

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145619/NMC/2026

Date registered valid: 7 April 2026

Proposal: Non-material amendment to planning permission 144905/FH/2026 to allow alterations to doors and window arrangement

Address: 48 South Crescent, Manchester, M11 4LN

Ward(s): Clayton & Openshaw Ward

Applicant: Mr Osama Badri

Agent (if any): Mr Hadi Sabawan

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

Recommendation: Approve

Date of recommendation: 1 May 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: No

Tree Preservation Order: No

The application site relates to 48 South Crescent within the east Manchester ward of Clayton & Openshaw. The application site relates to a red brick, two storey, semi-detached dwellinghouse. The property benefits from a front porch, an outbuilding along the northern boundary of the site and a rear extension subject of this application. The remaining amenity space consists of hard landscaping.

Description of area

The surrounding area is residential in nature.

Description of development

The current application seeks non-material amendment to planning permission 144905/FH/2026 to allow alterations to doors and window arrangement.

The amendment would involve:

- The relocation of the door from the rear elevation to the side elevation of the extension, and the subsequent removal and bricking up of the door opening from the rear elevation.
- Although not stated within the application form, the size of the window would be smaller in width than previously approved (see Figure 1).



Figure 1, Top elevations approved through 144905/FH/2026, bottom elevations currently proposed

As approved through 144905/FH/2026 consent was granted for erection of single-storey rear extension, approved 4 March 2026.

The history of the extension is as follows:

An application was approved previously at the site for a 6 metre extension through the Larger Homes Extension Route (see planning ref: 131310/PDE/2021). It came to light that the extension was not built as per the submitted plans:

- The projection of the extension is 6.10 metres (6 metres approved)
- The width of the extension is wider by 0.1 metres
- The rear door is a single door (double door previously approved)
- The rear window installed is larger than the window approved and in a different position
- The roof form is a lean to (gable roof with rooflights previously approved).

Due to the projection of the works on site, the works could no longer be considered permitted development and so a formal application was required to deal with the unauthorised works as seen on site. The approval involved elevational alterations to the window and door arrangements beyond what was seen on site.

The current non-material change application seeks to further amend the window and door arrangement.

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.

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:

- DP3: Key principles for well-designed places (Chapter 14. Achieving well-designed places)
- HC1: Planning for healthy communities (Chapter 16. Promoting health communities)

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.

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).

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).

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.

Places for Everyone

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

Section 96A of the 1990 Act (as inserted on 1st October 2009 by sec.190 of the Planning Act 2008) allows a local planning authority in England to make a change to any planning permission relating to land in its area if it is satisfied that the change is not material. In deciding whether a change is material, the authority must have regard to the effect of the change, together with any previous non-material changes, to the planning permission as originally granted.

The non-material change application is related to approved planning application 144905/FH/2026 for the erection of single-storey rear extension, approved 4 March 2026.

The amendment required through the current NMC application would involve:
-The relocation of the door from the rear elevation to the side elevation of the extension, and the subsequent removal and bricking up of the door opening from the rear elevation.
-Although not stated within the application form, the size of the window would be smaller in width than previously approved (see Figure 1).

The current application has been submitted through a non-material change application.

The change to the width of the window panes would not be considered to have any adverse effect on the closest neighbour to the side elevation no.50 South Crescent.

The relocation of the door from the rear elevation to the side elevation would not give rise to adverse harm to no.50 South Crescent given the separation of the extension to the common boundary (an approximate 9 metre gap) and given it is a door to be inserted.

The amendments would result in a blank elevation to the rear elevation. However, given the proximity of the extension to the boundaries of the properties to the rear, the loss of the window would minimise any previous (although minor) sense of overlooking from the existing window.

Adequate light is still considered to be available to the applicant as a result of the proposal and so the amendments are not considered to adversely impact the applicant.

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

1) The submitted scheme proposes a non-material amendment to planning permission 144905/FH/2026 to allow alterations to doors and window arrangement.

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:

Documents:

-Application Form, received by the City Council as Local Planning Authority on 8 January 2026.

Drawings:

-Location Plan, received by the City Council as Local Planning Authority on 8 January 2026.

-Proposed- Ground Floor Plan numbered A.13, received by the City Council as Local Planning Authority on 2 March 2026.

-Proposed- Upper Floor Plan numbered A.14, received by the City Council as Local Planning Authority on 2 March 2026.
-Proposed- Front and Back Elevation, numbered A.15, received by the City Council as Local Planning Authority on 2 March 2026.
-Proposed- Side Elevation 1, numbered A.16, received by the City Council as Local Planning Authority on 2 March 2026.
-Proposed- Side Elevation 2, numbered A.17, received by the City Council as Local Planning Authority on 2 March 2026.
-Proposed- Revised Opening Details, numbered A.19, received by the City Council as Local Planning Authority on 2 March 2026.

As amended by:

-Proposed- Ground Floor Plan numbered A.13, received by the City Council as Local Planning Authority on 7 April 2026.
-Proposed- Upper Floor Plan numbered A.14, received by the City Council as Local Planning Authority on 7 April 2026.
-Proposed- Front and Back Elevation, numbered A.15, received by the City Council as Local Planning Authority on 7 April 2026.
-Proposed- Side Elevation 1, numbered A.16, received by the City Council as Local Planning Authority on 7 April 2026.
-Proposed- Side Elevation 2, numbered A.17, received by the City Council as Local Planning Authority on 7 April 2026.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy 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
Area Team Boundary - Name: NORTH AREA