

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143700/FO/2025
Date registered valid: 11 August 2025
Proposal: Erection of single storey rear extension to form storage space.
Address: 153 Dickenson Road, Manchester, M14 5HZ
Ward(s): Rusholme Ward

Applicant: Mr. Abdul Salam Choudhery
Agent (if any): Mr. Niamat Ali, NA Design
Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 15 October 2025

Application details

Type of application: Full Application Consent

Development type: Minor Retail

Date of site visit: 2 October 2025

Standard consultations:

Printed: 19 August 2025 Expired: 10 September 2025

Neighbour notifications

Printed: 27 August 2025 Expired: 17 September 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application is centrally positioned within a two storey terrace parade of ground floor retail and commercial uses and a mix of uses at first floor. The application property has Class E business use on the ground floor and residential above. To the rear of the properties comprise rear yards that have been covered with roofs to form rear extensions. It is not apparent that these additions benefit from planning permission. The application property comprises of red brick. The boundary wall originally incorporated red brick but has been painted. Bins are predominantly stored in the adjoining alleyway.



Fig.1 – Context of the application site (edged red)

Description of development

The development has been partially implemented. The undertaken works involve the addition of brickwork the walls to the perimeter of the yard with a flat roof with a maximum height of 2.8 metres. A doorway would be incorporate into the northern elevation. The applicant has indicated the use of matching brickwork to the northern elevation and blockwork to the side elevations. Internally, the extension would form a storage area with an enclosed space for the storage of bins for the Class E and Class C3 uses.

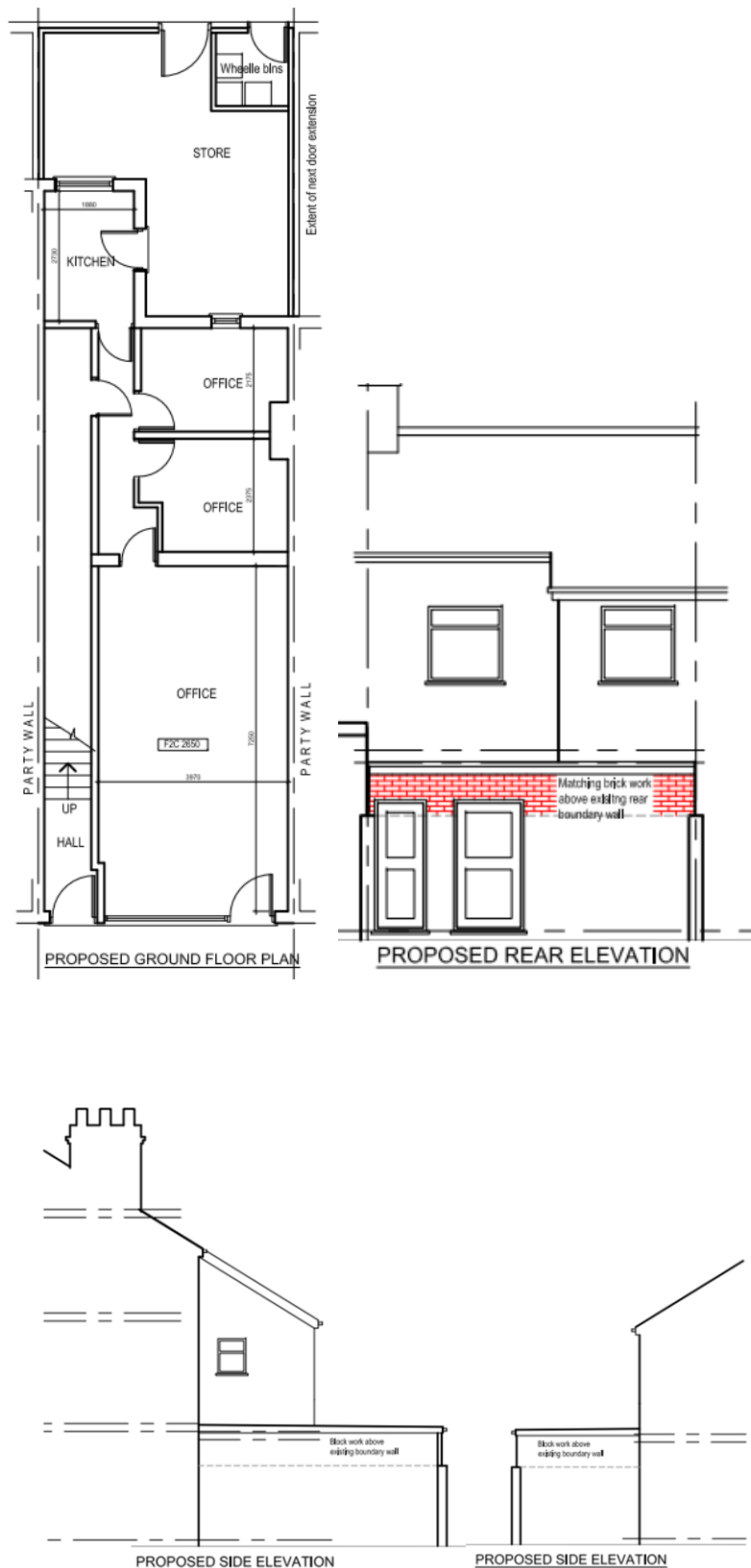


Fig.2 - Proposed layout and elevations

Site history

046413/FO/CENTL2/94: Approved - 28.11.1994

153, Dickenson Road, Rusholme.

Alteration to shop front to provide separate access to the first floor flat

Consultations & Notification Responses

Local residents and businesses – No comments received.

Environmental Health – No objection.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended in December 2024. It represents key up to date national policy and is an important material consideration in determining the current application. A number of key aspects of the NPPF that impact on the considerations that need to be given to the current application are identified below. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development' (paragraph 7). The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs' (paragraph 7). The purpose of the planning system is to achieve sustainable development. The NPPF states that to achieve this, the following three overarching objectives need to be pursued mutually (as set out in paragraph 8):

- i. The economic role should contribute to sustainable development by building a strong, responsive and competitive economy and ensuring the sufficient amount of and right type of development to support growth.
- ii. The social role is required to support communities by creating a high quality built environment with accessible local services to reflect the needs of the community.
- iii. The environmental role should protect and enhance the natural, built and historic environment.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise (paragraph 2). The statutory status of the development plan remains as the starting point for decision making (paragraph 12). The following aspects of the Framework are relevant.

Section 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion (paragraph 96). It is not considered that the introduction of a flue would unduly harm the amenities of the area and its operation can be managed through the attached conditions. Section 8 will therefore be accorded with.

Planning Practice Guidance - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource and is relevant to key planning issues of significance to applicants and local authorities. In considering this application the following aspects of the PPG have been appropriately responded to:

- i. Consultation and pre-decision matters;
- ii. Health and well-being;
- iii. Noise.

It is considered that the development would be appropriately related to the above objectives for the reasons set out in the report.

The Places for Everyone Plan - The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'. The nine constituent local authorities will now consider the Inspectors' Report and the adoption of Places for Everyone. The first Council meetings to approve the plan will be Salford and Wigan (28 February). The plan was considered at the Full Council meeting in Manchester on 20 March 2024, and was subsequently approved on 21st March 2024. Given the stage the Plan has reached, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance. The following policies are relevant:

Policy JP-P6 (Health) - States that development should maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development. The development would be related to a context with extensions over rear yards. The development would reflect the characteristics of the locality and would not impact upon the streetscene. Residential uses to the north of the site would be separated by the alleyway and the neighbouring wall (to the southern boundary of 32 Anson Road). The development would not unduly harm local amenity and policy JP-P6 would be accorded with.

JP-S1 (Sustainable development) - In this case, the development would facilitate the on-going operation of the ground floor Class E use and would thereby support the viability and vitality of the retail / commercial parade. Policy JP-S1 would thereby be accorded with.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.' The following policies are relevant to the proposed development:

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- c. Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

The development would facilitate the operation of a ground floor Class E use that would positively contribute to the commercial offer in the adjoining parade. There would not be an apparent impact on local amenity or changes for travel to and from the application property. Policy SP1 would thereby be accorded with.

Policy EN19 Waste - Requires consideration how the sustainable waste management needs of the end user will be met. In this case the applicant has made provision for the storage of bins

within the building, which would be an improve over the existing circumstances. Policy EN19 would be accorded with subject to the implementation of the development in accordance with policy EN19.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. Relevant considerations in this case are:

- o Appropriate siting, layout, scale, form, massing, materials and detail;
- o Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development with due regard to the character of the surrounding area;
- o Effects on amenity;
- o Accessibility - In relation to inclusive access and sustainable transport modes;
- o Community safety and crime prevention;
- o Design for health;
- o Refuse storage and collection.

Given the nature of the development, it is considered that the development would have a limited impact visual and residential amenity. Existing access would be maintained. The development would not present additional security issues. Appropriate consideration has been given to waste management arrangements. Policy DM1 would thereby be accorded with.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application. In this case, 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. The proposal is acceptable and therefore determined in accordance with amended drawings.

Principle of the development – Notwithstanding, the status of neighbouring additions (in respect of their authorisation), the enclosure of yard areas reflects the character of the immediate locality. The design of the extension would be satisfactory and an improvement over the appearance several of neighbouring extensions. The development would also support the sustained occupation of the building.

Residential amenity – It is not apparent that the development would affect the existing relationship of the application property to the nearest residential uses. Windows are not included in the northern elevation. It is not considered that the development would affect the relationship to neighbouring house to the north of the site, with regard to height or proximity. Therefore residential and local amenity would not be unduly harmed by the development.

Scale and massing – The extension would have a maximum height of 2.8 metres, i.e. 900mm above the height of the existing boundary wall. The height of the wall is proportionate and does not unduly depart from the existing circumstances. The proposed scale and massing of the extension is therefore appropriate.

Design – The development has been related to a simplified elevation form that relates appropriately to the host building. A condition has been included to secure the use of matching brickwork. The development incorporates blockwork to the side elevation. As this part of the development has been implemented and has limited visual impact, the condition requires that the blockwork is finished in render with a colour compatible with the existing brickwork. On this basis, the design of the extension is acceptable.

Waste Management – The applicant has confirmed that the Class E office use has an existing contract involving the internal storage of waste and recycling with collection from the front forecourt. These arrangements would be retained. The proposed layout provides a bin storage area within the extension and accessed via a separate doorway to the alleyway. A condition has been included to ensure its sole use by the occupants of the upper floor flat. On balance, it is considered that the bin storage arrangements would be commensurate with the existing circumstances.

Conclusion - It is considered that the flue would have a limited impact on residential and visual amenity and is appropriately related to its context.

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. The proposal is acceptable and therefore determined in accordance with amended drawings.

Condition(s) to be attached to decision for approval

1) The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as local planning authority on 11 August 2025 and 7 October 2025:

Planning application forms
Location plan with a red edge
Proposed elevation, layout and bin store Ref: NA- P02.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

2) Brickwork and relating mortar, coursing and pointing to the northern elevation of the development shall match the existing dwellinghouse, in terms of colour, texture and appearance. The development shall be maintained in accordance with the implemented materials.

Reason - In the interests of visual amenity and character of the area, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

3) Before the occupation of the development, render shall be applied to the blockwork to the exterior of the western and eastern side elevations and shall be of a similar colour and appearance to the existing brickwork. The development shall be maintained in accordance with the implemented render.

Reason - In the interests of visual amenity and character of the area, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

4) The bin storage area as shown on drawings Ref: Proposed elevation, layout and bin store Ref: NA- P02 received by the City Council as local planning authority on 7 October 2025, shall only be used for the storage of waste and recycling bins in connection with the occupation of the upper floor residential use and for no other purpose.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation and to secure appropriate arrangements for the storage of bins, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester and policies JP-P6 and JP-S1 of Sustainable Development Joint Development Plan Document - Places for Everyone.

5) The development hereby approved shall be used for storage in connection with the existing ground floor Class E use and bin storage in connection with the upper floor flat (Class C3) and for no other purposes.

Reason - In the interests of visual amenity and character of the area, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester and policies JP-P6 and JP-S1 of Sustainable Development Joint Development Plan Document - Places for Everyone.

Informative

1) Guidance for developers can be found via the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Flat 16, David Navin Court, 32 Anson Road, Manchester, M14 5BP
Flat 14, David Navin Court, 32 Anson Road, Manchester, M14 5BP
Flat 12, David Navin Court, 32 Anson Road, Manchester, M14 5BP
Flat 8, David Navin Court, 32 Anson Road, Manchester, M14 5BP
Flat 6, David Navin Court, 32 Anson Road, Manchester, M14 5BP
Flat 3, David Navin Court, 32 Anson Road, Manchester, M14 5BP
Flat 1, David Navin Court, 32 Anson Road, Manchester, M14 5BP
157 Dickenson Road, Manchester, M14 5HZ
157A Dickenson Road, Manchester, M14 5HZ
Flat 20, David Navin Court, 32 Anson Road, Manchester, M14 5BP
Flat 18, David Navin Court, 32 Anson Road, Manchester, M14 5BP
Flat 17, David Navin Court, 32 Anson Road, Manchester, M14 5BP
Flat 15, David Navin Court, 32 Anson Road, Manchester, M14 5BP
Flat 13, David Navin Court, 32 Anson Road, Manchester, M14 5BP
Flat 11, David Navin Court, 32 Anson Road, Manchester, M14 5BP
Flat 10, David Navin Court, 32 Anson Road, Manchester, M14 5BP
Flat 9, David Navin Court, 32 Anson Road, Manchester, M14 5BP
Flat 7, David Navin Court, 32 Anson Road, Manchester, M14 5BP
Flat 5, David Navin Court, 32 Anson Road, Manchester, M14 5BP
Flat 4, David Navin Court, 32 Anson Road, Manchester, M14 5BP
Flat 2, David Navin Court, 32 Anson Road, Manchester, M14 5BP
155 Dickenson Road, Manchester, M14 5HZ
155A Dickenson Road, Manchester, M14 5HZ
153A Dickenson Road, Manchester, M14 5HZ
153 Dickenson Road, Manchester, M14 5HZ
151 Dickenson Road, Manchester, M14 5HZ
149 Dickenson Road, Manchester, M14 5HZ
Office, 159A Dickenson Road, Manchester, M14 5HZ
Flat 19, David Navin Court, 32 Anson Road, Manchester, M14 5BP

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