

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143349/FO/2025
Date registered valid: 17 July 2025
Proposal: Retention of a timber-framed shelter adjoining shipping container
Address: Land Adjacent To Beech House Bowling And Social Club, M19 2HW
Ward(s): Burnage Ward

Applicant: Mr Hafeez Khan
Agent (if any): Mr Joe Dempsey, Joe&Co Architects
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: **1 September 2025**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 13 August 2025

Standard consultations: Printed: 7 August 2025 Expired: 29 August 2025

Neighbour notifications: Printed: 7 August 2025 Expired: 29 August 2025

Site notice: No site notice has been produced

Press advert: No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

Listed building: Not applicable

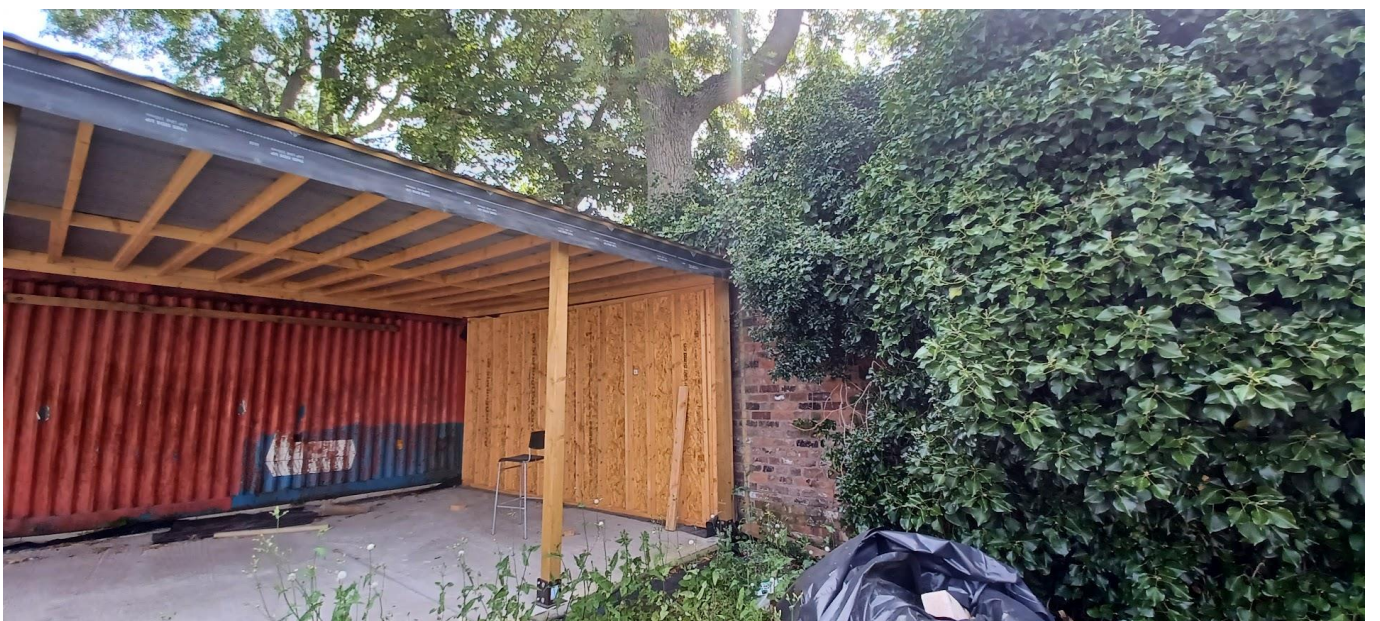
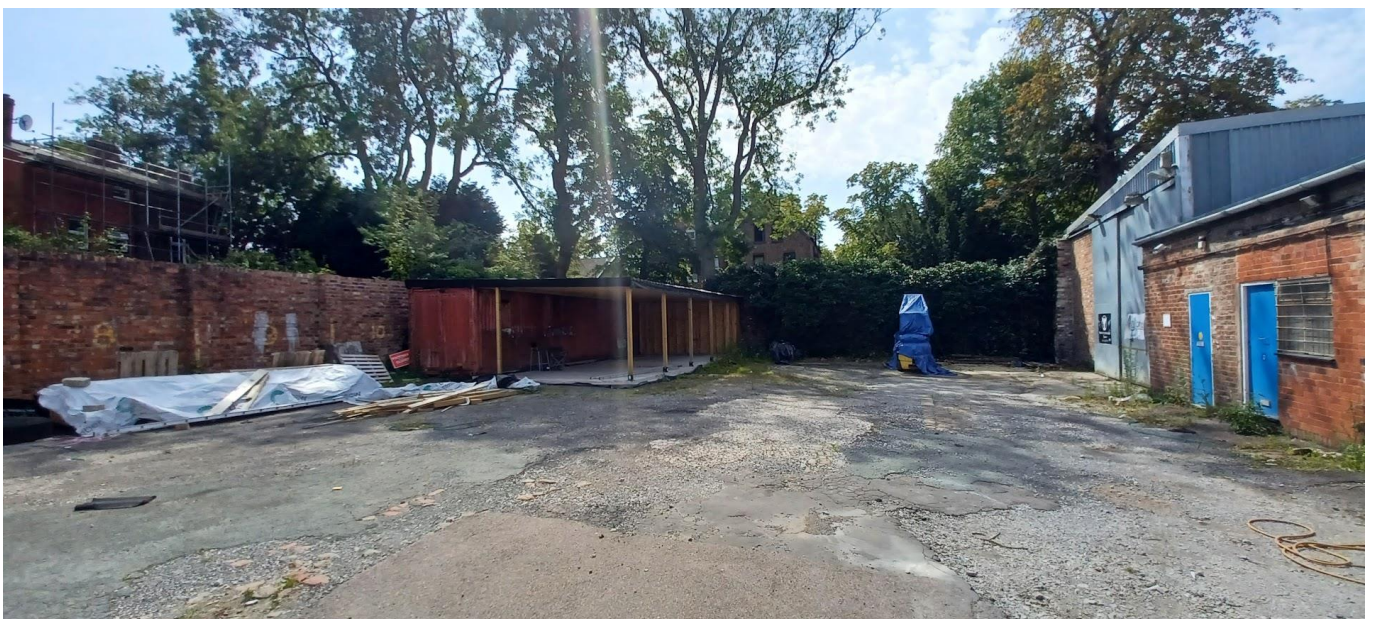
Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application site comprises a parcel of land located adjacent to Beech House Bowling and Social Club on Ross Avenue in the Burnage ward of Manchester, M19 2HW. The planning submission indicates that the site is currently used for light storage (Class B8). The site appears to exhibit a large two-storey white rendered building with a metal sheeting pitched roof, a single storey outrigger to the front, a metal warehouse style building to the rear, a large area of hardstanding to the side and rear and a detached metal shipping container in its southeast corner.

The site is accessed off Ross Avenue and scales to approximately 1,364 square metres. It is bounded to the north, east, and south by residential properties, and is located between the District Centres of Fallowfield and Levenshulme.







Description of development

The applicant has submitted a retrospective planning application for the erection of a timber-framed shelter attached to an existing shipping container.

The planning submission indicates that the shelter is a simple post-and-beam timber structure situated atop a concrete base with a pre-formed metal sheeting flat roof.

The planning submission indicates that the shelter is intended to provide a covered, open-sided structure for light storage in association with the main use of the site (storage of building materials, as specified by the agent of the application). The application does not involve a change of use of the site.

The shelter has already been constructed without prior planning consent, and the application has been submitted following correspondence with the Council's Development Compliance team.

Consultations & Notification Responses

Four letters of objection were received from **local residents**; the comments are summarised as follows:

- Concerns relating to the use of the site for restaurant and food purposes and the resultant negative impact upon the surrounding area in terms of intensifying the use of the land, altering the character of the site, disturbing residents, increasing traffic and parking problems, noise, litter, and anti-social behaviour.
- The proposal is out-of-character with its surroundings and represents a poor-quality development that would have a detrimental impact upon visual amenity.
- The proposal would worsen the quality of life of neighbouring occupiers through generating additional disturbance, traffic, and commercial activity into a quiet residential setting.
- The building is far larger than described.
- The structure is an eyesore and visually unappealing.
- Noise from the structure would disturb nearby residents.
- Submitted drawings are vague and lack clarity.
- Application form contains inaccurate information regarding materiality and the extent of the structure.
- Concerns regarding damage to shared boundaries and party walls.

MCC's Highways Services indicated that the retention of the timber-framed shelter adjoining shipping container will not be expected to have any impact on the highway network.

MCC's Environmental Health Services made no comment on the application.

MCC's Flood Risk Management Services made no objection to the proposal, indicating that areas of the site are shown to be at high risk of surface water flooding. However, the application is for the retention of a timber-framed shelter adjoined to an existing shipping container only, and no residential uses are proposed. No below-ground or drainage works have been proposed.

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 DC26 – Development and Noise

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

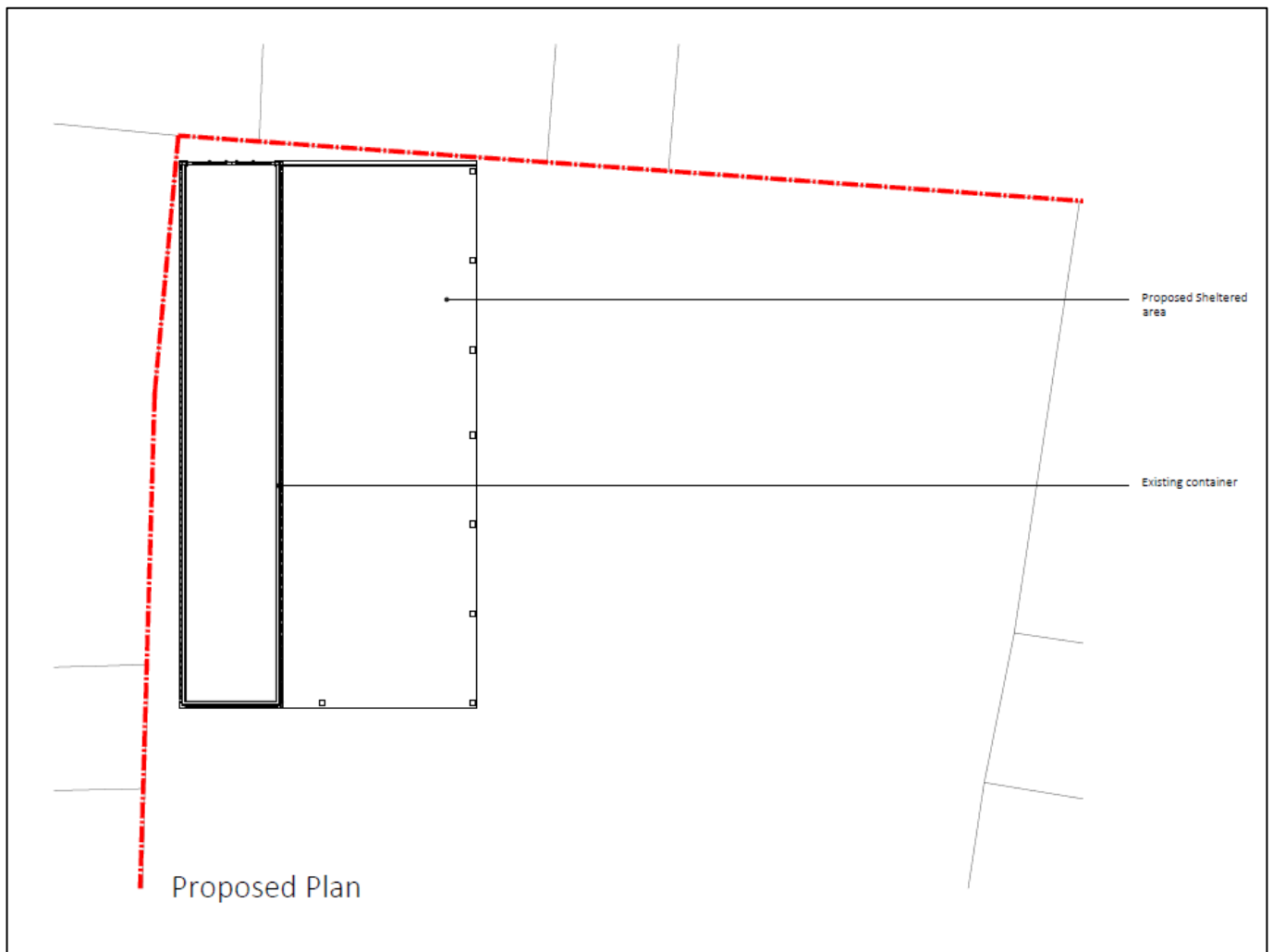
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

The National Planning Policy Framework (NPPF, 2024)

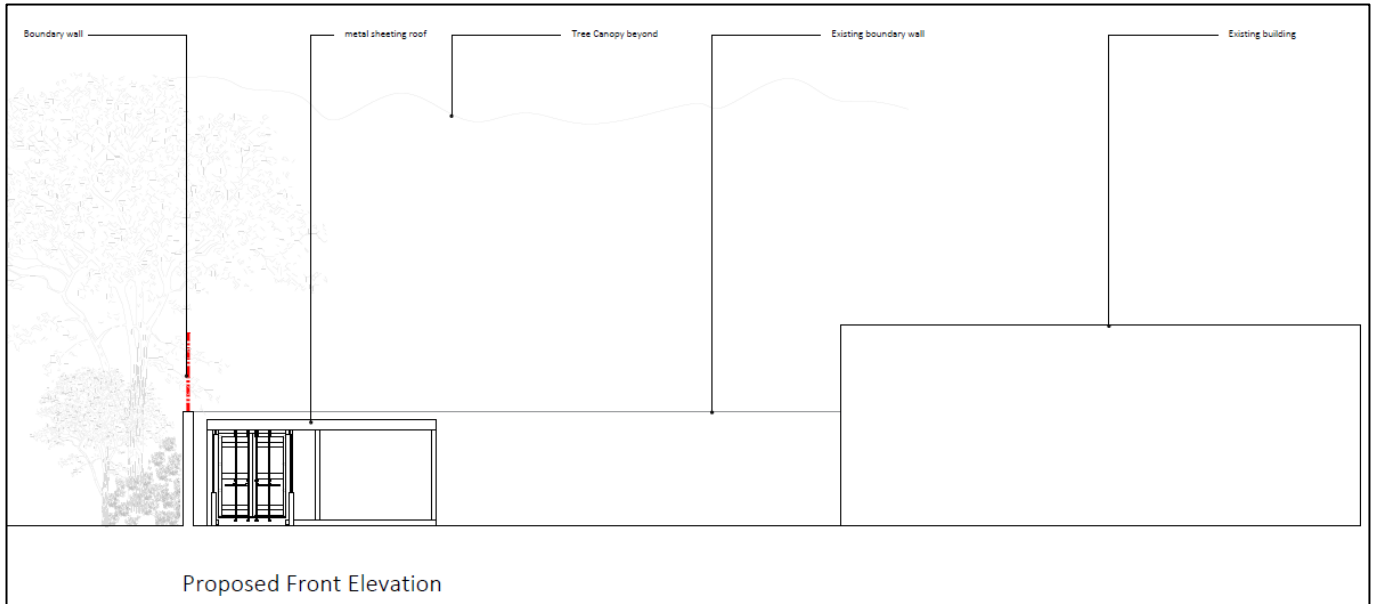
- Chapter 12 – Achieving Well-Designed Places

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.

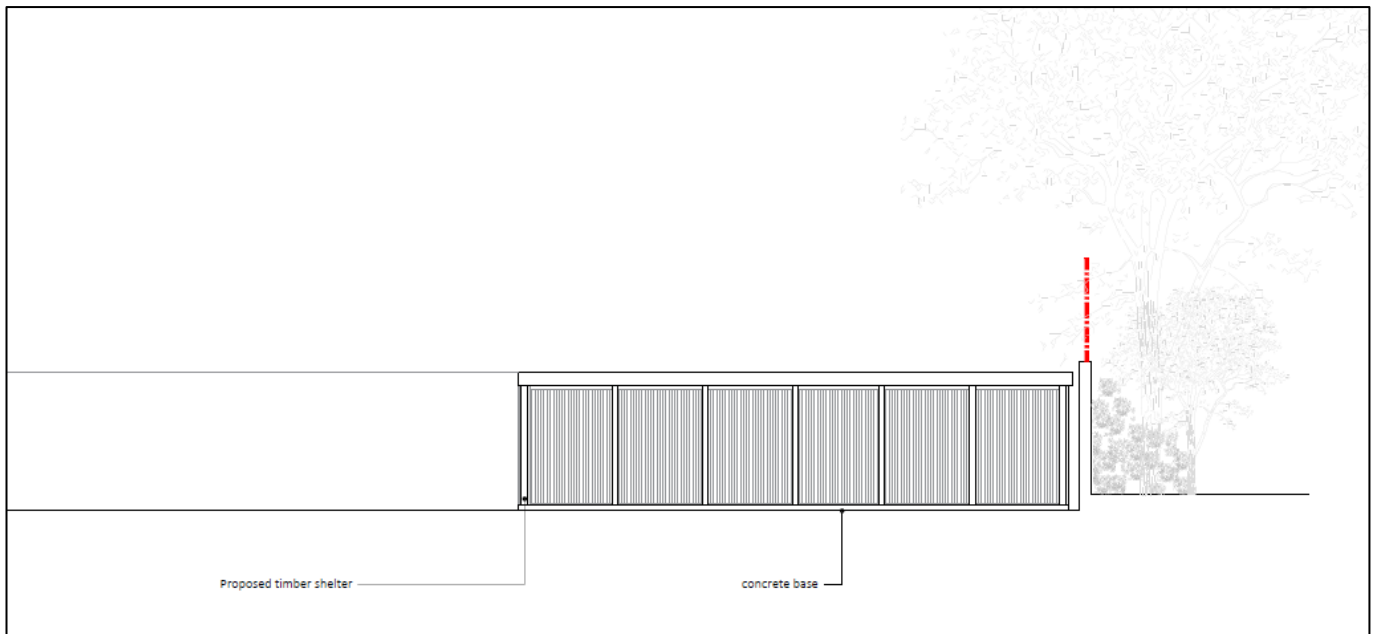
- Policy JP-P1: Sustainable Places



Submitted proposed plan



Submitted proposed elevation (facing north)



Submitted proposed elevation (facing west)

Issues

Principle – the principle of erecting a timber-framed shelter adjoining an existing shipping container to provide a covered storage area supplementary to the main use of the site (storage of building materials, as specified by the agent of the application, however, consideration must be given to the development's siting, scale and massing, appearance, and impact upon visual amenity, residential amenity, etc.

Siting, scale, and massing – the proposal would be sited in the southeast corner of the application site, adjoining the existing shipping container present. It would measure to 12.862m in length, 6.966m in width, and 3.199m in height, set approximately 0.25m below the existing eastern and southern redbrick boundary walls. The submitted plans indicate that a gap of 0.41m would be maintained to the plot's eastern shared boundary at the northern end of the structure, with smaller gaps of 0.135m maintained at its southern end and along the southern shared boundary.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the structure is understood as being subservient to the application site and main building in terms of its dimensions and would be set below the existing boundary walls with sufficient gaps maintained to the plot's shared boundaries. The proposal would therefore avoid resulting in an 'excessively large or bulky' addition to the site and is not considered to cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area.

Appearance and visual amenity – the planning submission indicates that the shelter would consist of a simple post-and-beam timber structure situated atop a concrete base with a pre-formed metal sheeting flat roof.

It is acknowledged that concerns were raised in relation to the proposal's appearance and impact upon the visual amenity of the area. However, given that the structure would be considerably setback from the public highway and associated footpath (approximately 25m from Ross Avenue and approximately 60m from Albert Road), would be screened from view by the site's main building, and would be set below the existing boundary walls, it is understood that the proposal would not be highly visible within the street scene or public realm and, as such, would have a minimal impact upon the visual amenity of the area.

Residential amenity – it is acknowledged that concerns were raised in relation to the proposal's impact upon the residential amenity of the area. However, given that the structure would be positioned in the southeast corner of the application site, below the existing boundary walls, with gaps maintained to the plot's boundaries, and sited adjacent to the rear gardens of the neighbouring residential properties, rather than the dwellinghouses themselves, issues associated with overshadowing, loss of light, overlooking, loss of outlook, and loss of privacy are not anticipated.

Use – it is acknowledged that concerns were raised in relation to the intended use of the proposal, with residents expressing that the structure may be used as outdoor seating for a café or restaurant with resultant detrimental impacts on traffic, parking, noise, litter, and anti-social behaviour. However, the application seeks consent for the retention of the timber structure and does not seek permission for a change of use. In their email correspondence, the agent of the application confirmed that the shelter is intended to provide a covered, open-sided structure for light storage in association with the main use of the site (storage of building materials – Class B8). This has been conditioned accordingly.

Waste storage and management – the current waste storage arrangements would be unaffected by the proposal. MCC's Environmental Health Services raised no concerns in this regard.

Parking and impact to highway – the current parking arrangements would be unaffected by the proposal. MCC's Highways Services made no objection, indicating that the retention of the timber-framed shelter adjoining shipping container will not be expected to have any impact on the highway network. As no change of use is proposed, traffic and parking issues are not anticipated.

Flood Risk – MCC's Flood Risk Management Services made no objection to the proposal, indicating that areas of the site are shown to be at high risk of surface water flooding. However, the application is for the retention of a timber-framed shelter adjoined to an existing shipping container only, and no residential uses are proposed. No below-ground or drainage works have been proposed.

Other matters – it is acknowledged that concerns were raised in relation to the proposal's potential to damage shared boundaries and party walls. However, in their email correspondence, the agent of the application has confirmed that the timber shelter does not touch or connect to any of the plot's boundaries, and no works have been undertaken to the boundary walls as part of the proposal. This is supported by the submitted drawings which do not depict any works to the plot's boundaries with adequate gaps maintained. Further concerns or issues that may arise in relation to works/damage to boundaries would be regarded as civil legal matters between the parties that should be dealt with under separate legislation and would not represent material considerations of Manchester City Council Planning.

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. The proposal complies with 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 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.

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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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

1) 3-year time limit:

The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) Specified plans:

The development hereby approved shall be carried out in accordance with the following documents:

'Proposed Plans and Elevations', numbered '2512 – PL – 02 rev A', received by the City Council as Local Planning Authority on the 26th August 2025.

'Proposed Location Plan', numbered '2512 – PL – 01', received by the City Council as Local Planning Authority on the 2nd July 2025.

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) Use restriction:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no part of the development shall be used for any purpose other than the purpose(s) of storage or distribution within Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the interests of residential amenity, to safeguard the character of the area, pursuant to policies SP1 and DM1 of the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework.

Informatives:

1) Areas of the site are designated as 'high-risk' of surface water flooding. The current land use is 'less vulnerable' as light storage. The applicant may wish to consider making the site suitably flood resilient and resistant in the future by raising finished floor levels or by utilising flood resilience/resistance measures.

2) MCC records highlight that the underground Fallowfield Brook is located within close proximity to the site (approximately 40m to the north-west of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link:
<https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=drainage> .

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management

3 Grange Avenue, Manchester, M19 2EY
LITTLE SPORTS COACHING LTD, Unit C, Ross Avenue, Manchester, M19 2HW
Unit A, Ross Avenue, Manchester, M19 2FU
Unit B, Ross Avenue, Manchester, M19 2FU
Unit D, Ross Avenue, Manchester, M19 2FU
Flat 2, 2 Beech Range, Manchester, M19 2EU
Flat 1, 2 Beech Range, Manchester, M19 2EU
87 Albert Road, Manchester, M19 2FU
24 Beech Range, Manchester, M19 2EU
3 Ross Avenue, Manchester, M19 2HW
4 Beech Range, Manchester, M19 2EU
20 Beech Range, Manchester, M19 2EU
16 Beech Range, Manchester, M19 2EU
10 Beech Range, Manchester, M19 2EU
89B Albert Road, Manchester, M19 2FU
89A Albert Road, Manchester, M19 2FU
81 Albert Road, Manchester, M19 2FU
The Grange, Grange Avenue, Manchester, M19 2EY
1 Ross Avenue, Manchester, M19 2HW
9 Grange Avenue, Manchester, M19 2EY
13 Grange Avenue, Manchester, M19 2EY
Flat 3, 2 Beech Range, Manchester, M19 2EU
99 Albert Road, Manchester, M19 2FU
95 Albert Road, Manchester, M19 2FU
85 Albert Road, Manchester, M19 2FU
Levenshulme Cricket And Lawn Tennis Club, Slade Lane, Manchester, M13 0QE
21 Grange Avenue, Manchester, M19 2EY
17 Grange Avenue, Manchester, M19 2EY
19 Grange Avenue, Manchester, M19 2EY
6 Beech Range, Manchester, M19 2EU
22 Beech Range, Manchester, M19 2EU
18 Beech Range, Manchester, M19 2EU
14 Beech Range, Manchester, M19 2EU
12 Beech Range, Manchester, M19 2EU
15 Grange Avenue, Manchester, M19 2EY
1 Grange Avenue, Manchester, M19 2EY
93 Albert Road, Manchester, M19 2FU
91 Albert Road, Manchester, M19 2FU
83 Albert Road, Manchester, M19 2FU
7 Grange Avenue, Manchester, M19 2EY
5 Grange Avenue, Manchester, M19 2EY
5 Ross Avenue, Manchester, M19 2HW
Flat 3, 11 Grange Avenue, Manchester, M19 2EY
Flat 2, 11 Grange Avenue, Manchester, M19 2EY
Flat 1, 11 Grange Avenue, Manchester, M19 2EY
Flat Above, Royal British Legion, Ross Avenue, Manchester, M19 2HW
97 Albert Road, Manchester, M19 2FU
8 Beech Range, Manchester, M19 2EU

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: SOUTH AREA