MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	OTH-2026-001575
Application type:	Non-Material Amendment
Proposal:	Non-Material Amendment to Planning Permission 139191/FO/2024 for the erection of a three-bedroom detached house and garage, to allow for replacement of the kitchen windows on the front (west) elevation with patio doors, and alteration of the detached garage roof from a pitched roof to a flat/sloping roof.
Site address:	7A Colgate Crescent Manchester M14 6FN
Ward(s):	Withington
Date application valid:	08 September 2026
Applicant name:	Mr Richard Ianson
Agent (if any):	
Case officer:	Holly Wright
Recommendation:	Refuse
Date of recommendation:	29 September 2026

Description of site, building and/or area

The application relates to a vacant plot of land situated to the immediate west of No.7 Colgate Crescent. The site itself comprises the fenced-off side garden of No.7 Colgate Crescent, however, now exists in an overgrown and disused state. The site is intended to accommodate the two-storey three-bedroom detached dwellinghouse and garage originally allowed on appeal under 08/01231/REF and subsequently approved under 139191/FO/2024 following expiry of the scheme.

The plot is bounded to the north and west by Colgate Crescent and to the south and east by neighbouring residential properties. Situated within the Old Moat ward of Manchester, the site benefits from its proximity to Old Moat Park, Fallowfield cycling loop and Wilbraham Road (A6010) with a surrounding area that is predominantly residential in terms of its character.

Description of development

The applicant gained planning permission for the “Erection of a 2 storey detached dwellinghouse with detached garage and creation of new vehicular access off Colgate Crescent” after being allowed on appeal under reference 08/01231/REF in relation to planning application reference 085898/FO/2008/S1.

Following expiry of the scheme, the applicant resubmitted and gained planning permission for the “Erection of three bedroom detached house and garage” under planning application 139191/FO/2024 in April 2024.

The applicant now wishes to make alterations to the approved scheme, which they consider to be non-material.

Relevant planning history

Planning Application - 074316/OO/2004/S1 - Outline application for the erection of a detached house and garage – Refused (2005).

Planning Application - 080685/FO/2006/S1 - Erection of 1 No.x 2 storey, 3 bedroom detached house and garage in side garden – Refused (2006).

Planning Application - 085898/FO/2008/S1 - Erection of a 2 storey detached dwellinghouse with detached garage and creation of new vehicular access off Colgate Crescent – Refused (2008). Allowed on appeal under 08/01231/REF.

Planning Application - 139191/FO/2024 - Erection of three bedroom detached house and garage – Approved (2024).

Planning Application - CDN/25/0404 - Discharge of conditions 5 (ground conditions), 7 (flood risk), 8 (EV charging) and 9 (cycle store) attached to planning permission referenced 139191/FO/2024 – Split (2025).

Planning Application - CDN/25/0767 - Discharge of Condition 7 (drainage) attached to planning permission 139191/FO/2024 – Refused (2025).

Planning Application - CDN/25/0955 - Discharge of Condition 7 (Drainage) attached to planning permission 139191/FO/2024 – Approved (2025).

Consultation, notification and publicity responses

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 DC7 – New Housing Development

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
- Policy H1 – Overall Housing Provision
- Policy H6 – South Manchester
- Policy H11 – Houses in Multiple Occupation
- Policy T1 – Sustainable Transport
- Policy EN14 – Flood Risk

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-H1: Scale, Distribution, and Phasing of New Housing Development
- Policy JP-J3: Type, Size, and Design of New Housing
- Policy JP-P1: Sustainable Places

National Planning Policy Framework (NPPF, 2026)
- Chapter 4 – Achieving sustainable development
- Chapter 6 – Delivering a sufficient supply of homes
- Chapter 12 – Making effective use of land
- Chapter 14 – Achieving well-designed places

Assessment

Section 96A of the Town and Country Planning Act 1990 (as inserted by Section 190 of the Planning Act 2008) enables a Local Planning Authority to make a change to an existing planning permission where it is satisfied that the amendment is non-material. In determining whether a change is material, the authority must have regard to the effect of the proposed amendment, together with any previous non-material amendments, on the planning permission as originally granted.

The application relates to planning permission 139191/FO/2024 which granted planning permission for the “erection of three bedroom detached house and garage”.

The applicant now seeks to make the following amendments to the approved scheme:

- Infilling of the ground-floor south-facing doors.
- Insertion of an additional window in the eastern elevation of the dwellinghouse.
- Repositioning of the windows in the eastern elevation of the dwellinghouse.
- Installation of an access ramp to the front/west of the dwellinghouse.
- Alterations to the garage roof form from dual-pitch to mono-pitch.
- Repositioning of the cycle store, bin store, and EV charger.
- Alterations to materiality including changing from red Accrington brick to a smooth red brick finish and omission of the brick string course distinguishing between ground and first-floor level and the decorative brick window/door headers.
- Replacement of a ground-floor window in the western elevation with a set of doors.
- Repositioning of the front door and window set in the western elevation.

Further to this, the drawings submitted under OTH-2026-001575 do not appear to scale correctly as scaled measurements taken from the drawings do not match the annotated dimensions. As such, the drawings lack clarity and are not considered to be of an acceptable standard.

The insertion of an additional window and repositioning of the windows in the eastern elevation of the dwellinghouse, the installation of an access ramp to the front of the dwellinghouse, the alterations to the garage roof form, repositioning of the cycle store, bin, store, and EV charger, and alterations to the materiality of the dwellinghouse are considered to be material changes to the approved scheme due to additional impacts upon the visual and residential amenity of the area, requiring further notification of neighbouring properties.

For these reasons, it is considered that a new planning application would need to be submitted to enable statutory consultation of neighbouring residents to be actioned as well as a detailed assessment of the proposed alterations to the scheme. The application is therefore refused on this basis.

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

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

1) The proposed amendments relate to:

- Infilling of the ground-floor south-facing doors.
- Insertion of an additional window in the eastern elevation of the dwellinghouse.
- Repositioning of the windows in the eastern elevation of the dwellinghouse.
- Installation of an access ramp to the front/west of the dwellinghouse.
- Alterations to the garage roof form from dual-pitch to mono-pitch.
- Repositioning of the cycle store, bin store, and EV charger.
- Alterations to materiality including changing from red Accrington brick to a smooth red brick finish and omission of the brick string course distinguishing between ground and first-floor level and the decorative brick window/door headers.
- Replacement of a ground-floor window in the western elevation with a set of doors.
- Repositioning of the front door and window set in the western elevation.

Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be a material change.

The City Council is not satisfied that the proposed changes would not have an impact upon the visual and residential amenity of the surrounding area.

The submitted drawings also do not appear to scale correctly; therefore, they are not considered to be of an acceptable standard.

As such, the proposal cannot be determined as non-material under section 96A of the Town and Country Planning Act 1990.