

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 144304/JO/2025

Date registered valid: 11 November 2025

Proposal: Variation of Condition 2 (Specified plans) and Condition 6 (Landscaping Plan) to 138650/FH/2023

Address: 479 Princess Road, Manchester, M20 1BU

Ward(s): Old Moat Ward

Applicant: Khaled Muwahed

Agent (if any): Mr Hafid Selougha, aecdesign.co.uk

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

Recommendation: Approve

Date of recommendation: 03 Feb 2026

APPLICATION DETAILS

Type of application:	Variation or Removal of Condition
Development type:	Householder
Date of site visit:	13 November 2025
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications:	Printed: 11 November 2025 Expired: 2 December 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 relates to a semidetached dwelling house on the corner of Princess Road and Mauldeth Road West. The property has hardstanding to the front for off street vehicle parking.

Description of area

The property is in a mostly residential part of Manchester's Old Moat Ward. The property sits on Princess Parkway, a major arterial A Road.

Description of development

Variation of Condition 2 (Specified plans) and Condition 6 (Landscaping Plan) to 138650/FH/2023

The main changes include

- Change from a gable end to a hipped roof on the side elevation.
- Change to sizes of window fenestrations to the front elevation
- Change to front landscaping including
 - Permeable gravel to the full front driveway
 - Soakaway surface to rear amenity space.
 - Relocation of bins store to run parallel to hedge line.
 - New boundary treatment including fencing and gates

PLANNING HISTORY

138650/FH/2023

Description: Erection of part single/part two storey front extension, two storey side extension and part single/part two storey rear extension to provide additional living accommodation with alterations to landscaping.

Decision: Approved 06/02/2024

134056/FH/2022

Description: Erection of part single/part two storey extensions to the side and rear; erection of a two storey extension to the front; enlargement of hardsurfaced area to the front

Decision: Approved 29/09/2022

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester City Council Highways Services

Manchester City Council Highways Service were consulted on this application and following receipt of a visibility splay had no objection to the variation.

Transport for Greater Manchester

No comments to make.

Notifications

Local Residents

No representations received.

Other representations

1no representation was made alleging the properties use as a House of Multiple Occupancy (C4).

RELEVANT POLICIES

Decisions on planning applications must be made in accordance with the statutory development plan unless material considerations indicate otherwise, as required by Section 38(6) of the Planning and Compulsory Purchase Act 2004.

The development plan for Manchester comprises the adopted Core Strategy (2012–2027), saved policies of the Unitary Development Plan (UDP), and the Places for Everyone Joint Development Plan Document (2022–2039). These documents are considered up to date and carry substantial weight in decision-making.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

Where applicable, the Council must give special regard to preserving the character of conservation areas and the setting of listed buildings, in line with statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The policies referenced in this report are those considered most relevant to the nature, scale and location of the proposed development as follows:

- [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
- [Guide to development in Manchester](#) - supplementary planning document and planning guidance, April 2007
- [Extant Unitary Development Plan \(UDP\)](#) –
 - Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC26 - Development and Noise
 - Environmental Improvement and Protection
 - E3.3 – City major radial and orbital roads and rail routes.
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)

- Strategy
 - JP-Strat9: Southern Areas
- Sustainable and Resilient Places
 - JP-S1: Sustainable Development
- 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
- [National Planning Policy Framework Draft for Consultation December 2025](#) - National decision-making policies
 - Chapter 3 – Decision-making policies
 - DM1: Preparing development proposals
 - DM2: Information requirements
 - DM3: Determining development proposals
 - DM6: Use of planning conditions and obligations
 - DM7: Relationship with other regulatory regimes
 - DM8: Unauthorised development and enforcement
 - Chapter 4 - Achieving sustainable development
 - S3: Presumption in favour of sustainable development
 - S4: Principle of development within settlements
 - Chapter 12 - Making effective use of land
 - L2: Making effective use of land
 - L4: Residential extensions
 - Chapter 14 - Achieving well-designed places
 - DP3: Key principles for well-designed places
 - DP4: The Design process
 - Chapter 15 - Promoting sustainable transport
 - TR4: Street design, access and parking
 - TR6: Assessing transport impacts

ASSESSMENT

Principle of development

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

The proposal (and earlier permissions on the site) has been assessed on the basis that the property is a Class C3 single-family dwellinghouse. The applicant has confirmed that the dwelling will continue to be used strictly within Use Class C3(a).

The ancillary home office, with its secondary external entrance, noting an internal link also exists, will be used solely as a home office and, when required, as a guest bedroom. The applicant has stated that this space will not be sublet, rented out, or used as an independent unit of accommodation under any circumstances. A condition has been added to ensure this.

A representation raised an allegation that the property may already be in use as a Class C4 House in Multiple Occupation. This lies outside the scope of the current application, which relates only to variations of conditions. Any such allegation would require separate investigation through the Council's enforcement processes should evidence come forward.

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 proposed amendments are considered acceptable in terms of their siting, scale and overall design. The introduction of a hipped roof to the side extension would reduce the perceived massing when viewed from the neighbouring property at No. 451, resulting in a softer and more proportionate roof profile.

The alterations to the window apertures are modest and would not materially affect the appearance of the dwelling or the wider street scene.

The proposed landscaping updates, including the introduction of a permeable gravel surface to the front driveway, are acceptable and could be undertaken under householder permitted development rights. The relocation of the bin store is minor and would not alter the character of the site.

The revisions to the boundary treatment, including an 880mm brick wall with a timber fence above to a total height of 1.8m, together with a permeable metal vehicle and pedestrian gate, are considered appropriate for the site and its context.

Overall, due to the scale, position, and relationship with neighbouring properties, the proposal would not give rise to an over-dominant or overbearing impact and is considered acceptable.

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 amendments would have an acceptable impact on the surrounding area in terms of their design, scale and appearance. The changes are modest and would integrate well with the existing dwelling and wider streetscape, maintaining consistency with the character of this predominantly residential area.

Effects on amenity

Privacy

The proposed amendments would not give rise to any unacceptable impacts on the privacy of neighbouring occupiers. The changes to the window apertures are modest and do not introduce any new openings that would materially increase opportunities for overlooking

Light

The development would not result in any material loss of daylight or sunlight to neighbouring properties. The introduction of a hipped roof to the side extension reduces the perceived massing when viewed from No. 451, helping to minimise any potential overshadowing effects

Noise

The proposed amendments would not result in any unacceptable noise impacts for neighbouring occupiers

Road Safety and Traffic Generation

The proposal would not give rise to any unacceptable impacts in terms of road safety or traffic generation. The applicant has submitted details demonstrating an appropriate visibility splay, with clearance from the junction confirmed as being in excess of 10 m, ensuring safe ingress and egress from the site. Any new access will need to be constructed in accordance with Manchester City Council's construction standards under a Section 184 vehicle crossing licence, which will require agreement with MCC Highways, and the applicant should note that relocation of the adjacent streetlamp may be required.

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

The proposal does not change how people can get in and out of the building.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.

The proposal removes external access to the rear of the property and the applicant has confirmed that waste bins are to be stored in the garage/bin store as denoted on the submitted plans.

Vehicular access and car parking

The proposal includes the addition of a dropped kerb to the property which has been accepted by highways. The applicant should note that a dropped kerb application may be required (added as an informative)

Green Infrastructure including open space, both public and private

The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

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

Taking all relevant material considerations into account, the proposed variations are considered acceptable and would not result in any undue harm to residential amenity, the character of the area, or highway safety. The amendments represent modest refinements to the previously approved scheme and continue to comply with the relevant policies of the Manchester Core Strategy, saved UDP policies, the Places for Everyone plan, and the National Planning Policy Framework. The proposal therefore constitutes sustainable development, and in the overall planning balance the benefits of the revised design outweigh any limited impacts. Approval is recommended.

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. Variation time limit

The development must be begun not later than the expiration of three years beginning with the date of planning permission 138650/FH/2023 that date being 6th February 2024.

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 - Site Plan | 20 Oct 2025 | P100 | SITE PLAN AND AREA PLANS |
| b. | Drawing - Proposed | 20 Oct 2025 | P101, P103 | FLOOR PLAN |
| c. | Drawing - Proposed | 20 Oct 2025 | P102 | FOUNDATIONS AND ROOF PLANS |
| d. | Drawing - Proposed | 20 Oct 2025 | P104 | SECTIONS |
| e. | Drawing - Proposed | 20 Oct 2025 | P105, P106 | ELEVATIONS |
| f. | Drawing - Proposed | 20 Oct 2025 | P107 | 3D VIEWS |
| g. | Drawing - Proposed | 29 Nov 2025 | P116 | OUTDOOR SPACES PLAN |
| h. | Drawing - Proposed | 26 Jan 2026 | P117, P118 | VISIBILITY SPLAY. |

3. 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.

4. Obscure glazing

Before first occupation the first-floor rear facing windows and the first-floor side facing window in the 'right side elevations' as identified on the approved proposed elevation plans shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and where applicable be of a fixed window type and shall remain so in perpetuity.

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

5. Landscaping

The hard and soft landscaping scheme approved by the City Council as local planning authority shown on the following drawings shall be implemented not later than 12 months from the date of commencement of works.

- | | | | | |
|----|--------------------|-------------|------|---------------------|
| a. | Drawing - Proposed | 29 Nov 2025 | P116 | OUTDOOR SPACES PLAN |
|----|--------------------|-------------|------|---------------------|

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

6. Bin store

The secure and ventilated bin store for the storage of waste containers, including segregated and recyclable waste, as listed with the drawings above, shall be implemented prior to the first use of the extension hereby approved and thereafter retained and maintained, in perpetuity.

Reason - In the interests of residential and visual amenity pursuant to saved policy DC1 of the Unitary Development Plan for Manchester and policies SP1 and DM1 of the Core Strategy for Manchester.

7. RESTRICTED USE WITHIN CLASS

The residential extension hereby permitted shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling known as 479 Princess Road, Manchester. The proposed extension is not to be used as an additional dwelling at the location or for short-term lettings and is explicitly for the private enjoyment of the occupants of the main dwellinghouse.

Reason - To ensure the proposed use remains incidental to the principle use on the site. In the interest of residential amenity, in accordance with policies DM1 and SP1 of the Manchester Core Strategy.

INFORMATIVE(S)

1. Construction Management

The applicant should consider the effect of ongoing construction works and contractor parking on the highway and pavements. The applicant and contractors should be aware of safe routing of any construction vehicles.

2. Dropped kerb

The new access will need to be built in accordance with MCC construction standards under a Section 184 vehicle crossing licence/agreement which will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

3. Highways Licensing

The applicant should be advised that any requirements for licensing, hoarding /scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Network Management teams via Email - highwaylicences@manchester.gov.uk highwaynetworkmanagement@manchester.gov.uk

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

477A Princess Road, Manchester, M20 1BH

Apartment 40, Windsor House, Mauldeth Road West, Manchester, M21 7TH

Apartment 39, Windsor House, Mauldeth Road West, Manchester, M21 7TH

Apartment 38, Windsor House, Mauldeth Road West, Manchester, M21 7TH

Apartment 37, Windsor House, Mauldeth Road West, Manchester, M21 7TH

Apartment 36, Windsor House, Mauldeth Road West, Manchester, M21 7TH

Apartment 35, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 14, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 34, Windsor House, Mauldeth Road West, Manchester, M21 7TH
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Apartment 17, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 18, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 19, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 20, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 21, Windsor House, Mauldeth Road West, Manchester, M21 7TH
First Floor Flat, 250B Mauldeth Road West, Manchester, M20 1BE
481 Princess Road, Manchester, M20 1BU
17 Eddisbury Avenue, Manchester, M20 1BG
19 Eddisbury Avenue, Manchester, M20 1BG
483 Princess Road, Manchester, M20 1BU
477 Princess Road, Manchester, M20 1BH
250 Mauldeth Road West, Manchester, M20 1BE
197 Mauldeth Road West, Manchester, M20 1BJ

APPENDIX 2 – PLANNING CONSTRAINTS

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

Area Team Boundary - Name: SOUTH AREA

