MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	OTH-2026-000728
Application type:	Non-Material Amendment
Proposal:	Non-material amendment to planning approval reference 144761/FH/2025 to allow change in height of ground floor single storey extension roof.
Site address:	18 South Drive Manchester M21 8DY
Ward(s):	Chorlton
Date application valid:	18 June 2026
Applicant name:	Mr Keval Patel
Agent (if any):	Mr Joe Jennings
Case officer:	Holly Wright
Recommendation:	Approve
Date of recommendation:	10 July 2026

Description of site, building and/or area

The semi-detached dwelling is on the western side of South Drive which is a curved highway east of Southgate in the Chorltonville Conservation Area (designated 1991). There are some views of the rear elevation glimpsed between dwellings at The Thorns. Views within Conservation Areas are material in the assessment of applications affecting heritage assets.

The dwelling (and no.20 adjoining) is one of 15 house types in the Conservation Area designed in an Arts and Crafts Movement style by Albert Cuneo, opening in 1911. There is an emphasis on the quality of design and materials, interesting and artistic architectural detailing, and the whole estate having a strong visual interest with symmetrical pairs of semi's laid out on Garden Village principles, including two village greens. These elements and the relatively intact nature of the estate lend special interest to the significance of the conservation area which still has a semi-rural character as originally intended.

Description of development

The applicant gained planning permission for the “Erection of a part-single / part-two storey rear extension following the demolition of the existing single storey outrigger with elevational alterations” in March 2026 under planning application reference 144761/FH/2025. The applicant now wishes to make alterations to the approved scheme, which they consider to be non-material.

Relevant planning history

Planning Application - 144761/FH/2025 - Erection of a part-single / part-two storey rear extension following the demolition of the existing single storey outrigger with elevational alterations – Approved (2026).

Planning Application - OTH-2026-000058 - Non-Material Amendment to Planning Permission 144761/FH/2025 to allow increase in height of extension – Refused (2026).

Consultation, notification and publicity responses

Consultations
Not required.

Notifications and publicity
Not required.

Negotiations

Not required.

Relevant 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
- Policy DC18 – Conservation Areas

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
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy EN19 – Waste

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
- Policy JP-P2: Heritage
- Policy JP-S1: Sustainable Development

The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 - Conserving and Enhancing the Historic Environment

Draft National Planning Policy Framework (NPPF, 2025) - The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.
- Chapter 4 – Achieving Sustainable Development
- Policy S3: Presumption in favour of sustainable development
- Chapter 14 – Achieving Well-Designed Places
- Policy DP3: Key principles for well-designed places
- Chapter 20 – Conserving and Enhancing the Historic Environment
- Policy HE4: Securing the conservation and enhancement of heritage assets
- Policy HE5: Assessing effects on heritage assets
- Policy HE6: Proposals affecting designated heritage assets
- Policy HE9: Conservation Areas



Plans approved under 144761/FH/2025



Plans proposed under OTH-2026-000728

Assessment

Section 96A of the Town and Country Planning Act 1990 (as inserted by Section 190 of the Planning Act 2008) enables a Local Planning Authority to make a change to an existing planning permission where it is satisfied that the amendment is non-material. In determining whether a change is material, the authority must have regard to the effect of the proposed amendment, together with any previous non-material amendments, on the planning permission as originally granted.

The application relates to planning permission 144761/FH/2025 which granted consent for the "erection of a part-single / part-two storey rear extension following the demolition of the existing single storey outrigger with elevational alterations".

The applicant now seeks to make the following amendments to the approved scheme

- An increase in the height of the ground-floor element of the rear extension from 3.797m (with an eaves height of 2.484m) to 4.03m (with an eaves height of 2.929m).

The proposed alteration would affect the rear of the property only and would therefore not be readily visible within the street scene or wider public realm. The amendment is not considered to materially alter the nature or scale of the approved development, nor is it considered to result in any additional harm to the character of the area or the amenities of neighbouring occupiers.

In terms of residential amenity, it is noted that the adjoining semi-detached property already benefits from a single-storey rear extension positioned adjacent to the shared boundary, which projects further to the rear than the extension approved under planning permission 144761/FH/2025. As such, the proposed increase in height is not considered to give rise to any materially greater impact on the occupiers of this neighbouring property than that already assessed and accepted under the original permission.

Similarly, the ground-floor element of the extension would remain located to the south of the approved two-storey element. Consequently, the increase in height is not considered to result in any materially greater impact in terms of outlook, overshadowing or loss of light to the occupiers of No.16 South Drive, located to the north, than that arising from the approved scheme.

It is noted that the drawings submitted under application OTH-2026-000728 contain a discrepancy, with the proposed ground-floor plan showing three windows and one door within the northeast elevation of the host dwelling, whereas the proposed side elevation depicts two windows. Further to this, the proposed ground-floor plan also indicates the installation of an air source heat pump to the rear of the property.

For the avoidance of doubt, neither the window arrangement shown on the submitted plans/elevations nor the air source heat pump depicted form part of the current application and have not been assessed as part of this non-material amendment. The only amendment under consideration is the increase in height of the ground-floor element of the rear extension. Therefore, any approval granted under this application would relate solely to that alteration.

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.

Recommendation: Approve

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

1) The proposed amendments relate to minor alterations to the extension, consisting of an increase in the height of the ground-floor element of the rear extension.

2) Following an assessment of the details and plans submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and are acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will not have any significant or detrimental impact upon residential and visual amenity or the character of the area.

3) The development hereby approved shall be carried out in accordance with the following documents and drawings:

'Application for a Non-Material Amendment Following a Grant of Planning Permission', numbered 'PP-15022479', received by the City Council as Local Planning Authority on the 18th June 2026.
Proposed plans and elevations shown on the drawing titled 'Extension and Loft Conversion', numbered '3553 – 02 REV A', received by the City Council as Local Planning Authority on the 18th June 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.

Informatives:

1) For the avoidance of doubt, the approval granted under this non-material amendment application relates solely to the increase in height of the ground-floor element of the rear extension, as shown on the approved drawings.

The window arrangement shown on the submitted plans and the air source heat pump indicated within the rear garden do not form part of this application and have not been assessed as part of this decision. No approval is granted for these elements under this non-material amendment.

Any alterations beyond the approved increase in height may require separate planning permission and/or further consent from the Local Planning Authority.