

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143528/FO/2025
Date registered valid: 23 July 2025
Proposal: Erection of single storey extension to rear to form kitchen for existing restaurant
Address: 499 Claremont Road, Manchester, M14 5WU
Ward(s): Moss Side Ward

Applicant: Mr Ali Majid, Empire Lounge
Agent (if any): Mr Darren Pomfret, Manchester Building Design Ltd
Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 2 September 2025

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 21 August 2025

Standard consultations:

Printed: 5 August 2025 Expired: 27 August 2025

Neighbour notifications

Printed: 5 August 2025 Expired: 27 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

The application site relates to a detached, two-storey building in commercial use (Class E). To the rear and side are enclosed yard areas.



View of front of application property from Claremont Rd

The building is finished in red brick with black roof tiles and incorporates a gable roof. The ground floor incorporates a roller shuttered shop front with fascia signage above.

The premises is bounded to the east by the rear of a commercial premises situated along Wilmslow Road. To the rear (north) and west, the building is neighboured by two storey, residential dwellinghouses. To the opposite side of Wilmslow Road is car park associated with a local supermarket (Manchester Super Store).



View of rear of application property from rear alleyway

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site is located along a predominantly residential road at the edge of Rusholme District Centre which lies just to the east along Wilmslow Road.

Description of development

Planning permission is sought for the erection of a single storey rear extension to form a kitchen.

The proposed extension occupies the full depth of the rear yard to tie in with rear boundary wall. The extension is set back from the eastern side wall of the existing building to allow for bin storage.

During the course of the application concerns were raised surrounding the roof design being out of character with the host property and the creation of awkward gap to the western side of the extension. A revised drawing has subsequently been submitted to show a gable roof and the capping-off of the residual gap to prevent the creation of a litter trip.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Environmental Health – Conditions are recommended in relation to construction hours, hours of use, servicing hours, fumes/odour control, acoustic insulation, external equipment and waste management.

Highway Services - There is no on-site car parking associated with the development. Considering the site's location within the Rusholme and Moss Side Residents Parking Scheme Zone and proximity to sustainable travel offer, this is acceptable in principle.

A refuse store is to be provide within the rear yard of the property which is acceptable in principle.

It is noted that waste collection is to take place from Claremont Road. It should be ensured that refuse bins do not remain on the highway for any length of time, given the obstruction posed to pedestrians.

Detail should be sought from the applicant in relation to any proposed construction or fit-out arrangements, where there is an impact.

Relevant Planning History

142063/FO/2025

Installation of extract flue for kitchen canopy. *Approved 13 May 2025.*

121818/FO/2018

Erection of single-storey rear extension following demolition of existing single-storey rear element and installation of bi-fold windows and doors to front and side elevations. *Declined to Determine 14 January 2019.*

104020/FO/2013/S1

Installation of canopy to side yard together with the addition of a door to the side of building. *Refused 11 December 2013.*

099790/FO/2012/S1

Part retrospective application for the erection of single-storey rear and side extensions. *Refused 26 September 2012.*

092703/NMC/2010/S1

Non-material amendment to application 089750/FO/2009/S1 involving alterations to boundary wall. *Approved 9 April 2010.*

091036/FO/2009/S1

Installation of perforated security shutters to front windows. *Approved 28 January 2010.*

094736/FO/2010/S1

Change of use from retail (A1) with ancillary storage to cafe (A3) and part retrospective erection of single storey side and rear extensions. *Refused 22 December 2010. Appeal dismissed (Ref: APP/B4215/A/10/2154124/NWF)*

089750/FO/2009/S1

Retention of 2 storey building comprising retail (Class A1) on the ground floor with storage over, including elevational alterations. *Approved 28 July 2009.*

069427/FO/2003/N2

Erection of a two-storey detached building to form A1 retail shop with storage space above.
Approved 18 February 2004.

064918/FO/NORTH2/02

Erection of a two-storey building with retail on the ground floor with office and storage above.
Approved 22 August 2002.

Policy

The following policy and guidance is considered relevant to the consideration of this application:

- Saved policies DC10 and DC26 of the Unitary Development Plan for the City of Manchester
- Policies DM1, EN19, EC2, C10 and SP1 of the Manchester Core Strategy
- Policy JP-P1 Sustainable Places Policy of Places for Everyone Joint Development Plan.
- Guide to Development in Manchester (SPD)
- National Planning Policy Framework (NPPF).

Issues

Background

The proposed extension represents a new proposal following recent enforcement action against an unauthorised single storey side and rear extension which has since been demolished.

Principle

The general principle of allowing businesses to make improvements to their premises is generally considered acceptable, providing there is no unacceptable impact. In this case, it is considered that the proposal would have negligible impact to the living conditions of neighbouring occupiers or the character and appearance. On this basis, the proposal accords with the aforementioned policy and guidance.

Specific issues are outlined further below.

Design, Scale and Appearance

The proposed extension adopts a traditional design and would span the full depth of the rear yard, aligning with the rear boundary wall. It has been set back slightly to maintain access to a small yard area designated for bin storage. An additional yard is located to the eastern side of the main building.

Given the modest footprint of 21 square metres, the rearward projection, and its relationship with the neighbouring property at No. 497, which features a recessed section offering visual relief, it is considered that the extension would not result in any adverse impact in terms of overdominance.

During the application process, the Council requested a change to the roof design, replacing the originally proposed hipped roof with a gable roof. This amendment was made to better reflect the roof style of the main building, thereby enhancing the overall coherence of the design.

Provided that external materials match those used on the original building, the appearance of the proposed extension is considered acceptable. A suitable condition has been included to ensure this.

Residential Amenity

Due to the position, rearward projection, window positioning and scale of the proposed extension and its relationship with neighbouring residential properties, it is not considered that there would be any significant harmful impact to the nearest residential occupiers at No.497 Claremont Road or to the rear facing occupiers to the other side of the rear alleyway along Eva Street in terms of over-dominance, overlooking or overshadowing.

The extension is typical of the immediate area and reflects those in situ to the rear of both Claremont Road and Eva Street in terms of scale and positioning.

Waste Management

The rear yard area shows spaces for the required number of receptacles which will be moved the side alleyway accessed from Claremont Road for collection by private contractors. This arrangement is considered acceptable.

Fume/Odours

A fume extraction flue was approved under planning permission referenced 142063/FO/2025. The agent has confirmed that this can still be implemented alongside the current 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 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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

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

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

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

2) The external facing materials to be used on the extension hereby permitted shall match those of the original building in terms of type, colour and texture.

Reason - To ensure that the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to policies DM1 and SP1 The Manchester Core Strategy.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Location Plan and drawings referenced 41/25-01/B, received by the City Council as Local Planning Authority on 23 July 2025 and 1 September 2025 respectively.

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.

4) The bin storage area shown on drawing referenced 41/25-01/B and waste management strategy received by the City Council as Local Planning authority on 1 September 2025 and 23 July 2025 respectively, shall be implemented in full prior to the development hereby approved being occupied and shall remain available for use at all times thereafter.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy.

Informatives

1) Construction works shall be confined to the following hours:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

2) For the avoidance of doubt, no external equipment shall be installed on the extension hereby approved without obtaining separate planning permission.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Flat At, Huntsman Inn, 130 Wilmslow Road, Manchester, M14 5AH
114 Wilmslow Road, Manchester, M14 5AJ
116 Wilmslow Road, Manchester, M14 5AJ
120A Wilmslow Road, Manchester, M14 5AJ
550 Claremont Road, Manchester, M14 5XL
495 Claremont Road, Manchester, M14 5WU
14 Eva Street, Manchester, M14 5NX
108 Wilmslow Road, Manchester, M14 5AJ
120B Wilmslow Road, Manchester, M14 5AJ
112 Wilmslow Road, Manchester, M14 5AJ
110 Wilmslow Road, Manchester, M14 5AJ
552 Claremont Road, Manchester, M14 5XL
Huntsman Inn, 130 Wilmslow Road, Manchester, M14 5AH
126 - 128 Wilmslow Road, Manchester, M14 5AH
122 Wilmslow Road, Manchester, M14 5AH
118 Wilmslow Road, Manchester, M14 5AJ
548 Claremont Road, Manchester, M14 5XL
501 Claremont Road, Manchester, M14 5WU
497 Claremont Road, Manchester, M14 5WU
18 Eva Street, Manchester, M14 5NX
16 Eva Street, Manchester, M14 5NX
112A Wilmslow Road, Manchester, M14 5AJ
108A Wilmslow Road, Manchester, M14 5AJ
554 Claremont Road, Manchester, M14 5XL
124 Wilmslow Road, Manchester, M14 5AH
132 - 142 Wilmslow Road, Manchester, M14 5AH
First Floor, 132 - 142 Wilmslow Road, Manchester, M14 5AH
Ground Floor, 132 - 142 Wilmslow Road, Manchester, M14 5AH

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: SOUTH AREA