

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144319/NMC/2025

Date registered valid: 21 October 2025

Proposal: Non- Material Amendment to planning application reference 135653/FH/2022 to enable the installation of a hipped roof to the garage (with lower ridge height) in place of the pitched roof arrangement, the relocation of the new side door to the garage ,and amendment to the garden facing elevation of the garage with a set of double doors with sidelights, in place of 2 x sets of double doors.

Address: 25 Daresbury Road, Manchester, M21 9NA

Ward(s): Chorlton Ward

Applicant: Mr Barry Cox

Agent (if any): Mr Daniel Connor DCA Studio

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 18 November 2025

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: None required for this type of application

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

The property that is the subject of this householder planning application is a 2 storey part red brick part render semi-detached dwellinghouse. It is identified as 25 Daresbury Drive. The frontage has a low wall and ornamental railing as a boundary and a shared driveway with the neighbouring property at number 23 Daresbury Road, the driveway is accessed through double ornamental metal gates.

The front garden has been historically hard surfaced and can accommodate a vehicle in curtilage. To the rear is an 'L shaped design comprising of a two- storey rear outrigger. The property is bounded by timber fencing and soft landscaping.

The garden at the rear is of a good size and backs onto Hampton Road. There is a brick- built garage / summerhouse at the very bottom of the garden.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature with properties of a similar size and design to the proposal site. It is located within the Chorlton ward of the City.

Description of development

Planning permission was granted for the erection of a part single part two storey rear extension coupled with a hip to gable and the erection of a rear dormer roof extension, together with elevational alterations and works to the existing garage incorporating the relocation of the garage entrance door from the side of the property to the rear elevation being then accessed off Hampton Road. This was approved under reference 135653/FH/2022. The current application is for a non- material change application to amend the pitched roof of the garage to a hipped roof which reduces the height , and changes to the garden elevation of the garage from two pairs of

double doors to one double door with side lights. The remainder of the proposed works are as previously approved.

Consultations & Notification Responses

No consultations are required for a non-material planning application.

Issues

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN19 Waste
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposed changes, and the development as a whole remain in accordance with the principles of this policy document.

Places for Everyone Plan - Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth and took effect and became part of the statutory development plan on 21 March 2024. The plan and its policies are now a material planning consideration in the determination of planning applications. The Plan specifically:

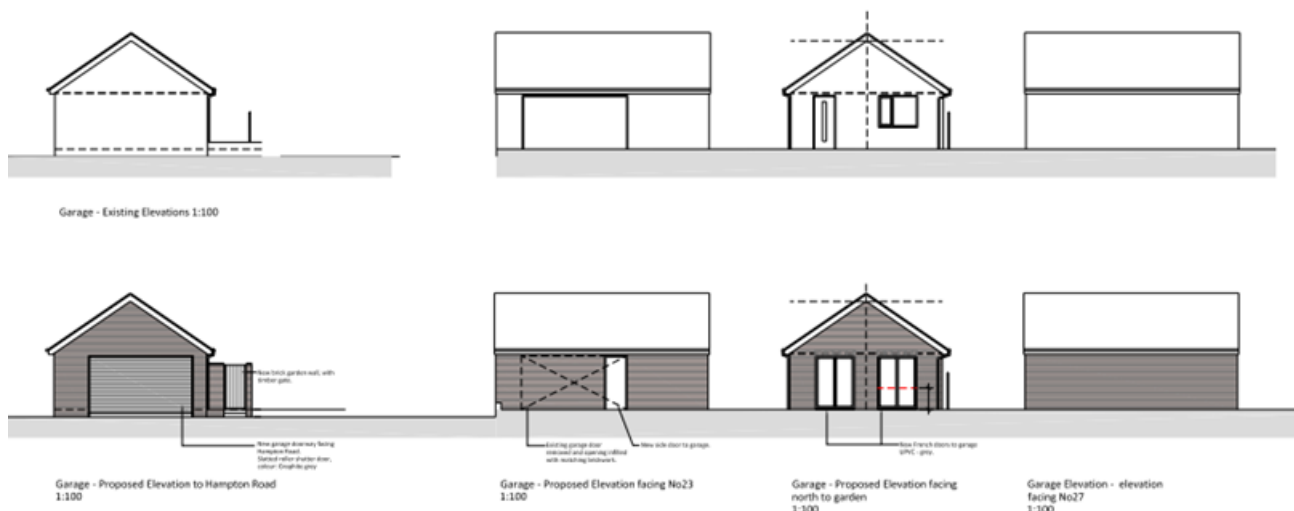
- i. Sets out how the nine boroughs should develop up until 2039;
- ii. Identifies the amount of new development that will come forward across the nine districts, in terms of housing, offices, and industry and warehousing, and the main areas in which this will be focused;
- iii. Supports the delivery of key infrastructure, such as transport and utilities;
- iv. Protects the important environmental assets across the city region allocates sites for employment and housing outside of the existing urban area;
- v. Defines a new Green Belt boundary for Greater Manchester.

Principle

The principle of extending existing residential accommodation in an established residential area to provide additional living accommodation is considered acceptable in principle subject to there being no detrimental impacts upon either the character of the property or upon the residential and visual amenity of the neighbouring properties or the area within which it is located.

Non- Material Changes

Planning permission was granted for the erection of a part single part two storey rear extension coupled with a hip to gable and the erection of a rear dormer roof extension, together with elevational alterations and works to the existing garage incorporating the relocation of the garage entrance door from the side of the property to the rear elevation being then accessed off Hampton Road. This was approved under reference 135653/FH/2022.

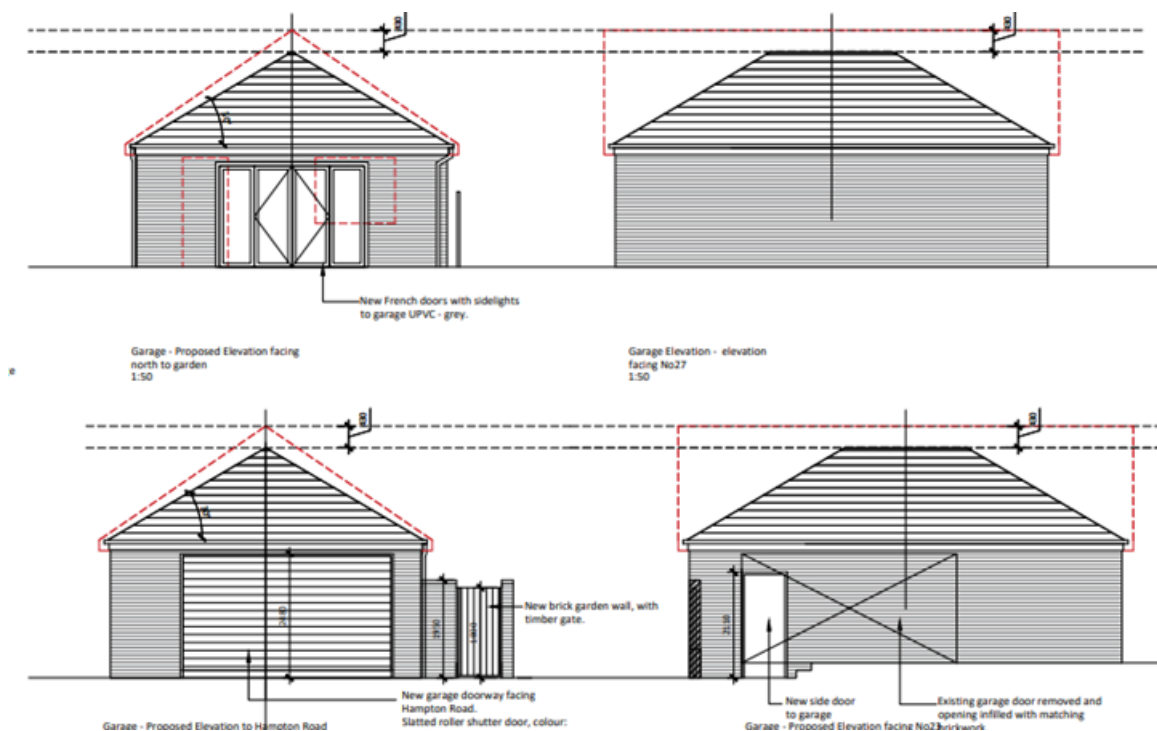


Previously approved scheme ref: 135653/FH/2022.

The proposed changes that merit the submission of the Non Material Change application comprise changes in the roof design of the garage, which would change it from a pitched roof to a hipped roof, which results in a reduction in the height of the garage overall, together with the relocation of the new side door to further along the side elevation, than previously approved.

The proposed roof would extend no further towards any of the neighbouring properties than previously approved.

The other revision being the introduction of a single pair of double doors with sidelights to the garden elevation as opposed to the two pairs of double doors previously approved. This is not considered to give rise to any detrimental impact in terms of residential or visual amenity to the neighbouring properties.



Proposed elevations

The remainder of the approved scheme is retained, the proposed amendments have been assessed, and it can be confirmed that the changes are considered to be of a non-material nature and are considered to be acceptable to the City Council as the Local Planning Authority.

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

Paragraph One

The revisions to the approved scheme relate to:

- The installation of a hipped roof to the garage (with lower ridge height) in place of the pitched roof arrangement.
- The relocation of the new side door to the garage.
- Amendment to the garden facing elevation of the garage with a set of double doors with sidelights, in place of 2 x sets of double doors.

It is considered that the proposed revisions would not have a detrimental impact in terms of the visual appearance of the proposed residential development, or the visual and residential amenity of the residential properties in proximity to the site.

Paragraph 2

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed change will not result in any significant or material alterations to the primary planning permission.

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:

01 Proposed Site Plan received 21st October 2025

02 Proposed Plans and Elevations dwellinghouse received 9th January 2023

05 Proposed floorplan and elevational alterations to garage received 21st October 2025

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

Appendix 1 – List of consultees & neighbours notified.

None required

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