The buildings are important in defining the open spaces which surround them.

Description of development
The current application seeks planning consent for Variation of Conditions 2 (Specified Plans), 4 (Obscurely Glazed Windows) and 5 (Materials) attached to Planning Permission 142416/FO/2025 to enable roof alterations.

The site is subject to the permission of 142416/FO/2025 for the erection of two storey side extension to an existing end terrace dwelling and associated elevational alteration to host dwelling, approved 28 July 2025.

Consent was granted for additional living space to the side of the property.

The extension at the largest point would have approximate dimensions of Height: 9.2 x Length: 8.2 x Width: 3.3 metres. The extension would offer additional living accommodation and a W/C at ground floor level and two further bedrooms and a bathroom at first floor level. The extension would involve the insertion of two windows within the front elevation, two windows within the gable elevation (marked as obscure glazed) and two windows within the rear elevation.

Materials to be used throughout the proposal have been listed as:
-Marley roof tile (to match existing)
-White render to front and rear elevation
-Red brick elevation (to match existing side elevation)
-Anthracite black UPVC windows and doors (different to existing white UPVC windows)

Associated elevational alterations as a result of the proposal would consist of:
-Removal of first floor rear window
-Removal of ground floor rear window and existing rear door replaced with a set of bi-folding doors.

Through the current variation application the applicant seeks consent for roof alterations. The approved hipped roof would be amended from a hip to gable roof. The roof of the host property is a gable roof and so the roof of the extension would continue to run along the existing ridge line of the host property. The proposed roof would have a height, at the largest point, of 9.2 metres.

Further Planning History

144609/NMC/2025-Non-Material Change to Planning Permission reference 142416/FO/2025 for change to roof from a hip to gable.
Refused 16 December 2025.
*This application was refused as it was not considered the works could be considered non-material.

143522/TCA/2025-Adjacent To 25 Gratrix Street-Works to tree - Proposed pruning works to a Cheery Laurel (T2) on land adjacent to 25 Gratrix Street.
No Objection- 14 August 2025.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Issues
POLICY

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):
a) an economic objective
b) a social objective and
c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:
i. Chapter 8. Promoting healthy and safe communities.
ii. Chapter 12. Achieving well-designed places.
iii. Chapter 16. Conserving and enhancing the historic environment.

Draft National Planning Policy Framework (16th December 2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Of relevance to the application proposals the draft NPPF makes it clear that local planning authorities should amongst other things:
-Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision.
-Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals.
-Decisions on development proposals should apply a presumption in favour of sustainable development and this means that for development within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy")

was adopted by the City Council on 11th July 2012, updated March 2024 following adoption of Places for Everyone Joint Development Plan

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:
Policy DM1 (Development Management),
Policy SP1 (Spatial Principles) and
Policy EN1 (Design Principles and Strategic Character Areas)
Policy EN3 (Heritage)
Policy EN9 (Green Infrastructure).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:
a. The general character of the property;
b. The effect upon the amenity of the neighbouring occupiers;
c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
d. The overall appearance of the proposal in the a street scene;
e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:
a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
b. They do not create undue loss of sunlight, daylight or privacy;
c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:
a. rearward extensions greater than 3.65m (12 ft) in length;
b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
c. 2-storey extensions to terraced properties which occupy the full width of the house;
d. flat roofed extensions to bungalows;
e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:
a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;

b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.
As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

DC18.1 states that the Council will give particularly careful consideration to development proposals within Conservation Areas. a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:
i) the relationship of new structures to neighbouring buildings and spaces;
ii) the effect of major changes to the appearance of existing buildings;
iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
iv) the effect of signs and advertisements;
v) any further guidance on specific areas which has been approved by the Council.
b. The Council will not normally grant outline planning permission for development within Conservation Areas.

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

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.
Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Listed Building Act

Section 72 provides an exercise of the power to determine planning applications for land or buildings within a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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 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:
JP- S1- Sustainable development
JP-P2- Heritage

ISSUES

The current application seeks consent for Variation of Conditions 2 (Specified Plans), 4 (Obscurely Glazed Windows) and 5 (Materials) attached to Planning Permission 142416/FO/2025 to enable roof alterations.

The current variation application seeks a change of the roof of the two storey side extension from a hipped arrangement to a gable formation (see Figure 2). Such amendment is necessary as the rear of the house wall plate level is lower than the front, so a hipped detail would not work. The proposed gable roof would continue the roof line of the host dwelling.

The principle of development has already been approved under host permission 142416/FO/2025 and so this assessment considers only the proposed amendments to the scheme. Such amendment will now be discussed.

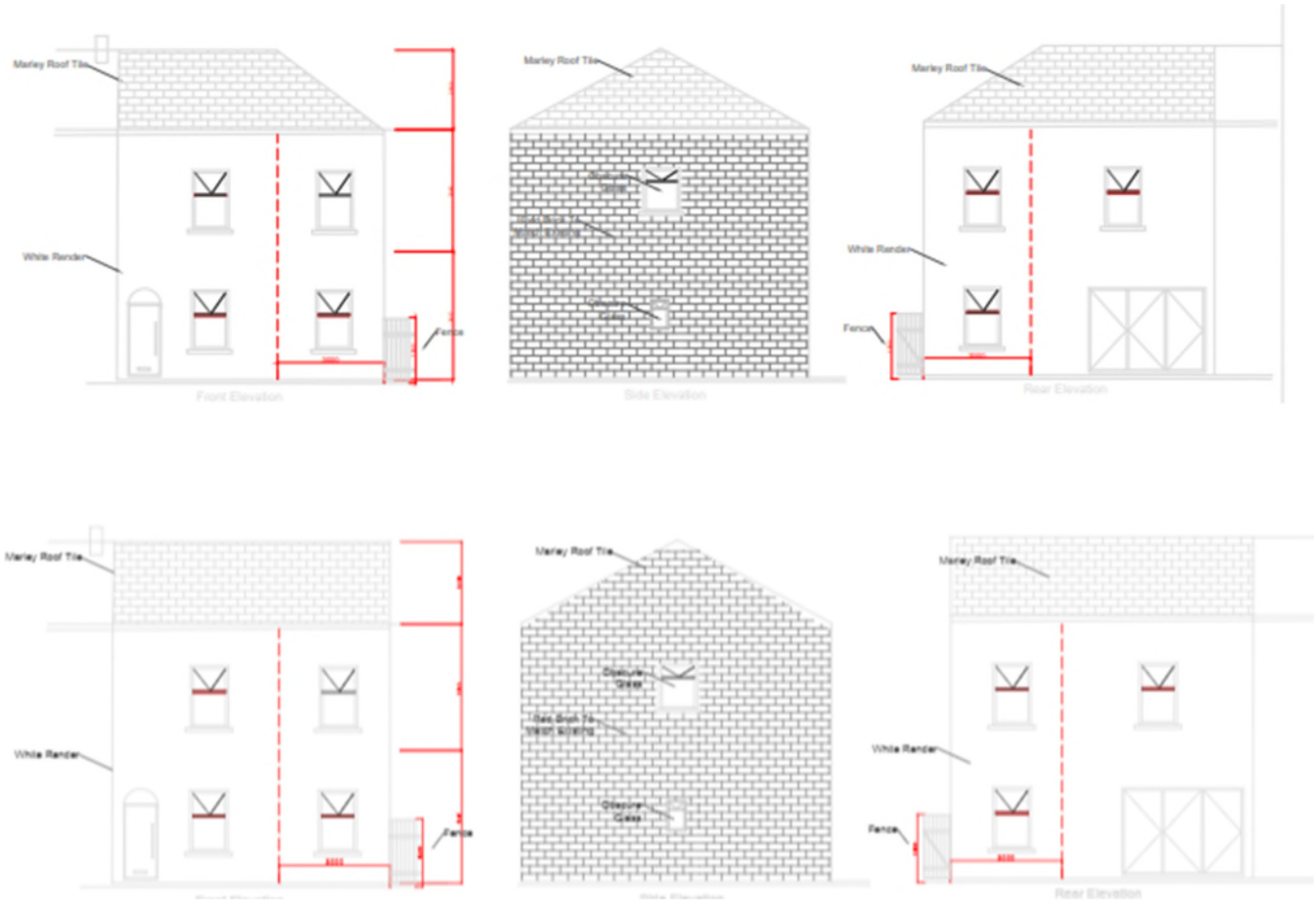


Figure 2, Elevations approved under 142416/FO/2025 (top image) and elevations proposed through the current submission (bottom image)

Residential Amenity

Due to the nature of the works to the roof and given the location of the applicant site at the end of the terrace and looking over the Ryder Brow allotments to the south, the proposed roof

amendment would not give rise to any overlooking, overshadowing or adverse privacy implications to any of the surrounding residents.

Overall, it is not considered that the proposal would have a significant adverse impact upon residential amenity and is therefore considered pursuant to Policy DC1 of the UDP and Core Strategy policies SP1 and DM1.

Visual Amenity

The change in the roof form would not be easily visible from the streetscene as the property is difficult to see from Gratrix Street. Whilst there would be additional bulk and massing at the roof level, due to the property's hidden position, it is not considered the amendment would give rise to any visual harm.

Overall, it is not considered that the proposal would have a significant adverse impact upon visual amenity and is therefore considered pursuant to Policy DC1 of the UDP and Core Strategy policies SP1 and DM1.

Design, Scale and Appearance

Such hip to gable roof amendment is necessary as the developer states the rear of the house wall plate level is lower than the front, so a hipped detail would not work. The proposed gable roof would continue the roof line of the host dwelling.

It is noted that the host dwelling benefits from a gable roof form and so the proposed gable detail of the proposed development would be sympathetic to the existing form of the development at the site.

At the other end of the row of terraced properties (that the applicant site sits within), the end terraced dwelling (no.17 Gratrix Street) is characterised by a hipped roof formation. Whilst the loss of proposed hipped roof detail would result in the loss of symmetry with the other end terraced property in the block, the proposed roof form would not be easily visible and the proposed roof form would be sympathetic to the applicant site.

Further, such hip to gable roof conversions are commonly undertaken in residential settings to provide householders with more roof and living space and so widely accepted as being appropriate for residential settings.

The introduction of a gable roof feature still ensures the proposal is pursuant to Policy DC1.4 of the UDP and so the proposal is considered acceptable in respect of design, scale and appearance in accordance with the aforementioned policy and Core Strategy policies SP1 and DM1.

Impact to the Gore Brook Valley Conservation Area

The southern part of the site's boundary sits within the Gore Brook Valley Conservation Area (see Figure 1).

The Conservation Area in the immediate context is defined by the dense forestry and soft landscaping afforded to the Ryder Brow Allotments and Gore Brook Valley, as opposed to other buildings.

As the side extension and proposed roof alteration would be seen in the context of the existing dwellinghouse and the materials to be used for the proposed gable roof form would match that of the existing property (red brick), the proposal is not considered to give rise to adverse visual harm to the detriment of the Conservation Area. The proposed roof amendment is not considered to give rise to any harm to the Conservation Area when viewed in association with the proposed extension. Further, the dense forestry surrounding the site would help minimise the visual prominence of the extension from within the Valley/ Allotments.

As such, the proposals are considered pursuant to Policy EN3 and EN9 of the Core Strategy and provisions within the NPPF.

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
The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner. Appropriate conditions would be attached to any approval granted.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse
2) The development hereby approved shall be carried out in accordance with the following drawings and documents:
-Application Form, stamped as received by the City Council as Local Planning Authority

on 13 March 2025.
-Drawing- Proposed- Floor Plans, numbered GS-005 REV A, stamped as received by the City Council as Local Planning Authority on 28 April 2025.
-Drawing- Site Plan- Proposed, numbered GS-004 REV B, stamped as received by the City Council as Local Planning Authority on 30 May 2025.
-Tree Survey- Arboricultural Survey to BS5837:2012 (Arbtech, dated 29 May 2025), stamped as received by the City Council as Local Planning Authority on 30 May 2025.
-Tree Information- Arboricultural Impact Assessment (Arbtech, dated 9 July 2025), stamped as received by the City Council as Local Planning Authority on 10 July 2025.

As approved under the current submission:
-Drawing- Proposed- Elevations, numbered GS-006 REV B, stamped as received by the City Council as Local Planning Authority on 15 December 2025.

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

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

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) Before first occupation, the ground floor W/C window and first floor bathroom window as shown on the approved ‘Drawing- Proposed- Elevations, numbered GS-006 REV B’, stamped as received by the City Council as Local Planning Authority on 15 December 2025, 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 remain so in perpetuity. The two windows shall be top opening only and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in 'Application Form' and ‘Drawing- Proposed- Elevations, numbered GS-006 REV B’, specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

6) Works to trees should be implemented in accordance with the approved details within 'Arboricultural Impact Assessment (Arbtech, dated 9 July 2025)', stamped as received by the City Council as Local Planning Authority on 10 July 2025. An arboriculturist should be on site to oversee works.

Reason - In order to avoid damage to trees adjacent to the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN3, EN9 and EN15 of the Core Strategy.

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the residential units shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a) not precluding occupation by two unrelated people sharing a property.

Reason - In the exceptional circumstances of a proliferation of HMOs restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Informatives

1) Works to trees
   This permission does not confer consent for the works to the trees. Permission should be sought through a Notification of Proposed Works to Trees in Conservation Areas separately.

Appendix 1 – List of consultees & neighbours notified

19 Gratrix Street, Manchester, M18 7FH
23 Gratrix Street, Manchester, M18 7FH
21 Gratrix Street, Manchester, M18 7FH
17 Gratrix Street, Manchester, M18 7FH
2 Sandheys Grove, Manchester, M18 7FE
6 Sandheys Grove, Manchester, M18 7FE
4 Sandheys Grove, Manchester, M18 7FE

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
Conservation Area - Gore Brook Valley Conservation Area 1994
Area Team Boundary - Name: NORTH AREA