

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144824/NMC/2025

Date registered valid: 23 December 2025

Proposal: Non-material amendment to Planning Approval reference 142291/FH/2025 to allow insertion of a six panel window and three panel rooflight to the east elevation and additional rooflight to west facing roof.

Address: 14 Conyngham Road, Manchester, M14 5SA

Ward(s): Rusholme Ward

Applicant: Mr Christopher Rattew

Agent (if any): Mr Duncan Flemington, Studio10Architecture Ltd

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14 January 2026

Application details

Type of application: Non-Material Change Application

Development type: Notifications

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: Victoria Park Conservation Area 1972

Tree Preservation Order: No

The application site relates to 14 Conyngham Road within the south Manchester ward of Rusholme. The application site relates to a semi-detached property with a relatively prominent corner location due to the road alignment, sitting close to the junction of Conyngham Road and Denison Road.

The building dates from around 1926 and could be considered 'Tudoresque' and a relatively early example of 1930s domestic architecture, featuring a prominent two storey curved bay window flanked by vertical piers and surmounted by a partially projecting gable. The curved bay window, which is an offset radius of the boundary wall faces the corner of the site, rather than the front or rear elevation. The main entrance to the property is located within the side elevation of the property.

The boundary wall facing the road junction is significantly set back from the road and curved in a wide radius, before following the road to the south and east as straight segments of low brick wall. As is typical of the surrounding roads, the brick boundary walls are low with native hedges and planting set behind.

The vehicle access from Conyngham Road is flanked by decorative brick piers at the site boundary. The property benefits from amenity space surrounding the applicant site, with a single storey outbuilding situated close to the boundary with adjoining neighbour no.22 Denison Road. The property also benefits from a detached garage and further vehicular access to the north of Denison Road.

Description of area

The application sits within the Victoria Park Conservation Area 1972 and was part of the original Rusholme township.

To the north and east of the site, across Conyngham Road is a University of Manchester Estate which includes the listed Dalton Ellis Hall, heritage asset 'The Paul Building' in addition to some 1980s and later student accommodation blocks. The Manchester Central Mosque (Victoria Park) sits to the north west of the site. The surrounding buildings around the applicant site appear residential in nature

Description of development

The site is subject to the previous permission 142291/FH/2025- Erection of a single storey side and rear extension together with the installation of external wall insulation with render finish to first floor and widening of vehicular access, and associated fenestration alterations. Approved 28 April 2025.

Through the current application, consent is sought for a non-material amendment to planning permission reference 142291/FH/2025 to allow insertion of a six panel window and three panel rooflight to the east elevation and additional rooflight to west facing roof. The applicant seeks approval to re-use an existing six panel window instead of the approved four panel window. A three panel rooflight would be inserted above to align with the proposed six panel window. The insertion of the additional rooflight on the west facing roof is for daylight reasons.

The previous consent permitted the following development:

The proposal would create a new front entrance and porch to the property and a single storey rear extension, including a partial conservatory that extends along the rear boundary of the property and is sited against the shared boundary with adjoining neighbour no.22 Denison Road. To fit the constraints of the site, the built form of the extension would not be uniform. The front porch would project beyond the side building line by approximately 2.3 metres. The front porch would then wrap into the proposed conservatory. The conservatory would extend approximately 2.7 metres from the rear elevation of the host property and extend almost 1 metre beyond the side wall of the existing property. The proposed kitchen and wet room to the rear would be sited against the boundary with no.22 Denison Road and at this point have a projection of 6 metres along the boundary. At the point closest to the neighbour, the roof would slope away.

The proposal would involve the installation of external wall insulation with render finish to the first floor. The system proposed would be a K Rend system M silicone (rockwool) with a thickness of 110mm. The render finish would be a 'polar white' colouration, with a scraped, medium texture finish. Window and door reveals would be a non-insulated reveal, ensuring the window frames remain fully visible. Outline specification and section drawings were provided to form part of the application.

The existing vehicular access, closest to the junction with Conyngham Road and Denison Road would be widened. The access would result in a 4.4 metre width for a car to drive off Conyngham Road and enter the off street parking space. This would result in a 2.5 x 5 metre parking space for the applicant's use.

Associated fenestration alterations would take the form of new timber windows - painted in black and white (W1-P) and replica replacement windows (W2P). Any windows to be replaced will be like-for-like in both materials (painted timber) and detail, including traditional leadwork and coloured panes where applicable.

Further Planning History

091532/TCA/2009/S1- Remove one silver birch tree. Approved 22.10.2009

Consultations & Notification Responses

N/A.

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 following specific policies are considered to be particularly relevant to the proposed development:

HC1: Planning for healthy communities (Chapter 16. Promoting health communities)
DP3: Key principles for well-designed places (Chapter 14. Achieving well-designed places)
HE4: Securing the conservation and enhancement of heritage assets (Chapter 20. Conserving and enhancing the historic environment)
HE9: Conservation areas (Chapter 20. Conserving and enhancing the historic environment)

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),
Policy EN1 (Design Principles and Strategic Character Areas),
Policy EN3 (Heritage).

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).

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 CABI 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:
i.JP- S1- Sustainable development

ISSUES

Principle of Amendment

Through the current application, consent is sought for a non-material amendment to planning approval reference 142291/FH/2025 to allow insertion of a six panel window and three panel rooflight to the east elevation and additional rooflight to west facing roof. The applicant seeks

approval to re-use an existing six panel window instead of the approved four panel window. A three panel rooflight would be inserted above to align with the proposed six panel window. The insertion of the additional rooflight on the west facing roof is for daylight reasons and cannot be easily seen from the highway of Conyngham Road. The changes would have a marginal impact on the overall design and appearance of the site and would be considered non-material changes. In addition, it would not alter the character or appearance of the building or site, nor would it significantly affect the relationship of the development to its context, nor adversely harm the Victoria Park Conservation Area.

Visual/ Residential Amenity

Due to the nature of the proposal, no adverse overbearing or loss of light implications would occur as a result of the amendments.

The size of the window and rooflight to the eastern elevation would increase from a 4 pane window to 6 and from a 2 pane rooflight to a 3 pane rooflight. No further windows would be inserted within this elevation. As this elevation relates to the front entrance of the applicant site, and the window looks onto the front driveway area, such window would not give rise to harm in respect of overlooking.

An additional rooflight would be inserted in the western elevation facing in the direction of adjoining property no.22 Denison Road. As the additional opening would be positioned on the roof level of the single storey rear extension, it is not considered given the height of the opening, that the proposal would give rise to any adverse privacy implications to the neighbour and so is considered acceptable.

No adverse amenity implications would be caused to any other surrounding properties.

Overall, the amendments would not have an adverse impact upon visual/ residential amenity and so be pursuant to Policy DC1 of the UDP and Core Strategy policies SP1 and DM1.

Design and Impact to the Victoria Park Conservation Area

During the host application of 142291/FH/2025 the window arrangement along the eastern elevation was amended to a 4 pane window, as requested by the LPA, to ensure the front extension was reflective of the eastern elevation of the host property. This was considered important since the applicant site sits within a prominent corner of the Victoria Park Conservation Area. Whilst such loss and change to a 6 pane window is regrettable, it would be a minimal change and would not be so harmful to warrant a refusal on the scheme.

The proposed design of the rooflight to the western elevation does not give rise to any concern, and would not be easily visible from the vantage points of the Conservation Area, as the roof form would be sloped with the bulk of the roof pulled off the shared boundary with no.22 Denison Road.

The amendment is considered to be minor, would have a marginal impact on the appearance of the proposed building and would not adversely impact the character of the surrounding residential area, nor Conservation Area. As such, the proposal would be considered pursuant to Policy DC1 and DC18 of the UDP and Core Strategy policies SP1, EN1 and EN3.

Conclusion

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 would have no material impact upon the character of the development or in terms of visual/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 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.

Recommendation: Approve

Article 35 Declaration

N/A.

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

1) The details of the proposed amendment involve the insertion of a six panel window and three panel rooflight to the east elevation and additional rooflight to west facing roof.

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 visual amenity of nearby occupiers.

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

- Application Form, received by the City Council as Local Planning Authority on 3 March 2025.
 - Proposed Site Plan, numbered SP-P-X-00 REV P3,
 - Proposed Floor Plan- Level 0, numbered S3-P-P-X-00 REV P4,
 - Proposed Floor Plan- Level 1, numbered S3-P-P-X-01 REV P4,
 - Proposed Floor Plan- Roof Level, numbered S3-P-P-X-02 REV P4,
 - Proposed- Landscaping Plan, numbered LA-P-X-01 REV P3,
 - Proposed Elevations, numbered E-P-X-01 REV P5,
 - Illustrative East Elevation- Existing and Proposed- E-P-X-11 REV P4,
 - Strip Sections and Elevations 01, numbered E-P-X-21 REV P4,
 - Strip Sections and Elevations 02, numbered E-P-X-22 REV P4,
 - Existing and Proposed West Elevations, numbered E-P-X-05 REV P1,
 - 23-017 Insulated Render System Outline Specification,
- All above received by the City Council as Local Planning Authority on 22 April 2025.

As amended by:

- Proposed- Elevations, numbered 23-17-E-P-X-01 P7,
 - Proposed- Strip Sessions and Elevations 02, numbered 23-17-E-P-X-22 P5,
 - Proposed- Level 0 Floor Plan, numbered 23-17-P-P-X-00 P10,
 - Proposed- Level 1 Floor Plan, numbered 23-17-P-P-X-01 P7,
 - Proposed- Roof Plan, numbered 23-17-P-P-X-02 P5,
 - Proposed- West Elevation, numbered 23-17- E - P - X -05 P2,
 - Proposed- Illustrative East Elevation, numbered 23-17- E - P - X -11 P5,
 - Proposed- Site Plan, numbered 23-17-SP-P-X-00 P6,
- All above received by the City Council as Local Planning Authority on 23 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.

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
Conservation Area - Victoria Park Conservation Area 1972
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA