

Planning

Delegated Officer Report

Summary of application details

Application reference:	145633/JO/2026
Application type:	Removal/variation of conditions
Proposal:	Variation of condition no. 2 (specified plans) attached to planning permission 142538/FH/2025 to allow for amendments to the roof design.
Site address:	97 Buckingham Road Manchester M21 0RG
Ward(s):	Chorlton
Date application valid:	27 May 2026
Applicant name:	Mr Jamie Bettles
Agent (if any):	Mrs Magdalena Haener
Case officer:	Joshua Lee
Recommendation:	Approve
Date of recommendation:	24 June 2026

Description of site, building and/or area

The proposal is related to a two-storey detached dwellinghouse on the corner of Buckingham Road and Buckfast Close. The property features a single storey rear outrigger and single storey side outrigger along with an attached side garage. The property features garden to front side and rear with hardstanding to the front for off street vehicle parking.

The proposal is in a mostly residential part of the Chorlton ward of Manchester. An electrical substation building is located adjacent.

Description of development

The applicant is proposing the variation of condition no. 2 (specified plans) attached to planning permission 142538/FH/2025 to allow for amendments to the roof design.

The roof design now features a blended roof design rather than the approved side extension being hipped into the main roof. To do this a small 'roof kick' close to the eaves has been added and the ridge height has been increased to match the main roof ridge.

The roof design has been amended to allow a better use of the roof area for a possible future PV array.

Relevant planning history

Planning Application - 142538/FH/2025

Erection of a two storey wrap around extension with a single storey extension to the front and associated internal reconfiguration, following demolition of single storey side extension.

Approve

2025-05-27

Planning Application - 040133

Lounge extension at side of dwellinghouse

Approve

1991-12-03

Consultation, notification and publicity responses

Consultations

Manchester City Council Flood Risk Management

No objections and recommended informatives to be attached to the decision.

Notifications and publicity

No representations received.

Negotiations

Not required.

Relevant policies

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions on planning applications must be made in line with the statutory development plan, unless material considerations indicate otherwise.

For Manchester, the development plan comprises:

- The Core Strategy (2012–2027)
- Saved policies of the Unitary Development Plan (UDP)
- The Places for Everyone Joint Development Plan Document (2022–2039)

These documents are considered up to date and carry substantial weight in decision-making. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance.

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.

Where applicable, the Council must give special regard to preserving the character of conservation areas and the setting of listed buildings, in line with statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The policies referenced in this report are those considered most relevant to the nature, scale and location of the proposed development as follows:

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 4 - Reducing CO2 Emissions by Enabling Low and Zero Carbon Development (Deletions replaced by PfE Policy JP-S 2)
 - EN 8 – Adaptation to Climate Change (partially replaced by PfE Policies JP-S 2, JP-S 4 and JP-G 8)
- [Guide to development in Manchester](#) - supplementary planning document and planning guidance, April 2007
- [Hot Food Takeaway](#) - supplementary planning document, March 2017
- [Shopfront and signage design guide](#)
- [Extant Unitary Development Plan \(UDP\)](#) –
 - Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC26 - Development and Noise
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - JP-S2: Carbon and Energy
 - Places for People
 - JP-P1 Sustainable Places
- [National Planning Policy Framework \(NPPF\)](#) December 2024–
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 11 – Making effective use of land
 - Section 12 – Achieving well-designed places
 - Section 14 - Meeting the challenge of climate change, flooding and coastal change
- [National Planning Policy Framework Draft for Consultation December 2025](#) - National decision-making policies
 - Chapter 3 – Decision-making policies
 - DM1: Preparing development proposals
 - DM2: Information requirements
 - DM3: Determining development proposals
 - DM4: Emerging development plan proposals
 - DM6: Use of planning conditions and obligations
 - DM7: Relationship with other regulatory regimes
 - Chapter 4 - Achieving sustainable development
 - S3: Presumption in favour of sustainable development
 - S4: Principle of development within settlements
 - Chapter 5 - Meeting the challenge of climate change

- CC2: Mitigation of climate change
- CC3: Adaptation to climate change
- Chapter 12 - Making effective use of land
 - L4: Residential extensions
- Chapter 14 - Achieving well-designed places
 - DP3: Key principles for well-designed place
 - DP4: The Design process

Assessment

Principle of Development

A variation of condition application allows an applicant to seek changes to an existing planning permission without altering the overall nature of the approved development. The Council must consider only the specific condition(s) that the applicant is seeking to vary and assess whether the amended proposal remains acceptable, having regard to the development plan and any other material considerations.

As with other applications, the principle of development remains acceptable where the proposal continues to comply with relevant policies and does not result in harm to the character of the area or the amenities of nearby residents.

The detailed assessment below considers whether the proposed changes give rise to any new or different impacts compared with the originally approved scheme.

Appropriate siting, layout, scale, form, massing, materials, and detail

The revised roof design introduces a blended form, rather than the previously approved approach where the side extension was hipped into the main roof. This is achieved through the inclusion of a small 'roof kick' near the eaves to the rear and the increase of the ridge to match that of the main roof.

While this is not the preferred design approach, the amendment is considered to integrate reasonably well with the host dwelling and broadly reflects the established roof form and character of the building. The change does not result in a design that would significantly harm the overall appearance of the property or the wider street scene although it is acknowledged it would be visible from the surrounding street.

The revised roof form would facilitate the potential installation of a photovoltaic (PV) array.

The extension would continue to utilise matching materials, including brickwork, and would appear subservient to the main dwelling.

In terms of scale and massing, the proposed changes do not materially increase the overall bulk of the extension and would not introduce any additional overbearing or overshadowing impacts beyond those already assessed and deemed acceptable under the original scheme.

Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

The proposed development, as amended, is not considered to result in any significant adverse impact on the character or appearance of the surrounding area. Whilst the revised roof form

departs from the originally approved design, the overall scale, form and proportions remain consistent with the host dwelling and are reflective of the general pattern of development in the area. The extension would remain visually subordinate and would utilise appropriate materials, ensuring it integrates satisfactorily within its context. On this basis, the development is considered to have due regard to the character of the surrounding area and is acceptable in design terms.

Effects on amenity

Privacy

The variation has no impact on privacy beyond those already assessed and deemed acceptable under the original scheme.

Light

The variation has no impact on light beyond those already assessed and deemed acceptable under the original scheme.

Noise

The variation has no impact on noise beyond those already assessed and deemed acceptable under the original scheme.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The variation has no impact on accessibility beyond those already assessed and deemed acceptable under the original scheme.

Adequacy of internal accommodation and external amenity space.

The variation has no impact on adequacy of the accommodation or external amenity space beyond those already assessed and deemed acceptable under the original scheme

Refuse storage and collection.

The variation has no impact on refuse storage and collection beyond those already assessed and deemed acceptable under the original scheme.

Vehicular access and car parking

The variation has no impact on vehicle access and car parking beyond those already assessed and deemed acceptable under the original scheme.

Green Infrastructure including open space, both public and private

The variation has no impact on green infrastructure beyond those already assessed and deemed acceptable under the original scheme.

Flood risk and drainage.

Given the amendment is entirely at roof level the variation would have no impact, above the approved scheme on flood risk. Notwithstanding this, the applicant is advised to incorporate

Property Flood Resilience (PFR) measures. These should be designed to provide protection to a minimum of 150mm above the predicted surface water flood level, or a minimum of 600mm above the predicted fluvial flood level, where applicable.

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.

Conclusion

The proposed variation of condition would result in an alteration to the approved roof design. Whilst the revised form, including the introduction of a small roof kick, is not the preferred design approach, the harm identified is limited and does not result in a significant adverse impact on the appearance of the host dwelling or the wider street scene. The proposal would not give rise to any additional impacts in respect of residential amenity, highways, or other material considerations beyond those already considered acceptable under the extant permission.

Taking all matters into account, the proposal accords overall with the aims and objectives of the development plan, including policies DM1 and EN1 of the Core Strategy and relevant guidance within the National Planning Policy Framework. There are no material considerations that would indicate a decision other than in accordance with the development plan. The application is therefore recommended for approval.

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. The proposal is considered to be acceptable and therefore determined within a timely manner.

Recommendation: Approve

Conditions attached to this decision

1. Time limit

The development must be begun not later than the expiration of three years beginning with the date of planning permission 142437/FH/2025 that date being 19th June 2025. 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:

- a. THE LOCATION PLAN - 26 Mar 2025
- b. M558_97 Buckingham Rd M21 0RG_PL2_10_PROPOSED GF PLAN.pdf – Proposed GF PLAN - 21 May 2025
- c. M558_97 Buckingham Rd M21 0RG_PL9-_12D_PROPOSED ELEVATIONS - PROPOSED ELEVATIONS 27 May 2026
- d. M558_97 Buckingham Rd M21 0RG_PL9-_11D_PROPOSED PLANS 1 OF 2 - PROPOSED PLANS - 27 May 2026

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Materials to match

The materials used in the external surfaces of the development hereby approved shall be similar in appearance to the existing building in terms of type, size, colour and texture.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

Informatives

1. Property Flood Resilience

The applicant is advised to incorporate Property Flood Resilience (PFR) measures to a minimum of 150mm above the surface water flood level or a minimum of 600mm above the fluvial flood level.

2. Culvert:

MCC records highlight that the underground Longford Brook/Nico Ditch is located within close proximity to the site (approximately 50 m to the North of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link:

https://manchester.portal.uk.empro.verintcloudservices.com/site/myaccount/request/pr_watercourse_land.