MANCHESTER CITY COUNCIL

Planning
Delegated Officer Report

SUMMARY OF APPLICATION DETAILS

Application reference:	PLA-2026-000446
Application type:	Removal/variation of conditions
Proposal:	Variation of condition 2(Specified Plans) from planning permission reference 145283/FH/2026 to allow amended eaves height required to rear single storey extension and modified cill to rear bedroom window.
Site address:	70 St Werburgh's Road Manchester M21 0TJ
Ward(s):	Chorlton
Date application valid:	22 May 2026
Applicant name:	Mr Paul & Mrs Sarah Lancaster
Agent (if any):	Mr Simon Miles
Case officer:	Joshua Lee
Recommendation:	Approve
Date of recommendation:	02 July 2026

DESCRIPTION OF SITE, BUILDING AND/OR AREA

The proposal relates to a two-storey semidetached dwellinghouse on St Werburgh’s Road. The property features and existing single storey rear outrigger and single storey front porch. A detached garage is located to the rear of the rear garden. Hardstanding is featured to the front and side of the property for off street vehicle parking.

The property is in a mostly residential part of the Chorlton ward of Manchester.

DESCRIPTION OF DEVELOPMENT

The applicant is proposing the variation of condition 2 (Specified Plans) from planning permission reference 145283/FH/2026 to allow amended eaves height required to rear single storey extension and modified cill to rear bedroom window.

Amended eaves height required to rear single storey extension

The amended eaves height is raised to 2700mm from the approved 2300mm. This also raises the ridge height to 4888mm from the approved 4662mm.

Modified cill to rear bedroom window

Given the raised roof height the rear window is reduced in height.

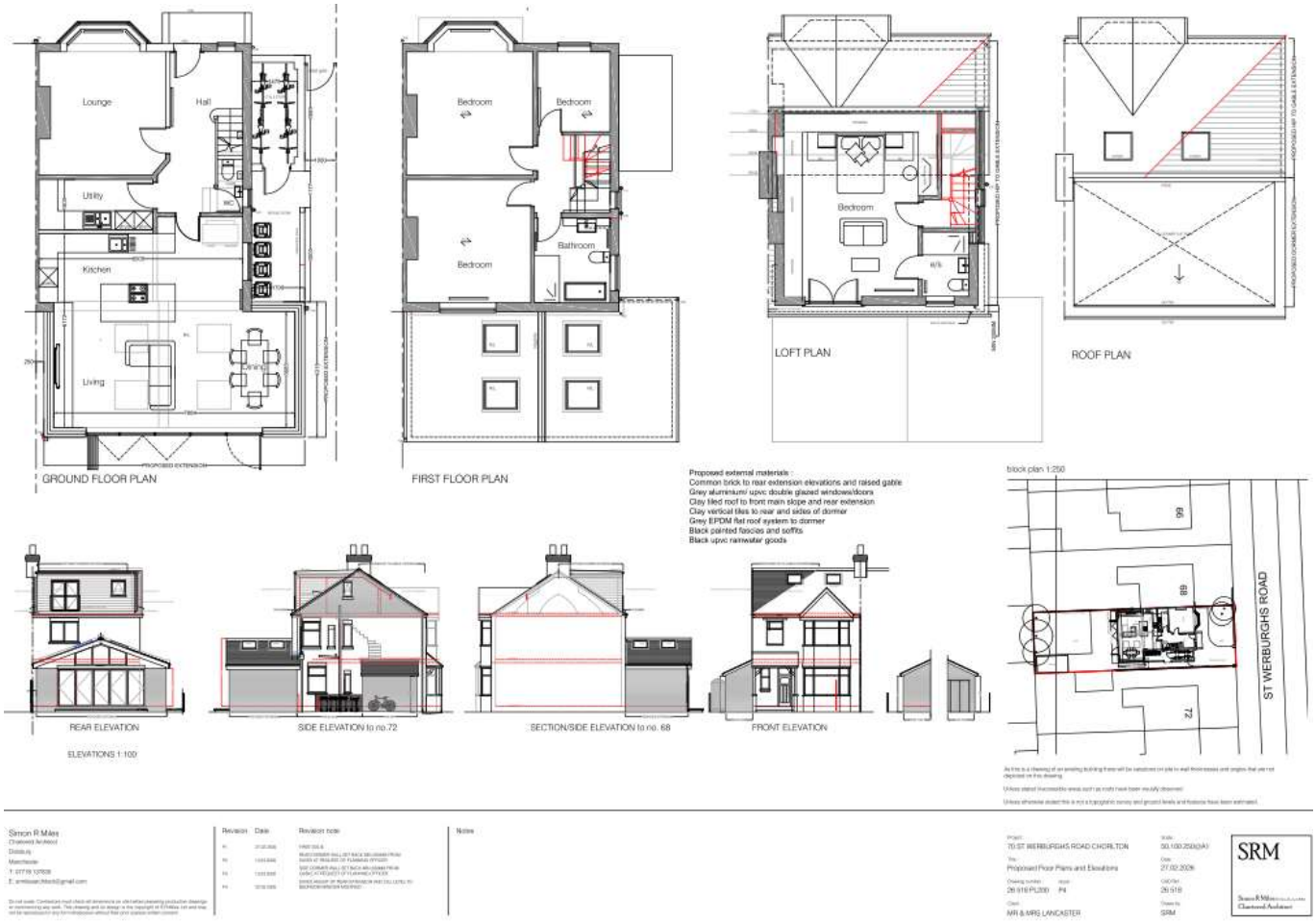


Figure 1. Proposed plans

RELEVANT PLANNING HISTORY

Planning Application - 145283/FH/2026

Erection of a single-storey rear extension following demolition of existing kitchen outrigger, a single-storey side extension, rear rooftop extension together with a hip to gable roof extension and installation of front rooflights.

Approve

2026-04-09

CONSULTATION, NOTIFICATION AND PUBLICITY RESPONSES

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 19 – Waste
- Guide to development in Manchester - supplementary planning document and planning guidance, April 2007
- 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
    - Places for People

        - JP-P1 Sustainable Places
- National Planning Policy Framework (NPPF) December 2024–
    - Section 2 - Achieving sustainable development
    - Section 4 – Decision-making
    - Section 12 – Achieving well-designed places
- 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
        - 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 12 - Making effective use of land
        - L4: Residential extensions
    - Chapter 14 - Achieving well-designed places
        - DP3: Key principles for well-designed places
        - DP4: The Design process

ASSESSMENT

Principle of Development

This application seeks to vary Condition 2 (approved plans) of planning permission ref. 145283/FH/2026 to amend the eaves and ridge height of the approved single-storey rear extension and to make a minor alteration to a rear window.

Section 73 applications allow for amendments to an approved scheme provided the overall nature of the development remains unchanged. In this case, the proposal does not alter the footprint, use, or general form of the extension, but instead introduces a modest increase in height and a corresponding design adjustment.

The principle of the development therefore remains acceptable, subject to consideration of any additional impacts arising from the amendments, having regard to policies DM1 and EN1 of the Core Strategy, saved UDP policy DC1, and the National Planning Policy Framework.

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

The key change is an increase in eaves height from 2.3m to 2.7m and a ridge increase to 4.888m. While this results in a slightly bulkier form, the extension remains single storey and subordinate to the host dwelling.

The increase in height would not appear overly dominant or incongruous when viewed from neighbouring gardens.

The reduction in height of the rear bedroom window is a logical design response to the raised roof and maintains a proportionate relationship with the elevation.

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 area

The extension is located to the rear, where visibility from the public realm is limited. The amended roof proportions remain typical of domestic extensions in the area.

Effects on amenity

Privacy

The amendments do not introduce any new overlooking. The rear-facing openings remain at ground floor level and replace similar existing or approved openings. The reduction in the rear window height further limits any potential for overlooking.

Light

The increased height has been carefully considered. While the extension is slightly taller than previously approved, it remains single storey with a modest projection.

Given the orientation of neighbouring properties and separation distances, the proposal would not result in any material loss of daylight or sunlight, nor would it appear overbearing.

The impact on outlook for neighbouring occupants is therefore acceptable.

Noise

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

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.

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

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.

CONCLUSION

The proposed variation introduces only a modest increase in the height of the approved rear extension and a minor alteration to a window, without changing the overall scale, form or footprint of the development. The extension would remain subordinate to the host dwelling, continue to respect the character of the surrounding area, and would not result in any harmful impacts on neighbouring amenity in terms of light, outlook or privacy. No objections have been received, and there are no technical or policy conflicts arising from the amendments. The proposal is therefore considered to comply with the relevant policies of the development plan and the National Planning Policy Framework, and there are no material considerations that outweigh this, such that the application is 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

1. Time

The development must be begun not later than the expiration of three years beginning with the date of planning permission 142538/FH/2025, that date being 27th May 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. 26 518 PL200 P4 PLANS AND ELEVATIONS AS PROPOSED.pdf – Plan - Proposed Floor Pans, Elevations and The Location Plan - 26 518 PL200 P4 - 22 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.

4. Obscure Glazing

The roof level window in the side elevation of the development hereby approved 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 be retained as such thereafter. Any parts of the window that can be opened must be more than 1.7 metres above the floor of the room in which the window is installed.

Reason - In order to protect the amenity of neighbouring residents and in accordance with policies SP1 and DM1 of the Core Strategy.