MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no.	144599/NMC/2025
Date registered valid:	
Proposal:	Non Material Change to planning permission reference 141776/FH/2024 to allow reduction of extension by 1m, increase of kitchen extension from 1m to 3150mm, with the addition of two roof windows and door, high level window to downstairs WC, four windows to east elevation; two on the ground floor, two on the first floor and roof windows to rear elevation and a wall build up of 300mm
Address:	100 Wythenshawe Road, Manchester, M23 0PA
Ward(s):	Northenden Ward
Applicant:	Mrs Ayah Hatahet
Agent (if any):	
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: **26 November 2025**

APPLICATION DETAILS

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: Not required

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The proposal is related to a two-storey detached dwellinghouse on Wythenshawe Road. The property features an existing two storey rear extension and single storey side extension with hardstanding to the front for off street vehicle parking and a garden to the rear.

Description of area

The proposal is in a mostly residential part of the Northenden ward of Manchester with Wythenshawe Park across Wythenshawe Road.

Description of development

Non Material Change to planning permission reference 141776/FH/2024 to allow reduction of extension by 1m, increase of kitchen extension from 1m to 3150mm, with the addition of two roof windows and door, high level window to downstairs WC, four windows to east elevation; two on the ground floor, two on the first floor and roof windows to rear elevation and a wall build-up of 300mm.

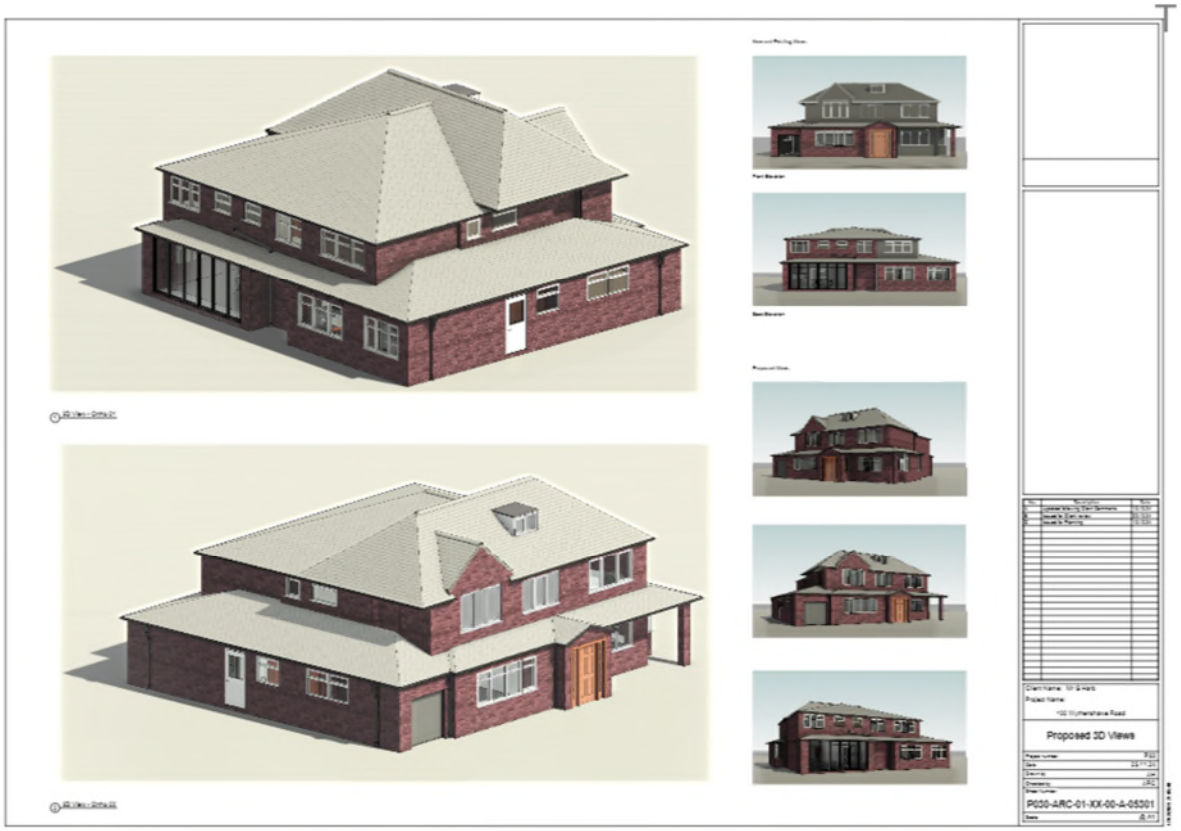


Figure 1. Approved scheme 141776/FH/2024

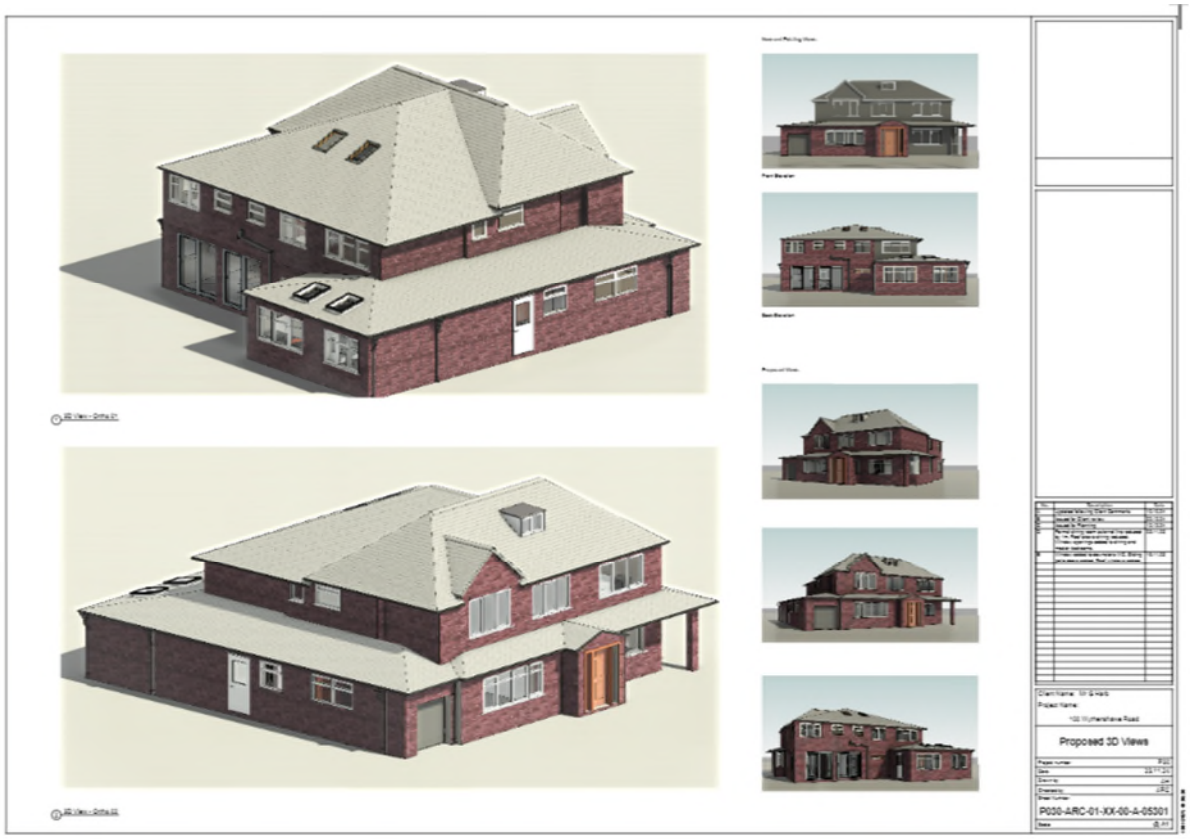


Figure 2. Proposed nonmaterial change

PLANNING HISTORY

141776/FH/2024

Description: Erection of a single storey front, side, and rear extension including roof alterations, porch and garage extension; together with a two-storey rear extension and associated roof and elevational alterations.

Decision: Approved 14 April 2025

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Not required for a non-material amendment application.

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
- Extant Unitary Development Plan (UDP) –
  - Citywide Development Control Policies
    - DC1 - Residential extensions
- 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
- Town and Country Planning Act 1990 –

- Section 96A - Power to make non-material changes to planning permission

ASSESSMENT

Principle of development

A local planning authority may make a change to any planning permission, or any permission in principle (granted following an application to the authority), relating to land in their area if they are satisfied that the change is not material.

In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes, on the planning permission or permission in principle as originally granted.

The proposed amendment, which includes increasing the rear extension projection from 1.0 metre to 3.15 metres and introducing additional windows, would result in a significant alteration to the approved scheme. These changes would materially affect the scale, appearance, and potential impact on residential and visual amenity. Consequently, the Local Planning Authority is not satisfied that the proposal constitutes a non-material amendment under Section 96A of the Town and Country Planning Act 1990.

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.

CONCLUSION

The submitted plan proposes a non-material amendment to planning permission 141776/FH/2024 to allow reduction of extension by 1m, increase of kitchen extension from 1m to 3150mm, with the addition of two roof windows and door, high level window to downstairs WC, four windows to east elevation; two on the ground floor, two on the first floor and roof windows to rear elevation and a wall build-up of 300mm.

Following an assessment of the details submitted, it is confirmed that the proposed amendment would result in material change to the development. As such the proposal cannot be determined as non-material under section 96A of the Town and Country Planning Act 1990.

Recommendation: Refuse

REASONS FOR RECOMMENDATION TO REFUSE

1. **Material change**

   Following an assessment of the details submitted, it is confirmed that the proposed amendment would result in material change to the development. As such the proposal cannot be determined as non-material under section 96A of the Town and Country Planning Act 1990.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

None

APPENDIX 2 – PLANNING CONSTRAINTS

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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA