

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145666/NMC/2026

Date registered valid: 13 April 2026

Proposal: Non-Material Amendment to Planning Permission 140461/FH/2024 to allow for amendments to the size of the rear roof lights and a reduction in numbers from three to two.

Address: 1A Cavendish Road, Manchester, M20 1JG

Ward(s): Didsbury West Ward

Applicant: Mr Matthew Smith

Agent (if any):

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

Recommendation: Approve

Date of recommendation: 5 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: Albert Park Conservation Area 1988

Tree Preservation Order: No

The application site relates to 1A Cavendish Road within the south Manchester ward of Didsbury West. The application site relates to a late Victorian dwellinghouse (assumed c.1880), constructed in red brick (attractive Flemish bond with polychrome effect to north gable of particular interest) with stone dressing, slate pitched roofs, eminent chimneystacks and sash windows. Standing at three storeys, the building survives fairly intact externally and in plan form.

The front of the property is accessible from a gate off Cavendish Road to the south of the site, which leads to a small hard surfaced courtyard. Access into the property is from steps leading to the front door with a right hand turn leading into the property itself. The property benefits from further amenity space to the rear. A change in level occurs between the property itself and the rear amenity space and steps allow access down into the courtyard area. Boundary treatment surrounding the rear amenity space consists of an approx. 1.8 metre brick wall surrounding the perimeter of the site. The immediate neighbour to the south west benefits from a similar arrangement in terms of rear amenity space.

Description of area

The application site is located on Cavendish Road, although the primary elevation of the property faces towards the south-east in the direction of Burton Road. As such, the side elevation of the property fronts Cavendish Road. The front of the application property sits behind the single storey, flat roof structure of G.T Blagg hardware shop. Immediately to the north-west and west of the site sits the Cavendish Community Primary School, with the front of the school leading out onto Cavendish Road. To the north there are residential properties. The immediate area surrounding the application site is characterised by retail units, cafes, restaurants, public houses and bars, with flats above, and residential dwellinghouses. Other

local landmarks of the immediate area include the Cavendish Park Road playground, The Metropolitan West Didsbury, Burton Road Metrolink stop and Withington Community Hospital.

The property is located within the Albert Park Conservation Area. During the late Victorian period, the shopping area on Burton Road was developed to the south and culminated in the North with the large scale Victorian public house, the Midland, on the corner with Lapwing Lane. Around the 1900s Cavendish Road, a short cul-de-sac, was extended to continue the line of Lapwing Lane. This coincided with the construction of the largest buildings in the conservation area - Shawgrove and Cavendish Road Schools.

The application site is within a visually prominent location within the Conservation Area, especially from the junction of Burton Road, Lapwing Lane and Cavendish Road.

Description of development

The current application seeks a non-Material Amendment to Planning Permission 140461/FH/2024 to allow for amendments to the size of the rear roof lights and a reduction in numbers from three to two.

The rear roof lights previously approved had dimensions of 780mm x 1600mm, the proposed rooflights have dimensions of 1340mm x 980mm. The rooflights would reduce in number from 3 to 2 (see Figure 1).

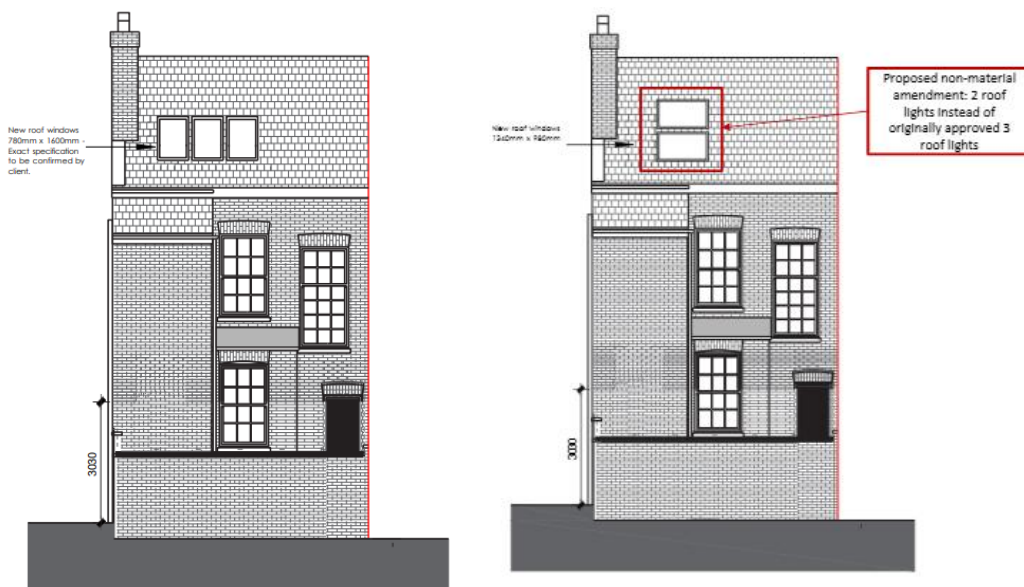


Figure 1, Left hand image: approved rear elevation (140461/FH/2024), right hand image proposed rear elevation

The consent of 140461/FH/2024 approved consent for elevation alterations to existing front entrance, including installation of a door and fence above the entrance, together with the incorporation of new rooflights to front and rear roof slopes, approved 2 September 2024.

The following development was approved:

The existing entrance to no.1a and no.1 Cavendish Road would be screened following concerns with security at the property. This would take the form of a fence structure and new external boundary door. The proposed door would have a width of 1.4 metres and the wooden slatted fencing above and around the door would have a width of 2 metres and a total height of 2.75

metres. The wooden slatted fencing above and around the door would match the adjacent property cladding.

New rooflights would be inserted to the front and rear roof slopes of the host property.

Negotiations During the Course of the Application

None.

Further Planning History

136444/FH/2023- Erection of new front porch, erection of single storey rear extension to form garage with terraced area above following excavation of section of existing rear courtyard, and erection of fencing above existing walls around perimeter of the site; following demolition of part of boundary wall.

Committee Decision- Refused 22 September 2023.

Consultations & Notification Responses

N/A.

Issues

POLICY

The National Planning Policy Framework (NPPF) (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:

Chapter 8. Promoting healthy and safe communities

Chapter 12. Achieving well-designed places

Chapter 16. Conserving and enhancing the historic environment.

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 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 Joint Development Plan

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 SP1 (Spatial Principles) (partially superseded by PfE);
- Policy EN1 (Design Principles and Strategic Character Areas);
- Policy EN3 (Heritage) (partially superseded by PfE);
- Policy DM1 (Development Management).

Unitary Development Plan Saved Policies (1995)

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. Residential Extensions

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.

DC18. Conservation Areas

DC18.1 The Council will give particularly careful consideration to development proposals within Conservation Areas.

- a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:
- i) the relationship of new structures to neighbouring buildings and spaces;
 - ii) the effect of major changes to the appearance of existing buildings;
 - iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
 - iv) the effect of signs and advertisements;
 - v) any further guidance on specific areas which has been approved by the Council.
- b. The Council will not normally grant outline planning permission for development within Conservation Areas.

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 CABE 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.

Listed Building Act

Section 72 provides an exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Places for Everyone (2022-2039)

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 policies of relevance are:

JP- S1- Sustainable development

JP-P2- Heritage.

ISSUES

Principle of Amendment

Through the current application, consent is sought for non-material amendment to planning permission 140461/FH/2024 to allow for amendments to the size of the rear roof lights and a reduction in numbers from three to two. The amendment has been proposed due to accessibility and load bearing of the current roof structure which has resulted in a requirement to reduce the size and number of roof lights to be installed. The changes would have a marginal impact on the overall design and appearance of the site and would be considered non-material changes. In

addition, it would not alter the character or appearance of the building or site, nor would it significantly affect the relationship of the development to its context, nor adversely harm the Albert Park Conservation Area.

Visual/ Residential Amenity

As the amendment of changes to the rooflights would be sited at roof level, it would not give rise to any adverse implications in terms of overlooking into the neighbouring properties or school to the rear nor to the detriment of the applicant property, due to the height and angle of the rooflights.

Overall, the amendments would not have an adverse impact upon visual/ residential amenity and so be pursuant to Policy DC1 of the UDP and Core Strategy policies SP1 and DM1.

Design, Scale and Appearance

The rear roof lights previously approved had dimensions of 780mm x 1600mm, the proposed rooflights have dimensions of 1340mm x 980mm. The rooflights would reduce in number from 3 to 2 (see Figure 1). The revised arrangement is considered acceptable in respect of size and form and would constitute small and sympathetic additions to the rear roof plane of the host property.

Further, it is noted Permitted Development rights allow the insertion of rooflights under Part A Class C 'other alterations to the roof' of the GPDO. There is no restriction to the use of Class C within a conservation area. Given the PD fallback, this element is considered acceptable in terms of design and appearance.

A specification of the rooflights chosen was provided for review during the host application and would be a VELUX GPL roof window. The product would not change as a result of the current amendments, which is welcomed.

As such, the proposal would be considered pursuant to Policy DC1 and DC18 of the UDP and Core Strategy policies SP1, EN1 and EN3, in respect of design.

Impact to the Albert Park Conservation Area

It is noted the rooflights, due to the prominence of the applicant property would be visible from the surrounding streets of Cavendish Road and the junction of Cavendish Road/ Burton Road and Lapwing Lane. However, given the size and amount of rooflights proposed, with a reduction of 1, it is considered an appropriate addition to the property and is not considered to give rise harm to the Albert Park Conservation Area.

Aerial views of the surrounding area show several neighbouring properties have inserted roof lights within the Conservation Area and as such, the proposal would follow an appropriate precedence.

The amendment is considered to be minor, would have a marginal impact on the appearance of the proposed building and would not adversely impact the character of the surrounding residential area, nor Conservation Area. As such, the proposal would be considered pursuant to Policy DC1 and DC18 of the UDP and Core Strategy policies SP1, EN1 and EN3.

Conclusion- Non-Material Change

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 OR Reasons for recommendation to refuse

1) The details of the proposed amendment involve amendments to the size of the rear roof lights and a reduction in numbers from three to two.

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:

-Application Form, stamped as received by the City Council as Local Planning Authority on 8 July 2024.

-Correspondence- Email Confirming Materials to be Used, stamped as received by the City Council as Local Planning Authority on 29 August 2024.

-Drawing- Existing & Proposed- Plans and Elevations, numbered REV B, stamped as received by the City Council as Local Planning Authority on 1 September 2024.

-Supporting Information- Bespoke Enclosed Gate REV A, stamped as received by the City Council as Local Planning Authority on 1 September 2024.

As approved through the current application (145666/NMC/2026) by:

-Drawing- Proposed- Plans and Elevations, numbered 002-01, 002-02 , 002-03, 002-04, 002-05, 002-06 and 002-07, received by the City Council as Local Planning Authority on 13 April 2026.

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.

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

Conservation Area - Albert Park Conservation Area 1988

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: SOUTH AREA