MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-000687
Application type:	Removal/variation of conditions
Proposal:	Variation of condition 2 (specified plans) attached to planning permission 142937/FH/2025 to allow for changes to the roof form of the extension and elevational alterations.
Site address:	2 Higson Avenue Manchester M21 9FW
Ward(s):	Chorlton
Date application valid:	15 June 2026
Applicant name:	Mr Patrick Clancy
Agent (if any):	Mr Oliver Kearney
Case officer:	Holly Wright
Recommendation:	Refuse
Date of recommendation:	03 August 2026

Description of site, building and/or area

The application relates to two-storey end-terraced C3 dwellinghouse of red and cream/mottled brick with a grey slate dual pitch roof. The property features white uPVC windows, including a ground floor bay to the front, a modest front garden bordered by a mid-level redbrick wall and mature hedging, a single storey rear outrigger, a raised timber decking area, and a detached outbuilding situated within the rear garden featuring mature trees and soft landscaping. No off-street parking provisions are associated with the property.

Higson Avenue is a residential street situated within the Chorlton ward of Manchester, close to Beech Road Park, Barlow Moor Road (A5145), and Chorlton Green. The area is predominantly residential in terms of its character, consisting of terraced and semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

The property is not listed, nor is it sited within a conservation area.


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Copgrove Rd
Copgrove Rd
Copgrove Rd
Copgrove Rd
Copgrove Rd
Higson Ave
Higson Ave
2 Higson Ave
Recently viewed



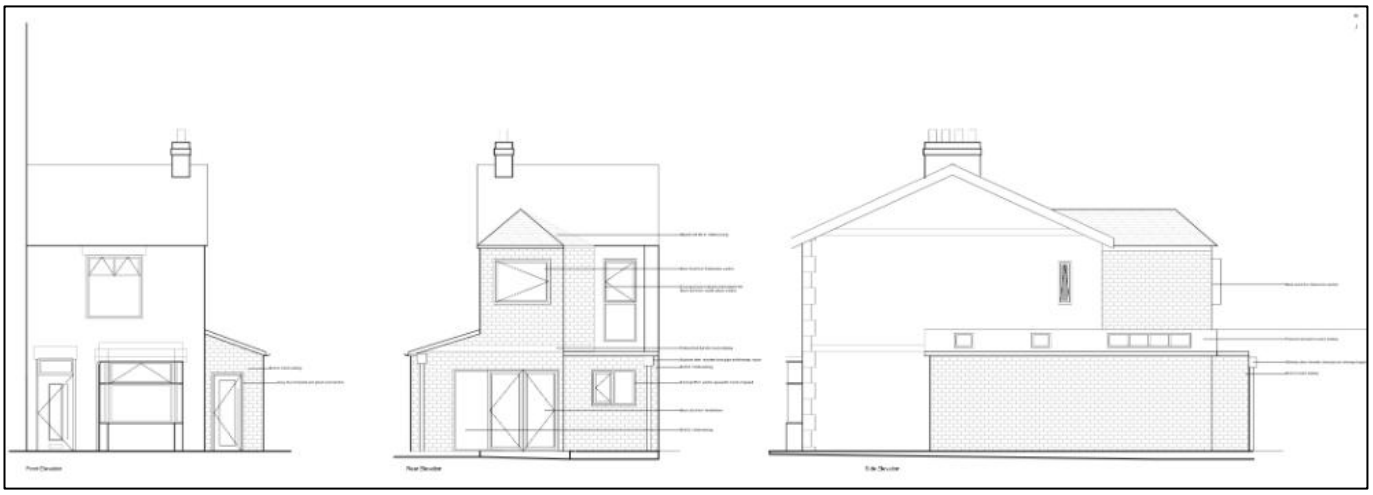



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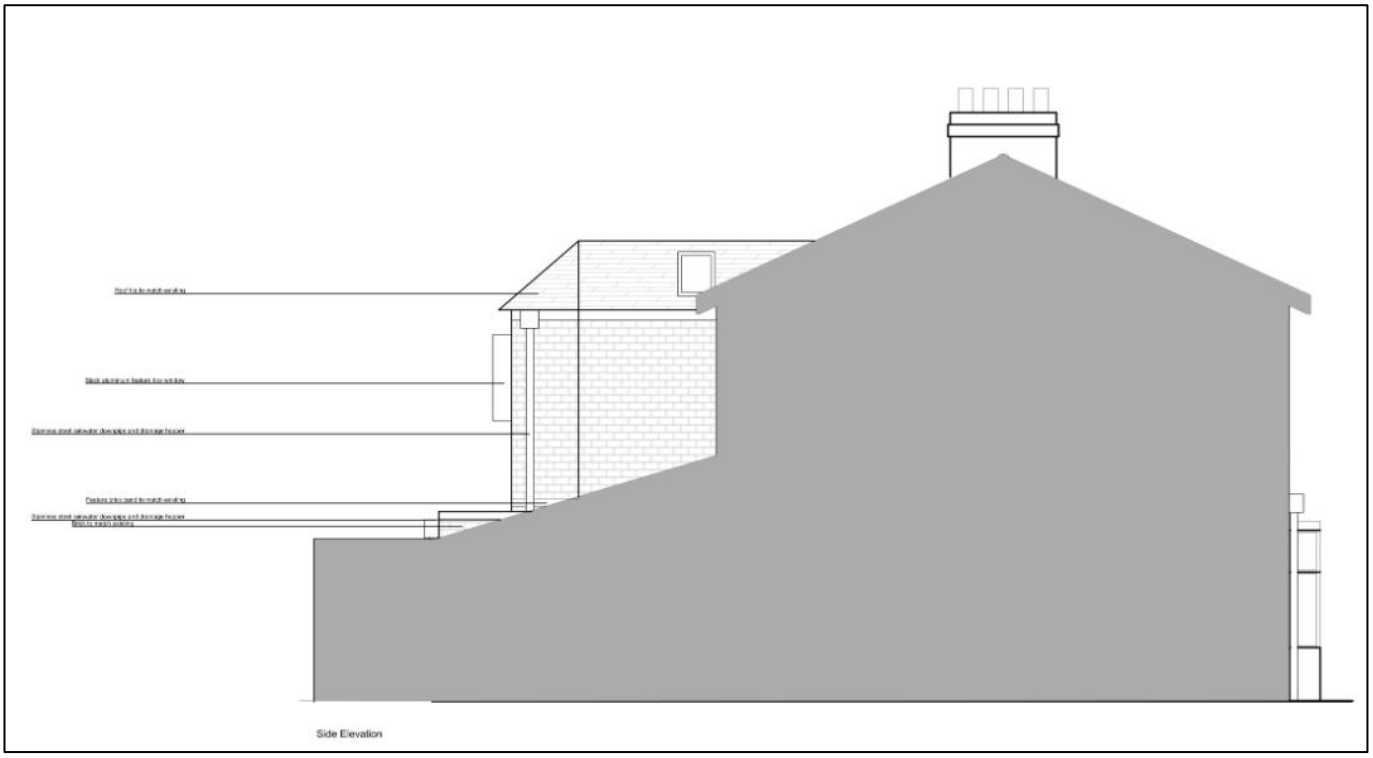
Description of development

Planning permission was granted under 142937/FH/2025 for the erection of a single storey side and part-single / part-two storey rear extension together with the relocation of a side gate to provide additional living accommodation in September 2025.

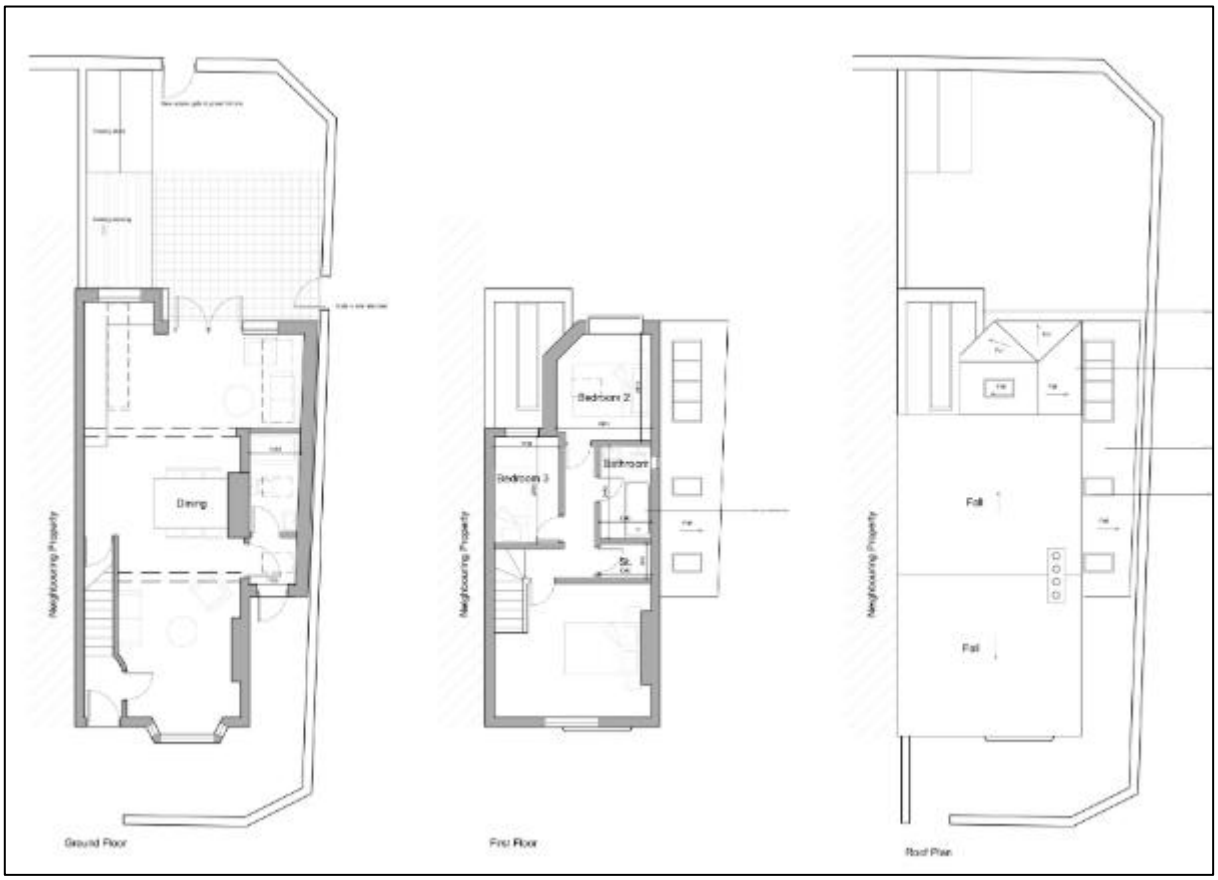
The applicant is now seeking to vary condition 2 (specified plans) attached to planning permission 142937/FH/2025 to allow for changes to the roof form of the extension and elevational alteration.



Approved elevations of 142937/FH/2025



Approved side elevation of 142937/FH/2025



Approved plans of 142937/FH/2025

Relevant planning history

Planning Application - 142937/FH/2025 - Erection of a single storey side and part-single/ part-two storey rear extension together with the relocation of side gate to provide additional living accommodation – Approved (2025).

Consultation, notification and publicity responses

Consultations

Chorlton Civic Society – no response received.

Notifications and publicity

One letter of objection was received from a local resident in response to the application; the comments are summarised as follows:

- The revised roof plan still has a "brick parapet upstand" label on the retained flat roof, but the side elevation drawings do not show this upstand.
- The building work is in progress and a brick upstand, currently 8 bricks proud of the pitched roof gutter, is under construction. It partially replaces the existing kitchen pitched roof, encasing a steel girder that presumably will support the 2nd floor extension.
- I would like to know what the real plans are for this upstand, and how it's proposed it's going to look when complete. It clearly won't be as per AV2.02.pdf

Relevant policies

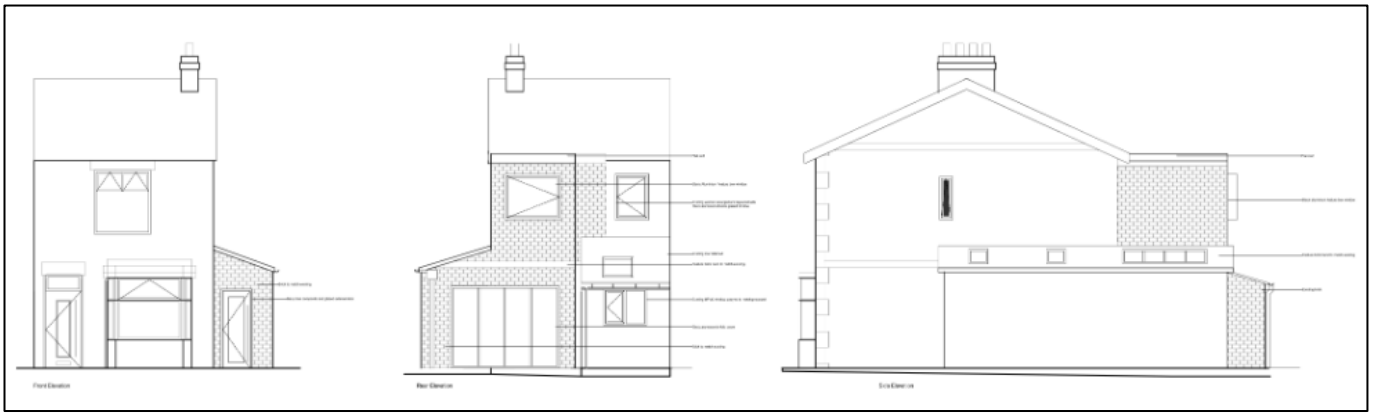
Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions
- Policy DC1.3: *"Notwithstanding the generality of the above policies, the Council will not normally approve: (b) 2-storey extensions with a flat roof, particularly those which would be visible from the public highway"*

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

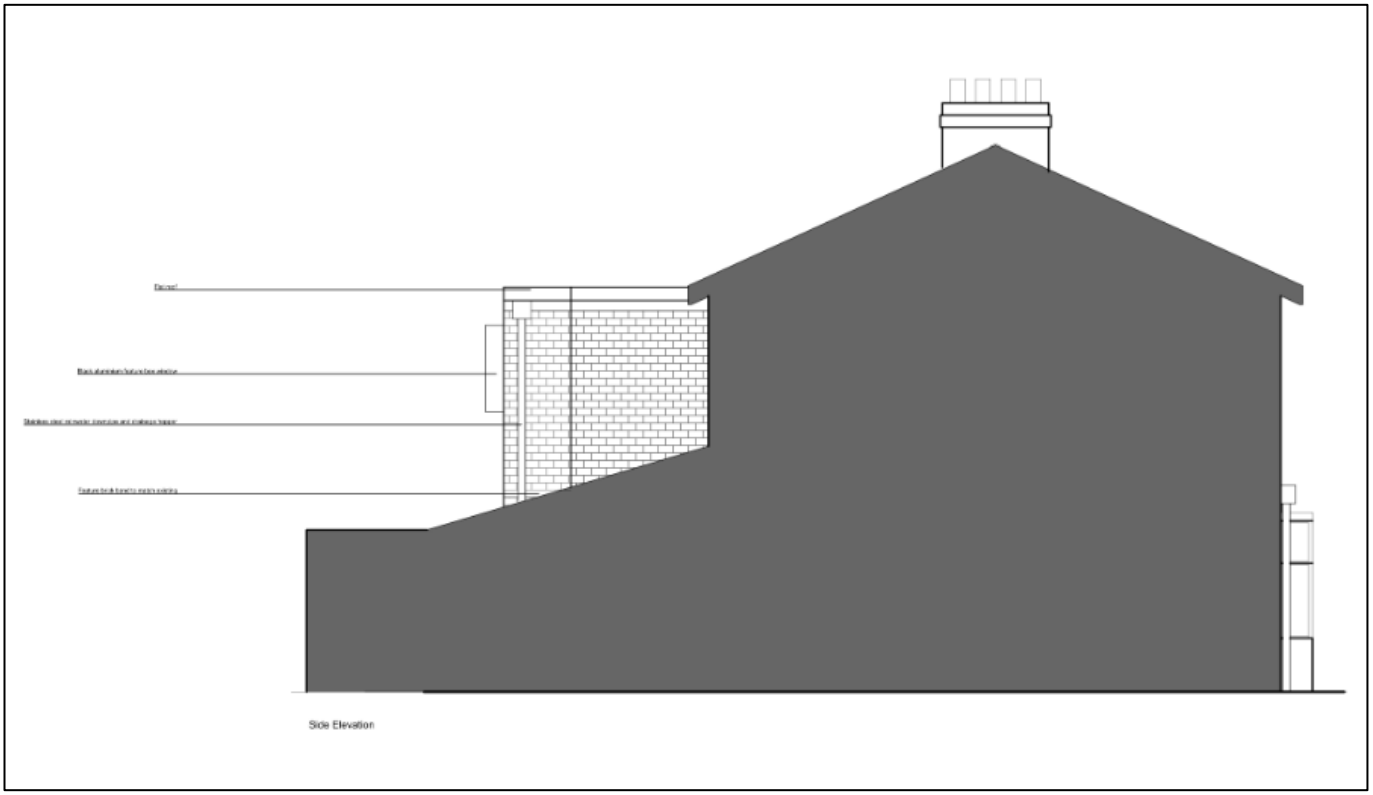
Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.
- Policy JP-P1 – Sustainable Places

The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places
- Paragraph 140: *"Local planning authorities should ensure that relevant planning conditions refer to clear and accurate plans and drawings which provide visual clarity about the design of the development, and are clear about the approved use of materials where appropriate. This will provide greater certainty for those implementing the planning permission on how to comply with the permission and a clearer basis for local planning authorities to identify breaches of planning control. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used)."*

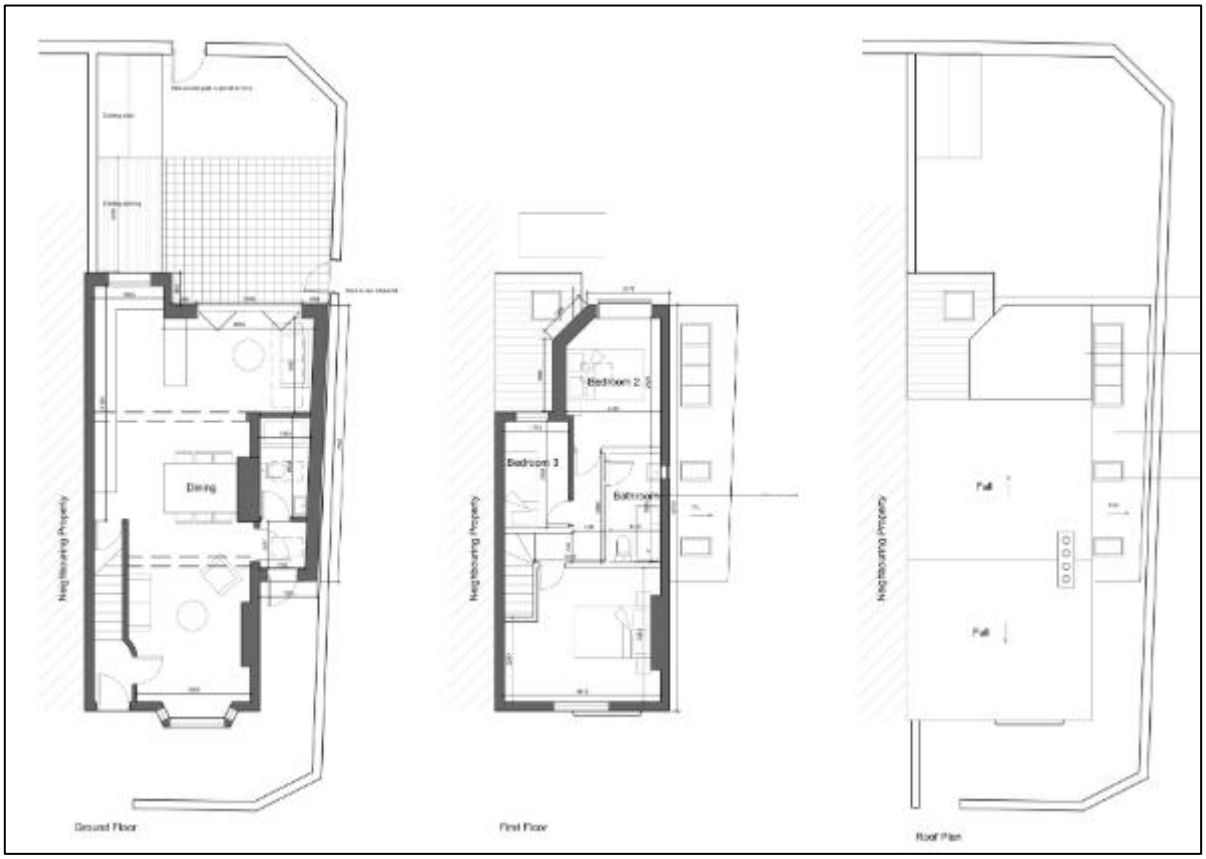
Draft National Planning Policy Framework (NPPF, 2025)
The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.
- Chapter 12 – Making Effective Use of Land
- Policy L4: Residential extensions
- Chapter 14 – Achieving Well-Designed Places
- Policy DP3: Key principles for well-designed places
- Policy DP4: The design process – *"The local planning authority should… Not allow the quality of approved development to be materially diminished between permission and completion, as a result of changes proposed following its initial approval (for example through changes to approved details)."*



Submitted proposed elevations



Submitted proposed side elevation



Submitted proposed plans

Assessment

Principle – Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions must be made in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (2024) reinforces this requirement in paragraphs 2 and 48, whilst paragraph 12 indicates that the presumption in favour of sustainable development does not alter the statutory status of the development plan as a starting point for decision-making and that, where a planning application conflicts with an up-to-date development plan, permission should not normally be granted.

In the case of this application, the principle of the proposal is considered unacceptable and cannot be supported as it conflicts with the development plan policies and associated guidance listed in the preceding section.

It is considered that the proposal would result in an unacceptable and unduly harmful impact upon the character and appearance of the host dwellinghouse as well as the visual amenity of the surrounding area. In particular, the proposed first-floor flat roof design would appear visually incongruous and out-of-keeping with the established built form and roofscape of the area.

Further to this, the proposal is also contrary to the design principles established and accepted under the original planning permission 142937/FH/2025 which was approved in September 2025. During the determination of that application, amendments were secured through negotiation to replace a proposed flat roof with a hipped roof design at first-floor level in order to safeguard visual amenity. The reintroduction of a flat roof design undermines the rationale of that approval and would result in an unacceptable form of development.

On this basis, the proposal is considered to conflict with the principles set out under saved policies DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy, policy JP-P1 of Places for Everyone, chapter 12 and

paragraph 140 of the National Planning Policy Framework (2024), and chapter 14 and policies DP3 and DP4 of the draft National Planning Policy Framework (2025).

Scope of works – the application seeks to vary condition 2 (specified plans) attached to planning permission 142937/FH/2025. The proposed changes include:

- Replacement of the approved hipped roof at first-floor level to the rear with a flat roof design.
- Replacement of the approved ground-floor rear flat roof with a pitched roof design.
- Alterations to the ground-floor rear elevation, replacing the approved window and door arrangement with a set of black aluminium-framed bi-folding doors.
- Alterations to the first-floor rear elevation, replacing the approved window with a smaller black aluminium-framed window.
- Relocation of the approved first-floor window within the northern side elevation further eastwards.

Appearance and visual amenity – the proposal seeks to amend the previously approved scheme through the replacement of the approved hipped roof at first-floor level to the rear with a flat roof design. The proposed flat roof would sit at the same level as the existing eaves line of the application property and would measure to approximately 5.7m in height, as indicated on the submitted drawings. Due to the property's end-terrace position, both the proposed extension and altered roof form would be highly visible within the street scene and public realm, particularly from viewpoints along Copgrove Road.

It is considered that this alteration to the approved scheme is wholly unacceptable on account of the unduly harmful impact it would have upon the character and appearance of the host dwellinghouse and the visual amenity of the surrounding area. The proposed first-floor flat roof form would appear visually incongruous and out-of-keeping with the application property, which features a dual-pitched roof form characteristic of this terrace and of the prevailing built form within the surrounding area. The established roofscape is defined predominantly by dual-pitched roofs and there does not appear to be a convincing precedent for first-floor extensions incorporating flat roof forms. Whilst a number of flat-roofed dormer extensions are evident within the surrounding area, these represent a different form of development and therefore cannot be relied upon to establish a strong precedent for the current proposal. For these reasons, it is considered that the proposed flat roof would juxtapose harshly with the established roofscape of the area and would represent an unsympathetic and inappropriate design intervention that would result in undue visual harm to the character and appearance of both the host dwellinghouse and the wider area.



Roofscape of surrounding area



Roofscape of surrounding area



View of application property within street



View of application property within street (2025)

This element of the proposal would directly conflict with saved policy DC1.3(b) of the Unitary Development Plan for the City of Manchester which states that “the Council will not normally approve… 2-storey extensions with a flat roof, particularly those which would be visible from the public highway”. The proposal would also fail to comply with SP1 of the Manchester Core Strategy which seeks to ensure that development makes a positive contribution to neighbourhoods of choice through the creation of well-designed places that enhance local character and protect the built environment. Additionally, the proposal would be contrary to policy DM1 of the Manchester Core Strategy which requires development to demonstrate appropriate siting, layout, scale, form, massing, materials and detailing, and to have regard to the character and appearance of the surrounding area. The proposal is also inconsistent with chapter 12 of the National Planning Policy Framework (2024), particularly paragraph 135, which requires developments to be visually attractive as a result of good design and sympathetic to local character, history and the surrounding built environment. The proposed flat roof form fails to achieve these objectives and would therefore be unacceptable in design terms.

The proposal also seeks a number of other alterations to the previously approved scheme including the replacement of the approved ground-floor rear flat roof with a pitched roof design, alterations to the ground-floor rear elevation (replacing the approved window and door arrangement with a set of black aluminium-framed bi-folding doors), alterations to the first-floor rear elevation (replacing the approved window with a smaller black aluminium-framed window), and the relocation of the approved first-floor window within the northern side elevation further eastwards. It should be noted that these elements of the proposal are not considered to raise significant concerns in terms of their appearance and impact upon visual amenity.

Residential amenity – given that the siting, orientation and footprint of the extension, together with its relationship to the site's shared boundaries, would remain unchanged from the approved scheme, the proposed alterations are not considered to give rise to significant additional impacts upon the residential amenity of neighbouring occupiers.

Waste storage – the waste storage and management arrangements accepted under 142937/FH/2025 would be unaffected by the proposal.

Parking – the parking arrangements and highways impacts accepted under 142937/FH/2025 would be unaffected by the proposal.

Conclusion – overall, it is considered that the proposal would result in an unacceptable and unduly harmful impact upon the character and appearance of the host dwellinghouse as well as the visual amenity of the surrounding area. In particular, the proposed first-floor flat roof design would appear visually incongruous and out-of-keeping with the established built form and roofscape of the area.

Further to this, the proposal is also contrary to the design principles established and accepted under the original planning permission 142937/FH/2025 which was approved in September 2025. During the determination of that application, amendments were secured through negotiation to replace a proposed flat roof with a hipped roof design at first-floor level in order to safeguard visual amenity. The reintroduction of a flat roof design undermines the rationale of that approval and would result in an unacceptable form of development.

On this basis, the proposal is considered to conflict with the principles set out under saved policies DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy, policy JP-P1 of Places for Everyone, chapter 12 and paragraph 140 of the National Planning Policy Framework (2024), and chapter 14 and policies DP3 and DP4 of the draft National Planning Policy Framework (2025).

The agent of the application was informed of the above issues and notified of the LPA’s intent to refuse the proposal.

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: Refuse

Article 35 Declaration

The proposal would not improve the social and environmental conditions of the area, nor does it comply with the development plan and therefore does not comprise sustainable development. There are no conditions which could reasonably have been imposed, which would have made the development acceptable, and it is therefore not possible to approve the application.

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

1) The proposal, by reason of its prominence within the street scene and public realm together with its inappropriate and visually incongruous roof form at first-floor level, would appear out-of-keeping and juxtapose harshly with the character and appearance of the host dwellinghouse and the established roofscape of the surrounding area. The proposal would represent an unsympathetic design intervention that would cause undue harm to the visual amenity of the surrounding area and would fail to positively respond to local character. As such, the proposal is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy, policy JP-P1 of Places for Everyone, chapter 12 and paragraph 135 of the National Planning Policy Framework (2024), and policies DP3, DP4, and L4 of the Draft National Planning Policy Framework (2025).