MANCHESTER CITY COUNCIL

Planning
Delegated Officer Report

SUMMARY OF APPLICATION DETAILS

Application reference:	PLA-2026-000536
Application type:	Removal/variation of conditions
Proposal:	Application to vary condition no. 2 (approved drawings) attached to planning permission 140701/FH/2024 in order to allow for changes to the external wall finish from render to brick.
Site address:	71 Houseman Crescent Manchester M20 2JD
Ward(s):	Didsbury West
Date application valid:	01 June 2026
Applicant name:	Mr Panicos Sozou & Ms Shireen Sadreddini
Agent (if any):	Mr Simon Miles
Case officer:	Joshua Lee
Recommendation:	Approve
Date of recommendation:	10 July 2026

DESCRIPTION OF SITE, BUILDING AND/OR AREA

The proposal related to a 3-storey terraced dwellinghouse on Houseman Crescent. The property features an existing first and second floor rear extension, hardstanding to the front for off street vehicle parking and a garden to the rear.

The property is in a mostly residential part of the Didsbury West ward of Manchester. The property borders Albert Park Conservation Area to the rear. The application site is located within an area where potential land contamination has been identified

DESCRIPTION OF DEVELOPMENT

The applicant is proposing the variation of condition no. 2 (approved drawings) attached to planning permission 140701/FH/2024 in order to allow for changes to the external wall finish from render to brick to match the original dwelling.



Figure 1. Proposed plan and elevations

RELEVANT PLANNING HISTORY

Planning Application - CDN/26/0083

Discharge of Condition 5a (Gas Membrane) attached to Planning Permission 140701/FH/2024.

Approve

2026-03-25

Planning Application - 140701/FH/2024

Erection of single storey rear extension to create additional living accommodation

Approve

2024-09-17

Planning Application - 096768/FH/2011/S1

Erection of first and second floor rear extension to provide additional living accommodation

Approve

2011-09-13

Planning Application - 096192/JO/2011/S1

Variation of Condition no.2 attached to planning permission 080297/FO/2006/S1 to convert 15 one bed apartments into 10 two bed apartments, enlarge the proposed penthouses, revised design of external balconies and car park ventilation and relocation of sta

Approve

2011-07-14

Planning Application - 093345/JO/2010/S1

Variation of condition 2 of planning permission 080297/FO/2006/S1 to allow for alterations to previously approved lower ground floor car park layout

Approve

2010-12-08

Planning Application - 080297/FO/2006/S1

Conversion of existing hospital into 116 apartments and 14 town houses including alterations to elevations, and erection of 2 part 3 part 4 storey, and three 3 storey blocks of in total 139 self contained flats, and the erection of 92 three storey houses

Approve

2007-09-20

CONSULTATION, NOTIFICATION AND PUBLICITY RESPONSES

Consultations

Manchester City Council Environmental Health
No response received.

Notifications and publicity

No responses 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 3 – Heritage (Deletions replaced with PfE Policy JP-P2)
    - EN 18 - Contaminated Land and Ground Stability.
    - 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
    - DC18 - Conservation Areas
    - 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
    - JP-P2: Heritage
- National Planning Policy Framework (NPPF) December 2024–
  - Section 2 - Achieving sustainable development
  - Section 4 – Decision-making
  - Section 12 – Achieving well-designed places
  - Section 16 - Conserving and enhancing the historic environment
- 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
  - Chapter 20 - Conserving and enhancing the historic environment
    - HE9: Conservation areas

ASSESSMENT

Principle of Development

This application seeks to vary condition no. 2 (approved drawings) attached to planning permission 140701/FH/2024 in order to allow for changes to the external wall finish from render to brick.

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 change to the final material finish.

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 material from render to brick. The brick is to match the existing brick used in the construction of the original building and therefore would incorporate into the existing building.

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 materials remain typical of buildings in the area.

Effects on amenity

Privacy

The amendments do not introduce any new overlooking.

Light

The amendments do not introduce any new harm to light.

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.

Effects relating to biodiversity, landscape, archaeological or built heritage

Built heritage

The proposal is within the Albert Park Conservation Area.

Development control in Albert Park is aimed at encouraging development which enhances the prosperity of the area whilst paying attention to its special architectural and visual qualities.

Property owners in the area are encouraged to retain the original character and detail of their houses. This should include the details, colour and materials of window frames, doors and other elements of the buildings.

The scale of the development minimises any harm to the conservation area and the development is in keeping with existing area.

The proposal is in keeping with the architectural style of the existing property and sits comfortably within the street scene. It is of note that many properties in the area feature extensions and outbuildings.

The harm to the conservation area and local heritage assets would be less than substantial (as set out in the NPPF Section 16)

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.

Existing or proposed hazardous installations.

Contaminated land

The application site is located within an area where potential land contamination has been identified. A planning condition was attached to the original permission (ref. 140701/FH/2024) requiring the submission and approval of details of remediation measures.

Details to address Part A of this condition were submitted under application reference CDN/26/0083 and have been reviewed by the Council's Environmental Health/Contaminated Land Officer. The submitted information, including ground floor plans, sections and specification of barrier systems, demonstrates that appropriate remedial measures will be incorporated into the development. The Local Planning Authority is satisfied that these measures are acceptable and meet the requirements of Part A of the condition.

The variation application seeks to carry forward these approved details, and a condition is recommended to ensure that the development is carried out in full accordance with the approved remediation scheme. In addition, a further requirement (Part B) will secure the submission of a Verification Report upon completion of the works to confirm that the remediation has been implemented as approved and that no existing measures have been compromised.

Subject to this condition, the proposal is considered to accord with national planning policy as set out in the National Planning Policy Framework, which requires sites to be suitable for their proposed use, and relevant Development Plan policies relating to land contamination and ground conditions.

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 development represents a minor material amendment to an extant permission, limited to a change in external materials, and does not alter the scale, form or overall nature of the approved scheme. The use of brick to match the existing dwelling is considered sympathetic and would integrate appropriately within the surrounding residential context, without giving rise to any additional impacts on residential amenity, design, or other material considerations. Matters relating to land contamination have been satisfactorily addressed through discharge application reference CDN/26/0083 and are secured through condition. As such, the proposal complies with the Development Plan and the National Planning Policy Framework, and there are no material considerations that would outweigh this policy support. Accordingly, the application is recommended for approval, subject to conditions.

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**

1. Time

The development must be begun not later than the expiration of three years beginning with the date of planning permission 140701/FH/2024, that date being 17th September 2024.

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. Drawing - Location Plan - 05 Aug 2024 - 24 426 PL000 - LOCATION PLAN – 24 426 - PL200 P3
b. Plans and Elevations as proposed.pdf – Plan - Proposed plans and elevations - 24 426 PL200 P3 - 1 Jun 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 as approved on plan

The materials used in the external surfaces of the development hereby approved shall be those as specified on approved plan/drawing ref.:

a. Plans and Elevations as proposed.pdf – Plan - Proposed plans and elevations - 24 426 PL200 P3 - 1 Jun 2026

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. Contaminated Land

a. The development hereby permitted shall be carried out in full accordance with the following approved drawings and supporting information, as approved under condition discharge application reference CDN/26/0083:
    i. Proposed Ground Floor Plans (Drawing No. 24 426 BR10, dated 28 January 2026)
    ii. Sections (Drawing No. 24 426 BR40, dated 28 January 2026)
    iii. BBA Agreement Certificate (dated 28 January 2026)
    iv. LDER Prufe Barriers specification (dated 28 January 2026)

The development shall be implemented fully in accordance with these details unless otherwise agreed in writing by the Local Planning Authority.

b. Upon completion of the approved works, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority. The report shall demonstrate that the approved remedial measures have been installed as specified and that existing measures have not been compromised.

Reason - To ensure the satisfactory implementation of the approved remediation measures and to safeguard site conditions, in accordance with the approved details under CDN/26/0083, relevant Development Plan policies and the National Planning Policy Framework.

5. Flat Roof

The flat roof of the extension shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.