

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143734/JO/2025

Date registered valid: 14 August 2025

Proposal: Variation of condition numbers: 2 (specified plans) and 3 (materials) from planning approval reference 134329/FH/2022 to allow: changes to the approved external materials; amendments to the fenestration details; addition of Juliette Balcony railings to floor to ceiling windows / doors; addition of rooflights; amendment to the pitch of the west facing roof and front hipped roof; reduction of second floor glazing.

Address: 30 Circular Road, Manchester, M20 3LP

Ward(s): Didsbury West Ward

Applicant: Mr Salva

Agent (if any): Mr Simon Casey, BlueChip Architecture Ltd

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

Recommendation: Approve

Date of recommendation: 6 October 2025

Application details

Type of application: Variation or Removal of Condition

Development type: Householder

Date of site visit: 22 August 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 21 August 2025 Expired: 12 September 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 dwellinghouse situated within the Didsbury West ward of Manchester. Prior to works associated with planning permission 134329/FH/2022 and the current application 143734/JO/2025 taking place, the property was constructed of redbrick with a red concrete tile hipped roof. It featured white uPVC windows, a two-storey front outrigger, single storey additions to both sides as well as to the rear with a modest rear garden. Its large front garden was bordered by a mid-level brick wall and piers with a semi-paved driveway present to the eastern edge of the site.



Application site – July 2022



Application site – July 2022



Application site – August 2024



Application site – May 2025



Rear view of application property – August 2025



Rear amenity space – August 2025



Street view of application property – August 2025



Side elevation of application property - August 2025



Front view of application property - August 2025



Side elevation of application property - August 2025

Description of area

Circular Road is a residential street situated within the Didsbury West ward of Manchester, close to West Didsbury tram station, the Christie Hospital, and Fog Lane Park. The area is predominantly residential in terms of its character, consisting of semi-detached and detached dwellinghouses, in addition to flat conversions, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant has submitted an application to vary condition numbers 2 (specified plans) and 3 (materials) attached to planning permission 134329/FH/2022 to allow changes to the approved external materials, amendments to the fenestration details, addition of Juliet balcony railings to floor-to-ceiling windows / doors, addition of rooflights, amendment to the pitch of the west-facing roof and front hipped roof, and reduction of second floor glazing.

Consultations & Notification Responses

One letter of objection was received from a local resident; the comments are summarised as follows:

- All changes noted on the application have already been carried out.
- The implementation of Juliet balconies to the rear encourages overlooking into adjacent gardens.
- The Juliet balcony at first-floor level may encourage the resident to create a first-floor terrace, leading to further privacy issues.

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 134329/FH/2022



Elevations proposed under 143734/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 and materials of a previous planning permission, to generate a more contemporary feel to a property, 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.

Appearance and visual amenity – the proposal includes the following alterations to the approved materials of 134329/FH/2022:

- Large portions of brickwork (pre-war Cheshire brick) replaced with white thru render on the front, side, and rear elevations of the dwellinghouse and two-storey side extension.
- Stone grey thru render to be used as a feature material on the eastern projecting bay at the front of the property.

- Timber cladding to be used as a feature material on the eastern projecting bay and window surrounds at the front of the property and on the faux chimney on the northeastern side elevation.
- White thru render originally proposed on the single storey rear extension to be replaced with stone grey thru render.
- Grey composite cladding originally proposed on the rear dormer extension to be replaced with timber cladding.

The proposed alterations to the materiality of the detached dwelling are considered acceptable in visual terms, given the property's standalone nature and the varied architectural styles present in the surrounding area. The replacement of large portions of pre-war Cheshire brick with white thru render across the front, side, and rear elevations, including the two-storey side extension, introduces a contemporary finish that aligns with existing rendered properties to the west of the application property and along Palatine Crescent. The use of stone grey thru render on the eastern projecting bay adds visual interest and contrast, helping to articulate the façade. Timber cladding proposed for the eastern bay, window surrounds, and faux chimney introduces warmth and texture, and draws a contextual reference to the hanging tile bay features found along Circular Road. The substitution of white render with stone grey render on the single-storey rear extension and the replacement of grey composite cladding with timber cladding on the rear dormer would not be overly prominent in the street scene given their siting to the rear of the property. Overall, the proposed materials are in-keeping with the varied character of the area and contribute positively to the dwelling's architectural coherence as a detached property.

The proposal also includes the following alterations to the elevational features approved under 134329/FH/2022:

- On the front elevation, replacement of 2no. first floor windows with 2no. black aluminium-framed doors together with metal balustrade / Juliet balconies.
- On the southwestern side elevation, installation of 2no. Velux skylights on the roof slope of the side extension.
- On the rear elevation, replacement of 1no. first floor window with 1no. black aluminium-framed door set with metal balustrade / Juliet balcony and a reduction in the glazing featured on the rear dormer (6no. glazing panels, replaced by 5).

The proposed elevational alterations are considered to have a minimal visual impact and are acceptable within the context of the previously approved scheme. On the front elevation, the replacement of two first-floor windows with black aluminium-framed doors and Juliet balconies introduces a modest contemporary feature that complements the overall modern aesthetic of the dwelling. The installation of two Velux skylights on the roof slope of the southwestern side extension is a discreet addition that will not be readily visible from public vantage points. To the rear, the replacement of a first-floor window with a black aluminium-framed door and Juliet balcony, along with a slight reduction in glazing on the rear dormer (from six to five panels), are considered minor changes that do not materially alter the appearance of the property. The use of black aluminium framing throughout is consistent with the proposed contemporary design approach and contributes to a cohesive architectural language.

The proposed alterations to the pitch of the west-facing roof and the front hipped roof of the side extension are considered acceptable, as they do not result in any increase to the overall height of the dwellinghouse when compared to the previously approved scheme. The steeper roof slopes serve to improve the visual balance and proportions of the dwelling, particularly in relation to the eastern projecting bay, resulting in a more coherent and unified appearance. The changes are modest in nature and enhance the architectural composition of the property without introducing any adverse impacts on neighbouring amenity or the character of the area.

Residential amenity – the proposed changes to the materiality of the dwelling, including the introduction of render, timber cladding, and aluminium-framed glazing, would not adversely affect the residential amenity of the area. These alterations are primarily aesthetic and do not introduce any new elements that would result in overlooking, overbearing impact, or loss of privacy.

Similarly, the elevational changes, such as the replacement of windows with doors and Juliet balconies, installation of rooflights, and minor adjustments to glazing, are largely confined to previously approved openings or their immediate locations and therefore do not substantially alter the residential impact beyond that of the earlier consent.

To address concerns regarding the potential use of the flat roof of the rear extension as an external terrace, a condition has been attached to restrict its use, thereby safeguarding neighbouring amenity.

The proposed alterations to the roof pitch of the side extension are not considered to result in any unduly harmful impact upon residential amenity. The development maintains appropriate separation distances to the shared boundaries of the plot, and the increase in roof scale is minor in nature. As such, the changes would not give rise to issues of overbearing impact, overshadowing, or loss of light. Furthermore, no concerns are anticipated in relation to overlooking or loss of privacy, as the alterations do not introduce any new openings or elevated vantage points. The proposal is therefore considered acceptable in terms of its relationship with neighbouring properties.

Waste – the proposal would not alter the waste storage and management arrangements approved under 134329/FH/2022. External access to the rear of the property would be retained, therefore, the property's refuse bins could continue to be stored at the back of the dwellinghouse away from the street scene and public realm.

Parking – the proposal would not alter the parking arrangements of 134329/FH/2022. The proposed ground floor plan shows the retention of 3no. car parking spaces to the front of the property, matching those of the previous approval. These arrangements are considered acceptable and would ensure adequate off-street parking provisions are available at the property.

Other matters - concerns relating to the retrospective nature of the application are noted; however, they do not constitute sufficient grounds for refusal. Planning legislation allows for retrospective applications to regularise works that have already been carried out, and such applications must be assessed on their planning merits in the same way as any other proposal. In this case, the alterations are considered acceptable in terms of design, materiality, and residential impact, and do not result in any demonstrable harm to the character of the area or the amenity of neighbouring occupiers. As such, the retrospective nature of the works does not prejudice the determination of the application.

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. Issues have arisen during the consideration of this application and the officer negotiated with the applicant/agent to reach a satisfactory resolution.

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

1) 3-year time limit:

The development must be begun not later than the expiration of three years beginning with the date of this permission.

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:

'PROPOSED ELEVATIONS', numbered '210 A', received by the City Council as Local Planning Authority on the 6th October 2025.

'PROPOSED FLOOR PLANS', numbered '201', received by the City Council as Local Planning Authority on the 14th August 2025.

'PROPOSED FLOOR PLANS', numbered '202', received by the City Council as Local Planning Authority on the 14th August 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.

3) Materials:

The materials to be used on the external surfaces of the development hereby permitted shall match those specified on the drawings and documents listed under condition no.2 of this approval.

Reason - To ensure the appearance of the building to be developed is not adversely affected by the materials to be used in the construction of the development, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

4) Additional glazing restriction:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

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

5) Obscure glazing:

Before first occupation, the first floor window in the rear elevation of the dwellinghouse serving the bathroom and the second floor window in the rear elevation of the dwellinghouse serving the en-suite bathroom shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent 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 Manchester Core Strategy.

6) Flat roof restriction:

The flat roof of the single storey rear extension located adjacent to the first-floor Juliet balcony in the rear elevation of the dwellinghouse shall not be used for any other purpose other than as a means of escape in an emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises against overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Flat 2, 2 Wolseley Place, Manchester, M20 3LR
2 Palatine Crescent, Manchester, M20 3LL
2 Wolseley Place, Manchester, M20 3LR
Flat 1, 2 Wolseley Place, Manchester, M20 3LR
34 Circular Road, Manchester, M20 3LP
32 Circular Road, Manchester, M20 3LP
28 Circular Road, Manchester, M20 3LP
26 Circular Road, Manchester, M20 3LP
1 Palatine Crescent, Manchester, M20 3LL

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) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH AREA