

Planning

Delegated Officer Report

SUMMARY OF APPLICATION DETAILS

Application reference:	145697/JO/2026
Application type:	Removal/variation of conditions
Proposal:	Variation to condition 2 (specified plans) attached to planning permission 144907/FH/2026 to enable alteration to roof.
Site address:	Wensley House Wilmslow Road Manchester M20 3DE
Ward(s):	Didsbury West
Date application valid:	01 June 2026
Applicant name:	Mr Zaman Ahmad
Agent (if any):	Mr Muhammad Dabeer Rana
Case officer:	Joshua Lee
Recommendation:	Approve
Date of recommendation:	16 July 2026

DESCRIPTION OF SITE, BUILDING AND/OR AREA

The proposal relates to a two-storey detached dwelling house on the corner of Wilmslow Road and Wensley Drive with the principal elevation facing onto Wilmslow Road. The property features an existing part single part two storey rear extension and rear detached garage with hardstanding to off street vehicle parking; gardens are features to the front side and rear.

The property is in a mostly residential part of the Didsbury West ward of Manchester. Car Park D for the Christie Hospital, itself located further down Wilmslow Road, is opposite. The site is within the safeguarded zone for Phase 2B of HS2 and is susceptible to surface water flooding.

DESCRIPTION OF DEVELOPMENT

The applicant is proposing the variation to condition 2 (specified plans) attached to planning permission 144907/FH/2026 to enable alteration to roof.

The proposed varying would change the roof form on the rear extension from a dual hipped roof with middle gulley (lower roof line) to a full hipped roof that runs through at the same ridge height to the main roof. The variation also inserts 4no rooflights.

RELEVANT PLANNING HISTORY

Planning Application - 144907/FH/2026

Erection of two-storey rear extension to form additional living accommodation.

Approve

2026-02-27

Planning Application - 026393

Erection of a detached garage at rear of dwellinghouse

Approve

1986-04-18

CONSULTATION, NOTIFICATION AND PUBLICITY RESPONSES

Consultations

Manchester City Council Highways Services

Manchester City Council Highways Service were consulted on this application and had no objection.

High Speed Two Ltd

No response received.

Notifications and publicity

None received.

NEGOTIATIONS

During the course of the application, concerns were raised regarding the originally proposed roof design, which sought to replace the approved dual roof form with a full hipped roof. Following discussions with the case officer, the applicant was advised that the proposal was unlikely to be supported in its submitted form as it would remove the subservience of the approved extension.

In response, amended plans were submitted. The revised proposal removes the approved dual roof form but introduces an alternative roof design with a lower ridge height than originally proposed. The amended plans were subsequently assessed as part of the application.

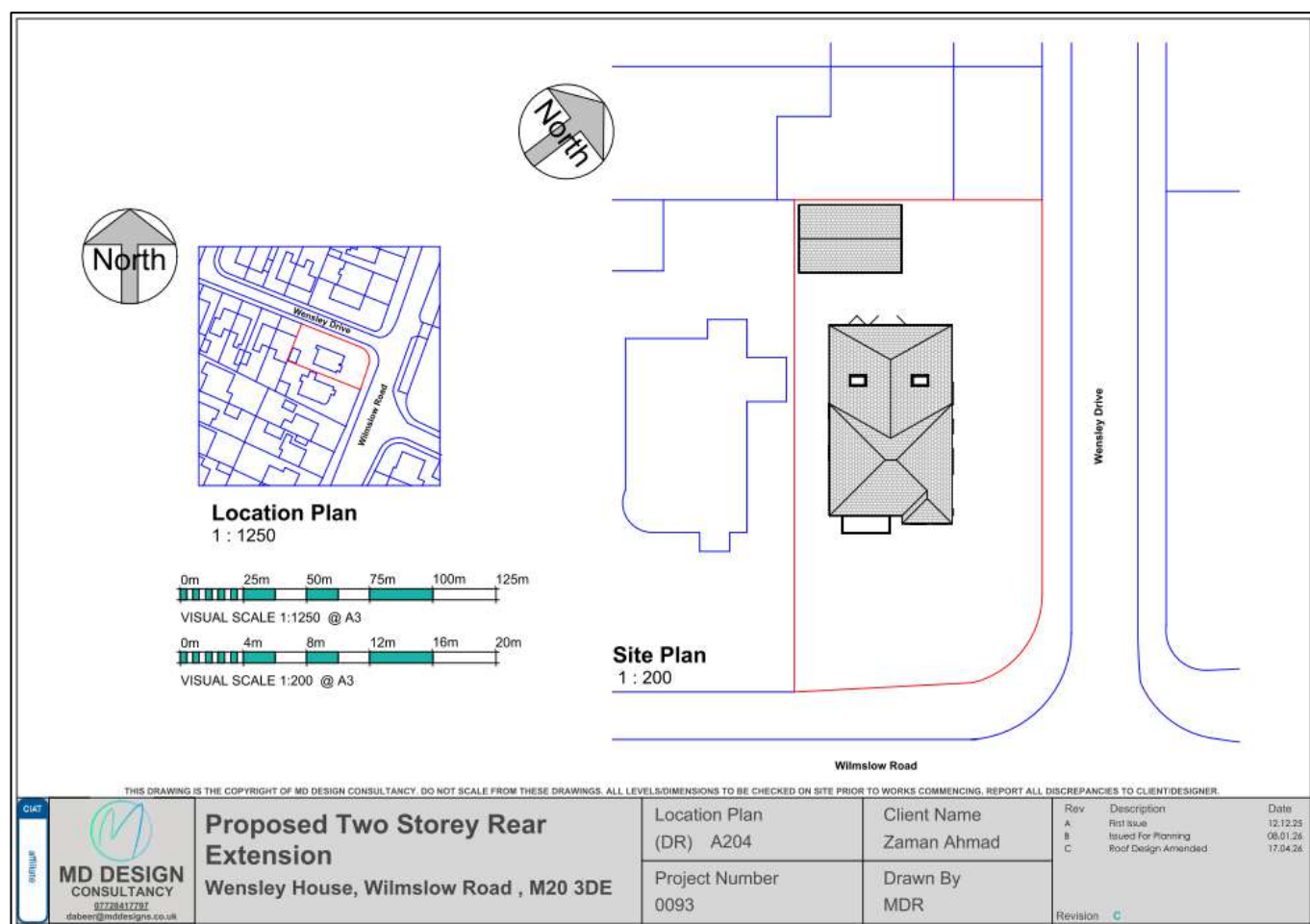


Figure 1. Updated site plan

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 14 – Flood Risk (partially replaced by PfE Policy JP-S 4)
 - 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
 - Environmental Improvement and Protection
 - E3.3 – City major radial and orbital roads and rail routes.
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - JP-S4: Flood Risk and the Water Environment
 - 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
 - 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
 - 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
 - L2: 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 18 - Managing flood risk and coastal change
 - F4: Assessing flood risk for decision-making
 - F8: Sustainable drainage systems and watercourses

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 proposed variation seeks to amend the approved roof form of the rear extension. Following negotiations, amended plans have been submitted which replace the originally proposed full hipped roof with a revised design incorporating a lower ridge height.

The revised roof form is considered to maintain an appropriate relationship with the host dwelling and would remain visually subordinate to the original property. Whilst the amendment would alter the appearance of the approved extension, the roof design retains sufficient differentiation between the original dwelling and the extension and would not appear unduly bulky or dominant.

The proposal is therefore considered to accord with Policies DM1 and EN1 of the Manchester Core Strategy and Policy DC1 of the saved UDP

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.

Although the property occupies a prominent corner plot, the amended roof design has been carefully considered and would remain proportionate to the scale and form of the dwelling. The revised roof form would not result in an incongruous or overbearing feature when viewed from Wensley Drive or Wilmslow Road.

The development would preserve the character and appearance of the host dwelling and would not harm the wider streetscene. The proposal is therefore consistent with Policies DM1 and EN1 of the Manchester Core Strategy, Policy DC1 of the saved UDP and the design objectives of the National Planning Policy Framework

Effects on amenity

Privacy

The proposed rooflights would be positioned flush within the roof slopes and would not give rise to unacceptable overlooking of neighbouring properties. The variation is therefore considered acceptable in terms of privacy and overlooking.

Light

Having regard to the relationship with neighbouring properties, the separation distances involved and the orientation of surrounding dwellings, it is not considered that the amended roof design would result in any material increase in overshadowing, loss of outlook or loss of daylight beyond that already assessed and accepted under the original permission.

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.

Existing or proposed hazardous installations.

HS2 Safeguarding Zone

The applicant is advised that part of the application site falls within land that is covered by HS2 Safeguarding Directions, which remain in place on the former Phase 2b route. As such, the applicant is advised to monitor future Government announcements on this subject.

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 application seeks to vary Condition 2 attached to planning permission 144907/FH/2026 to allow amendments to the approved roof design.

Following negotiations during the course of the application, amended plans were submitted which introduce a revised roof form with a lower ridge height than originally proposed. The amended design is considered to maintain an appropriately subordinate relationship with the host dwelling and would not result in unacceptable harm to the character or appearance of the property or surrounding area.

The proposal would have no materially different impacts on neighbouring residential amenity, highway safety, flood risk or other planning considerations compared with the approved scheme.

The development is considered to accord with Policies DM1 and EN1 of the Manchester Core Strategy, Policy DC1 of the saved UDP, relevant Places for Everyone policies and the design objectives of the National Planning Policy Framework. There are no material considerations which indicate that planning permission should be withheld. Accordingly, the application is recommended for approval.

RECOMMENDATION: APPROVE

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. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. Variation - time

The development must be begun not later than the expiration of three years beginning with the date of planning permission 144907/FH/2026, that date being 27th February 2026.

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 Pack – Plan - Combined Plans - Rev C - 16 Jul 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 and top opening windows

The hereby approved window(s) to be inserted into the first floor of the existing southern elevation (as denoted as left hand side elevation on the approved plans) of the dwellinghouse 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.

5. EXTENSIONS – PD RIGHTS REMOVED FOR NEW OPENINGS

Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be inserted in the development hereby approved, without planning permission being granted by the Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.