MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-000613
Application type:	Removal/variation of conditions
Proposal:	Variation of Condition 2 (Specified plans) and 3 (Materials) attached to Planning Permission 144045/FH/2025 to reduce the approved extension footprint, alter the roof construction and materiality, and elevational alterations.
Site address:	2 Fairhaven Avenue Manchester M21 8TW
Ward(s):	Chorlton Park
Date application valid:	08 June 2026
Applicant name:	Ms Samantha Jury Dada
Agent (if any):	Mr James Darwent
Case officer:	Holly Wright
Recommendation:	Approve
Date of recommendation:	28 July 2026

Description of site, building and/or area

The application relates to a two-storey end-terraced residential dwellinghouse of red and buff brick, red paint, and white paint with a red tiled hipped roof. The property features white uPVC framed windows, a front porch canopy/overhang, a modest front garden bordered by a low level stone wall, a part-single / part-two storey rear outrigger, a paved driveway to the rear (accessed via Sandy Lane), and a spacious side and rear garden bordered high-level timber fencing.

Fairhaven Avenue is a residential street situated within the Chorlton Park ward of Manchester, close to Beech Road Park, Cleveleys Avenue allotments, and Barlow Moor Road (B5217). The area is predominantly residential in terms of its character, consisting of terraced and semi-detached dwellinghouses, and benefits from its proximity to Chorlton District Centre and public outdoor green spaces.

The property is not listed, nor is it sited within a Conservation Area.


380A
Sandy Ln
Hartington Rd
Lux Lounge
Sandy Ln
Fairhaven Ave
12
44
46
HomeWork
Handyman
6
8
10
12
Double Zero


Amplyfy Group

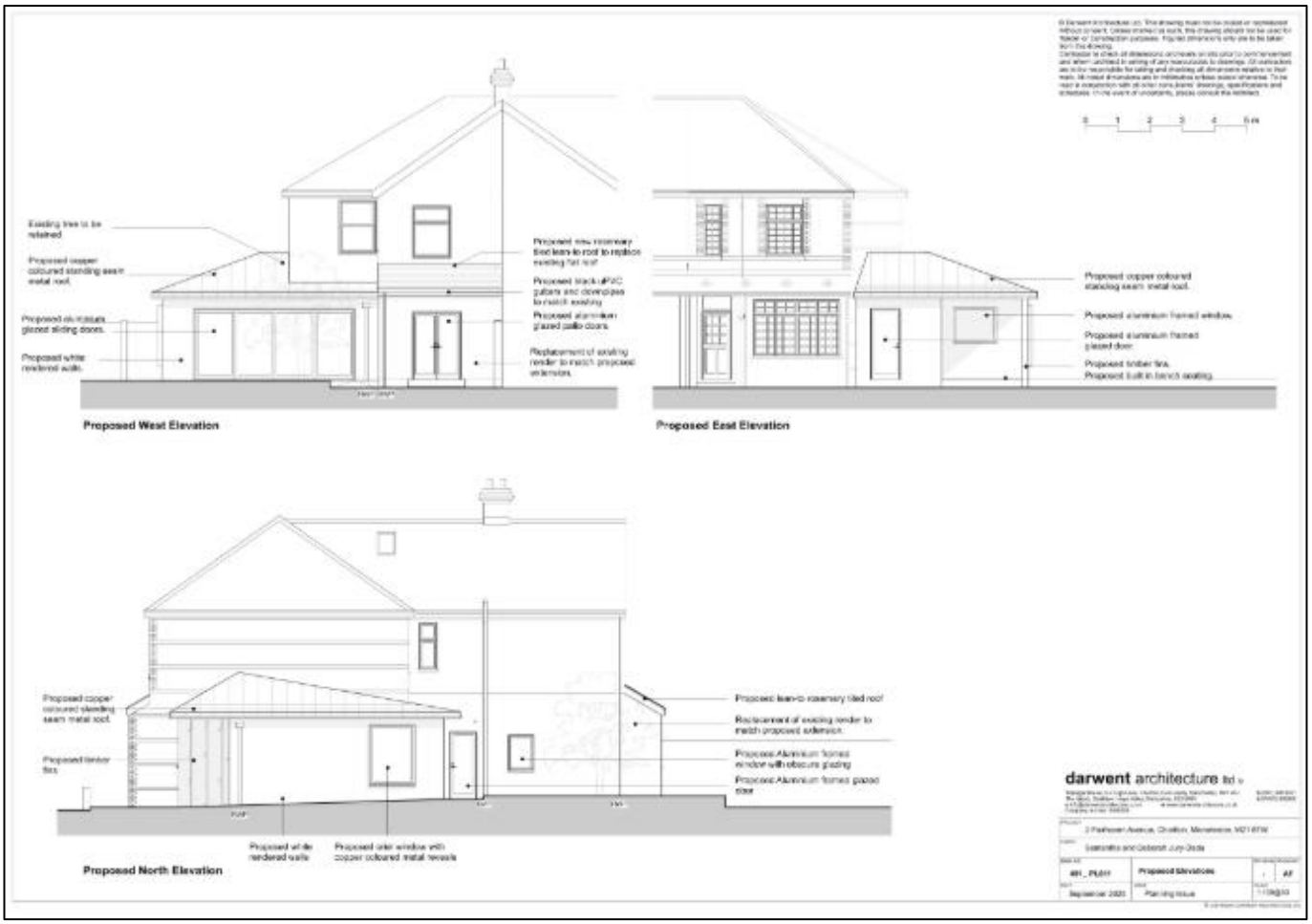

Amplyfy group


Amplyfy
Group
MJ20 VTC

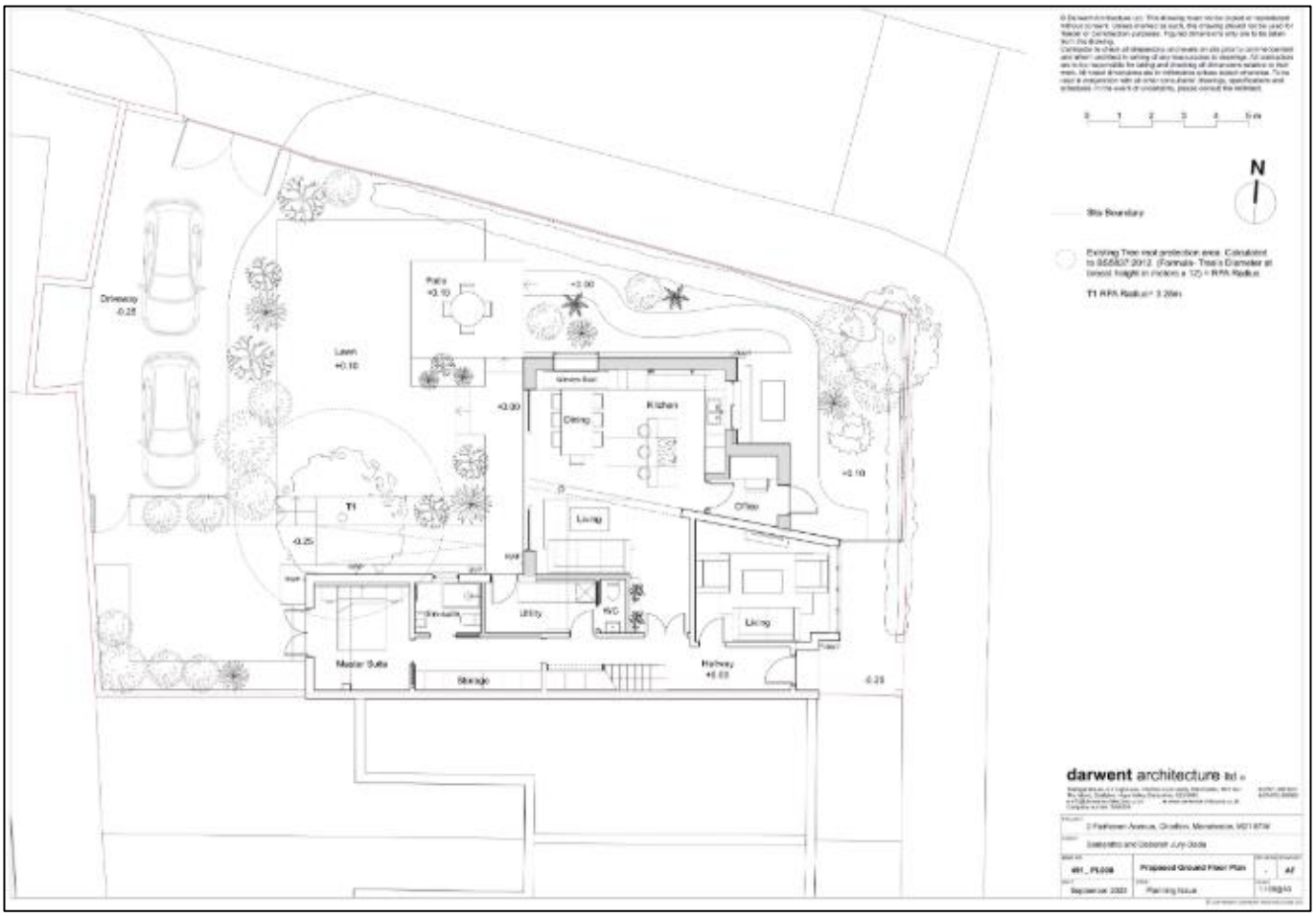
Description of development

Under planning application 144045/FH/2025, planning permission was granted for the erection of a single storey side extension and alterations to the existing property with associated landscaping works in 2025.

The applicant is now seeking to vary conditions 2 (specified plans) and 3 (materials) attached to planning permission 144045/FH/2025 in order to reduce the footprint of the approved extension, alter its roof construction and materiality, together with elevational alterations.



Approved elevations of 144045/FH/2025



Approved ground floor plan of 144045/FH/2025

Relevant planning history

Planning Application - 144045/FH/2025 - Erection of single storey side extension and alterations to existing property with associated landscaping works – Approved (2025).

Consultation, notification and publicity responses

Consultations
No consultees.

Notifications and publicity
Local residents – no representations received.

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

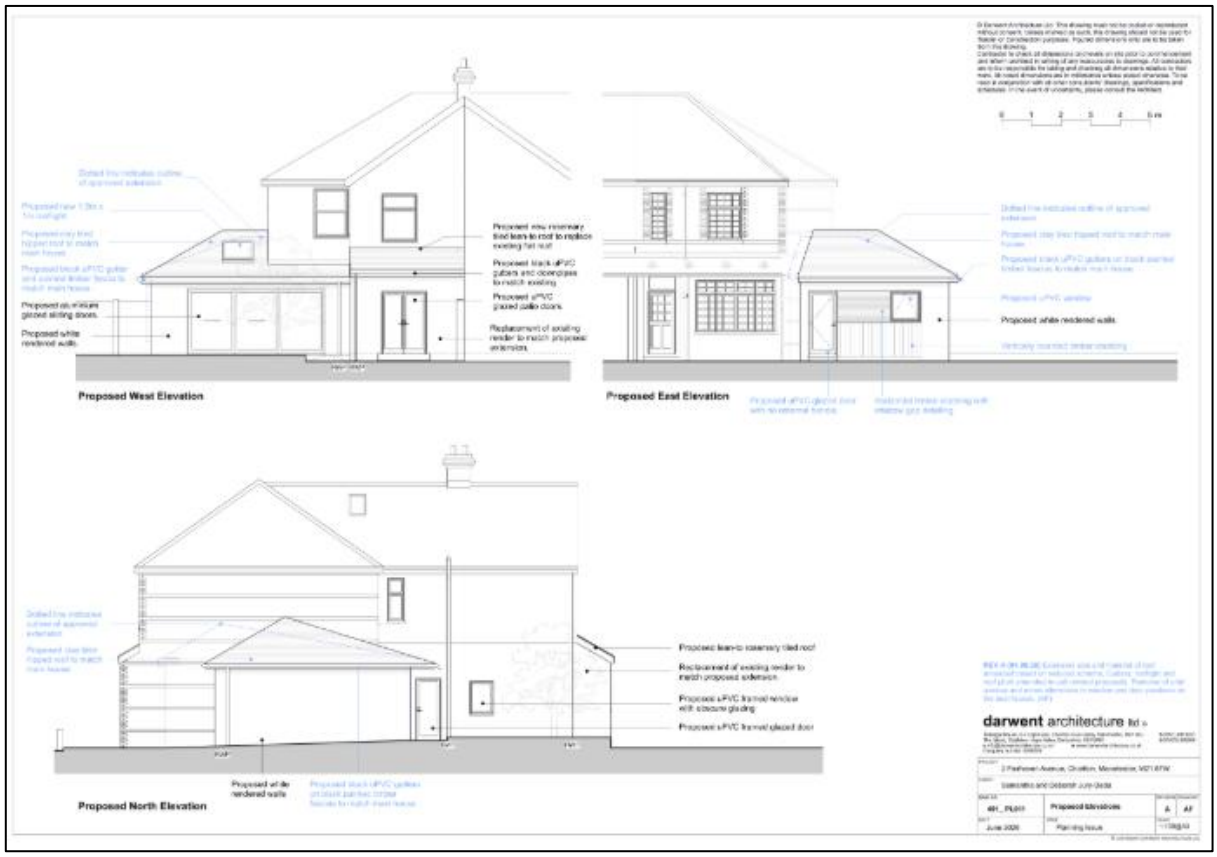
The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN19 – Waste

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

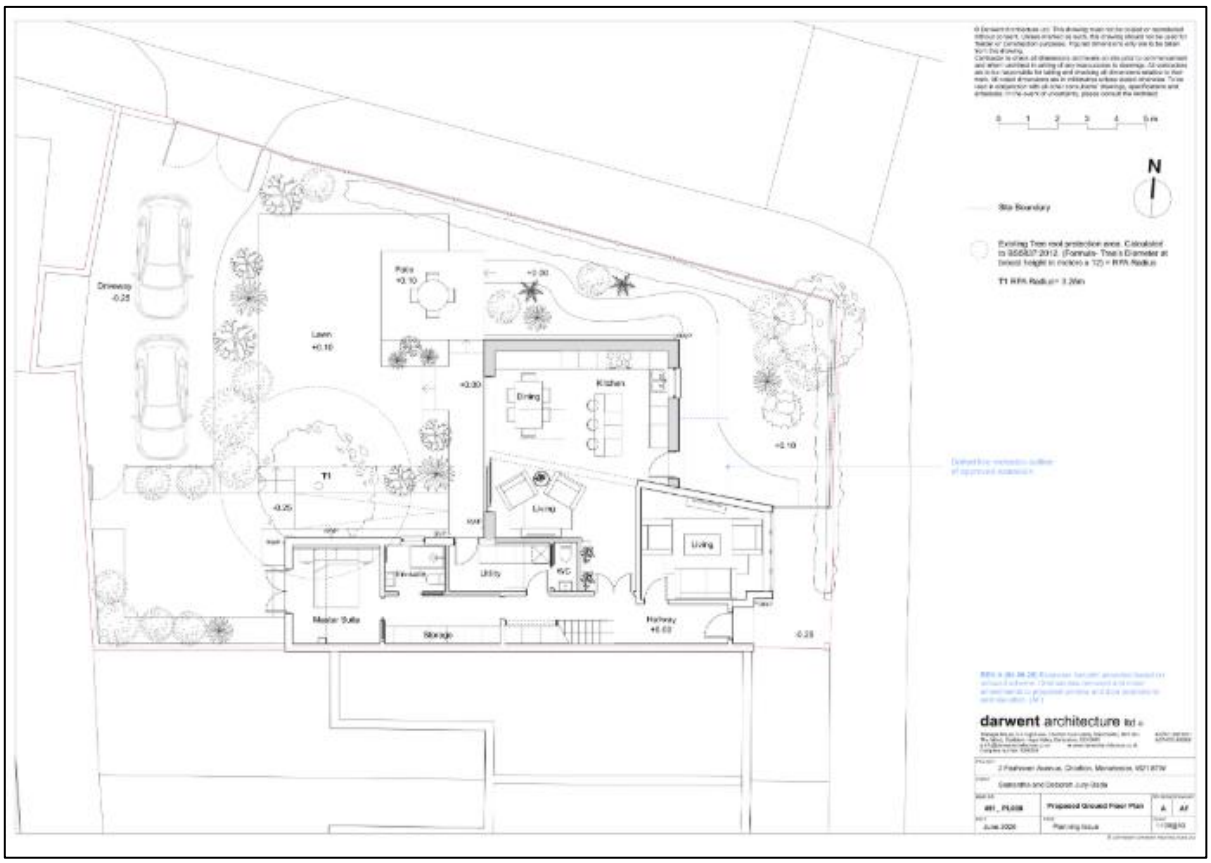
The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places

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

Assessment



Submitted proposed elevations

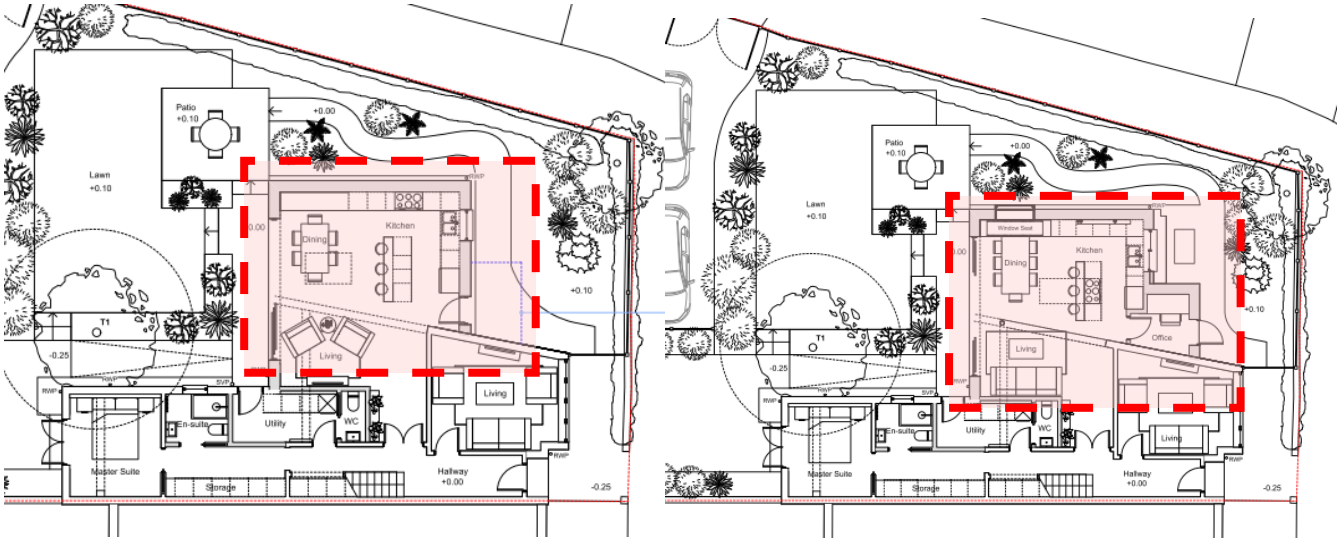


Submitted proposed ground-floor plan

Principle – the principle of the proposal, to vary the specified plans and materials of a previous planning permission in order to reduce the footprint of the approved extension, alter its roof construction and materiality, together with elevational alterations, is acceptable. Notwithstanding this, further consideration must be given to how the proposal affects the siting, scale, and massing of the property, its appearance, and impact upon visual and residential amenity, waste storage and parking, amongst other matters.

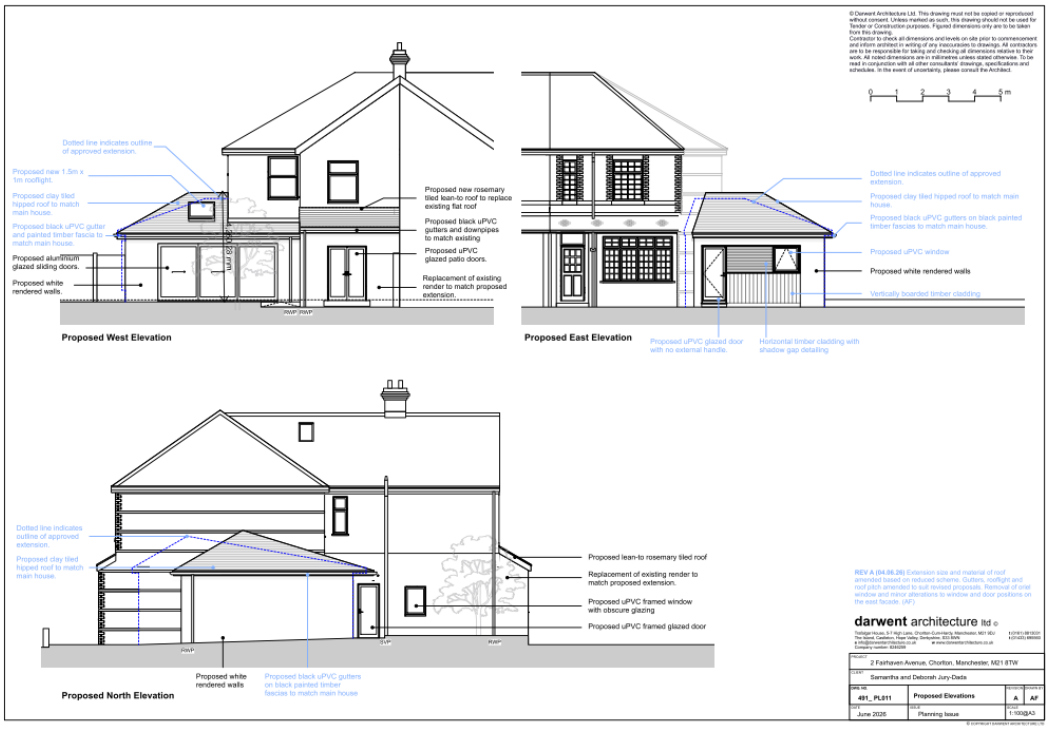
Description of proposed alterations to 144045/FH/2025 – the proposal includes the following alterations to the previous planning permission:

A reduction in the footprint of the previously approved extension, with the proposed extension measuring to 6.56m in length instead of 8.149m (see figures included below). The overall width of the extension would remain unaltered as would the gaps to the boundaries.



Proposed extension footprint (left) and previously approved extension footprint (right)

Alterations to the roof form of the previously approved extension, including an increase in height from 3.99m to 4.26m and a widening of its ridge line (see figure included below).



Submitted elevations with previously approved extension outline in blue

Alterations to the materiality of the previously approved extension including a clay tiled hipped roof to match the existing dwellinghouse (rather than the previously approved copper coloured standing seam metal roof), omission of the timber fins proposed in the northern side elevation, and inclusion of a timber cladding feature to the front elevation.

Alterations to the elevational treatment of the previously approved extension including a 3-panelled sliding door set to the rear (rather than a 4-panelled), omission of the window in the northern side elevation, and the inclusion of a timber cladding feature to the front elevation.

Siting, scale, and massing – the proposed amendments to the previously approved scheme are considered to have an acceptable impact upon the siting, scale, and massing of the property as they would result in a reduction in the extension's footprint, thus reducing its overall massing. Further to this, the increase in the height of the extension is marginal and is not considered to cause undue harm to the visual or residential amenity of the area as it would remain visually subservient to the existing dwellinghouse and would be sited away from neighbouring residential properties.

Appearance and visual amenity – the proposed amendments to the previously approved scheme are considered to have an acceptable impact upon the appearance of the existing dwellinghouse and the visual amenity of the area. The changes would allow for a more traditional appearance to be retained, as a result of the matching roof tiles proposed, which would be more in-keeping with the established street scene. The small section of timber cladding proposed to the front is also considered acceptable given that a contemporary design has already been accepted for the extension under the previous approval. The fenestration alterations are minor in nature and do not materially alter the conditions previously accepted, resulting in only a minimal impact upon the visual amenity of the area**.**

Residential amenity – as the extension would be sited to the north of the existing dwellinghouse away from neighbouring properties, the proposed amendments to the previously approved scheme are considered to have an acceptable impact upon the residential amenity of the area as they would not significantly affect neighbouring occupiers.

Waste – the proposal would not alter the waste storage and management arrangements of 144045/FH/2025.

Parking – the proposal would not alter the parking arrangements of 144045/FH/2025.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

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

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. No significant problems have arisen during the consideration of this application, and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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

1) Time limit:

The development must be begun not later than the expiration of three years beginning with the date of planning permission 144045/FH/2025 that date being the 17 November 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:

'Proposed Ground Floor Plan', numbered '491_PL008 REVISION A', received by the City Council as Local Planning Authority on the 8th June 2026.
'Proposed First Floor Plan', numbered '491_PL009 REVISON A', received by the City Council as Local Planning Authority on the 8th June 2026.
'Proposed Roof and Landscape Plan', numbered '491_PL010 REVISION A', received by the City Council as Local Planning Authority on the 8th June 2026.
'Proposed Elevations', numbered '491_PL011 REVISION A', received by the City Council as Local Planning Authority on the 8th June 2026.
'Proposed Elevations in Context' numbered '491_PL012 REVISION B', received by the City Council as Local Planning Authority on the 8th June 2026.
'Materials Schedule Revision A', received by the City Council as Local Planning Authority on the 8th 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.

3) Materials:

The materials used in the external surfaces of the development hereby approved shall be those as specified on the following approved drawings/documents:

'Proposed Elevations', numbered '491_PL011 REVISION A', received by the City Council as Local Planning Authority on the 8th June 2026.
'Proposed Elevations in Context' numbered '491_PL012 REVISION B', received by the City Council as Local Planning Authority on the 8th June 2026.
'Materials Schedule Revision A', received by the City Council as Local Planning Authority on the 8th June 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) Tree protection:

In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard BS 5837:2012 (Trees in relation to construction)
(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy.