

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144274/JO/2025

Date registered valid: 15 October 2025

Proposal: Variation of condition number 2 (specified plans) from planning permission reference 142813/FH/2025 to allow amendments to the front elevation including retaining more existing roof and brickwork and adapted scope of extensions to east boundary

Address: 16B Darley Avenue, Manchester, M20 2XF

Ward(s): Didsbury West Ward

Applicant: Mark Tucker

Agent (if any): Mr Kieran Hibbs, kieranhibbsarchitecture

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 3 December 2025

Application details

Type of application: Variation or Removal of Condition

Development type: Householder

Date of site visit: 28 October 2025

Standard consultations: Printed: 27 October 2025 Expired: 17 November 2025

Neighbour notifications: Printed: 27 October 2025 Expired: 17 November 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

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey detached post-war dwellinghouse of brown brick and white smooth render with a brown concrete tile dual pitch roof. The property features brown uPVC windows, a spacious front garden and tarmacadam driveway bordered by a mid-level redbrick wall and mature hedging, a single storey front and side outrigger including a porch canopy and integrated garage, a single storey extension to the side, a single storey rear outrigger, and a rear garden bordered by high-level redbrick walls.





Description of area

Darley Avenue is a residential street situated within the Didsbury West ward of Manchester, close to the river Mersey, Princess Road (A5103), and Merseybank Playing Fields. The area is predominantly residential in terms of its character, consisting of detached and semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant has submitted an application vary condition number 2 (specified plans) attached to planning permission 142813/FH/2025 to allow amendments to the front elevation, including retaining more existing roof and brickwork, and adapted scope of extensions to east boundary.

Consultations & Notification Responses

Local residents – no representations received.

MCC's Arborist made no objections to the proposal.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places

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.

- Policy JP-P1: Sustainable Places



Elevations approved under planning permission 142813/FH/2025



Elevations proposed under 144274/JO/2025

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle – the principle of the proposal, to vary the specified plans of a previous planning permission, to reduce the scale of an extension and alter the design of the dwellinghouse, is acceptable. Notwithstanding this, further consideration must be given to the proposal's appearance, and impact upon visual and residential amenity, waste storage, and parking.

Description of proposed alterations to 142813/FH/2025 – the proposal includes the following alterations to the previous planning permission:

Front elevation (facing south):

- Retention of existing roof form and tiles of single storey front and side projection.
- Retention of existing timber garage door.
- Retention of existing brickwork on single storey front and side projection.

- Timber-framed window at ground floor level, adjacent to retained garage door, as per previous approval.
- Timber cladding surrounding the timber-framed window at ground floor level, adjacent to retained garage door, as per previous approval.
- Alterations to the previously approved fenestration/glazing detail of the front door.
- Previously approved aluminium-framed sliding doors changed to aluminium-framed bi-folding doors.
- Previously approved Juliet balconies at first-floor level replaced with aluminium-framed windows.
- Existing window opening at first-floor level infilled with brickwork to match existing dwellinghouse.
- Alterations to the previously approved roof form of the side extension to the east – from flat to pitched (max height of 3.486m, eaves height of 2.454m).
- Previously approved sliding doors on side extension replaced with aluminium-framed French doors.

Side elevation (facing west):

- Retention of existing roof form and tiles of single storey front and side projection.
- Retention of existing brickwork on single storey front and side projection.

Rear elevation (facing north):

- Retention of existing roof form and tiles of single storey front and side projection.
- Retention of existing brickwork on single storey front and side projection.
- Previously approved 2no. flat skylights on rear extension replaced with 1no. flat skylight.
- Drainpipe detail added to single storey rear extension.
- Alterations to the previously approved roof form of the side extension to the east – from flat to pitched (max height of 3.486m, eaves height of 2.454m).
- Materiality of rear elevation of side extension to the east amended from brickwork to white smooth render to match the existing render featured on the dwellinghouse.
- Retention of existing window at first floor level on host dwellinghouse.

Side elevation (facing east):

- Alterations to the previously approved roof form of the side extension to the east – from flat to pitched (max height of 3.486m, eaves height of 2.454m).
- Alterations to the length/depth of the side extension – reduced from 9.998m to 8.276m.
- Drainpipe detail added to side extension.

Appearance and visual amenity – the proposed amendments to the previously approved scheme are considered to have an acceptable impact upon the appearance of the host dwelling and the visual amenity of the area. The changes would allow for a more traditional frontage to be retained, which would be more in-keeping with the established street scene, as existing brickwork and roof tiles would remain in place. The small section of timber cladding proposed to the front has already been accepted under the previous approval and therefore raises no new concerns. The fenestration alterations are minor in nature and do not materially alter the conditions previously accepted, resulting in only a minimal impact upon the visual amenity of the area.

Furthermore, the proposed alterations to the side and rear elevations would have a negligible effect on the street scene and public realm due to their siting away from the public footpath and highway, with limited public sightlines available to these areas.

Residential amenity – the proposed amendments to the previously approved scheme are considered to have an acceptable impact upon the residential amenity of the area. The

elevational alterations to the front, including changes to materials, fenestration details, and the retention of the existing roof form of the single storey front and side projection, would have a minimal effect on residential amenity and would not materially alter the existing conditions of the site or those accepted under the previous approval.

The alterations to the rear, including alterations to the extension's skylights, retention of a first floor window, and changes in materiality, would also not materially alter the existing conditions of the site or those accepted under the previous approval.

The alterations to the side extension to the east would have a slightly different impact upon the residential amenity of No.16A Darley Avenue, located to the east of the site, due to the increased pitched roof height (from 3.02m to 3.486m). However, the reduced eaves height of 2.454m along the plot boundary would shift the extension's mass away from the neighbouring property, ensuring that the side extension would not result in an unduly harmful impact. Furthermore, given the reduced length of the side extension, it is noted that the overall impacts would not be substantially dissimilar to those of a side extension that could be erected under permitted development rights.

Waste – the proposal would not alter the waste storage and management arrangements approved under 142813/FH/2025. Space to store the property's refuse bins would be retained along the southwestern edge of the dwellinghouse. The property's bins could therefore continue to be stored away from the street scene, having a minimal impact upon the visual amenity of the area.

Parking – the proposal would not alter the parking arrangements of 142813/FH/2025. The property's large driveway space would be retained.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale, and massing, appearance, and impact upon visual and residential amenity, waste storage, parking, and highways as it complies with policies DM1 and SP1 of the Manchester Core Strategy, chapter 12 of the NPPF, and policy JP-P1 of the Places for Everyone Joint Development Plan Document.

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

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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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

1) Time limit:

The development must be begun not later than the expiration of three years beginning with the date of planning permission 142813/FH/2025 that date being 20th June 2025.

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 documents and drawings:

'Proposed West Elevation', numbered 'P.03GA.E001', received by the City Council as Local Planning Authority on the 19th November 2025.
'Proposed South Elevation', numbered 'P.03GA.E002', received by the City Council as Local Planning Authority on the 19th November 2025.
'Proposed East Elevation', numbered 'P.03GA.E003', received by the City Council as Local Planning Authority on the 19th November 2025.
'Proposed North Elevation', numbered 'P.03GA.E004', received by the City Council as Local Planning Authority on the 19th November 2025.
'Proposed Ground Floor Plan', numbered 'P.03GA.P000', received by the City Council as Local Planning Authority on the 15th October 2025.
'Proposed First Floor Plan', numbered 'P.03GA.P001', received by the City Council as Local Planning Authority on the 15th October 2025.
'Proposed Loft Plan', numbered 'P.03GA.P002', received by the City Council as Local Planning Authority on the 15th October 2025.
'Proposed Site Plan', numbered 'P.02LD.P002', received by the City Council as Local Planning Authority on the 15th October 2025.
Lead cladding photographic samples, received by the City Council as Local Planning Authority on the 6th June 2025.
Timber cladding material specifications, received by the City Council as Local Planning Authority on the 6th June 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

3. Materials:

The materials used in the external surfaces of the development hereby approved shall be those as specified on the following approved documents and drawings:

'Proposed West Elevation', numbered 'P.03GA.E001', received by the City Council as Local Planning Authority on the 19th November 2025.
'Proposed South Elevation', numbered 'P.03GA.E002', received by the City Council as Local Planning Authority on the 19th November 2025.
'Proposed East Elevation', numbered 'P.03GA.E003', received by the City Council as Local Planning Authority on the 19th November 2025.
'Proposed North Elevation', numbered 'P.03GA.E004', received by the City Council as Local Planning Authority on the 19th November 2025.
Lead cladding photographic samples, received by the City Council as Local Planning Authority on the 6th June 2025.
Timber cladding material specifications, received by the City Council as Local Planning Authority on the 6th June 2025.

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.

Appendix 1 – List of consultees & neighbours notified

Neighbourhood Team Leader (Arboriculture)

18 Darley Avenue, Manchester, M20 2XF

14 Rowsley Avenue, Manchester, M20 2XD

16A Darley Avenue, Manchester, M20 2XF

17 Oaker Avenue, Manchester, M20 2XH

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