MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142882/FO/2025
Date registered valid:	6 May 2025
Proposal:	Erection of part single storey and part two storey rear extensions, internal alterations and new front entrance providing access to first floor
Address:	95 Lapwing Lane, Manchester, M20 6UR
Ward(s):	Didsbury West Ward
Applicant:	M20 Offices 5 Limited
Agent (if any):	Kath Ludlam Ludlam Associates
Case officer:	Ellie Knowles Tel: 0161 219 6633 Email: ellie.knowles@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: **22 August 2025**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 16 May 2025

Standard consultations:
Printed: 16 May 2025 Expired: 7 June 2025

Neighbour notifications
Printed: 15 May 2025 Expired: 6 June 2025

Site notice
Posted: 16 May 2025 Expired: 7 June 2025

Press advert
Published: 20 May 2025 Expired: 11 June 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

The application relates to a former post office brick built two storey building dating from 1920 which is in use as a restaurant on the ground floor. The site is an irregular shaped plot on the northern side of Lapwing Lane.

The building frontage of 95 Lapwing Lane has a regular rhythm of window openings and is considered to make a positive contribution to the conservation area. The rear is largely concealed from public views, enclosed by an external wall and dominated by a fire escape stair and first floor bridge link. The rear elevation of the ground floor has timber multi-paned windows facing onto the courtyard area which is in use by the ground floor restaurant as an outdoor seating area. The first-floor rear has a more mixed appearance with rear projecting first floor brick-built elements and recesses. There are glimpses of the rear first floor through gaps in buildings along Ballbrook Avenue and a ginnel which runs along the east side of the site.

No 35 Ballbrook Avenue and Craig House back onto the rear courtyard area and 101 Palatine Road the former Royal Bank of Scotland completes the corner. A brick bridge structure at first floor level links the building with Craig house at the rear. The site forms an interesting cluster of buildings at the junction of Lapwing Lane and Palatine Road, within the Ballbrook Conservation Area.

The immediate area contains a variety of small-scale commercial uses focused around the Palatine Road/Lapwing Lane junction. A Metrolink line runs parallel with Lapwing Lane just beyond, due south.

The wider area, including further along Ballbrook Avenue is predominantly residential in character, mainly comprising attractive, brick and rendered properties.

Listed building: Not applicable

Conservation area: Ballbrook Conservation Area 1992

Tree Preservation Order: Not applicable

Description of development

Planning permission is sought for the erection part single storey and part two storey rear extensions, internal alterations and new front entrance and side door providing access to first floor.

A separate first floor class E unit would be created through this development.

The proposed development represents a revised scheme to that originally submitted, as the applicant has attempted to alter the proposal to overcome the initial concerns raised by the Planning Service. Notably, a relocated front elevation access point, revised waste management area/access and changes to the external materials.

Consultations & Notification Responses

Local responses
None

Consultee responses

Highway Services – No objections.

The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.

The D&A confirms that the extensions will provide an additional 79m2 of floorspace. The site benefits from good accessibility and parking is restricted and controlled by the Christie Parking Scheme. As such, no highway concerns in terms of safety or capacity are considered likely to arise.

Environmental Health – No objections, subject to waste management strategy condition.

West Didsbury Residents Association – No comments received.

Greater Manchester Police – No objections, recommendation of any new external doorsets and windows are security-certified to Secured by Design (SBD) compliant standards and any new glazing is laminated.

Relevant Planning History

At the application site –

141743/FO/2024 – Erection of part single storey and part two storey rear extensions, internal alterations and new side entrance providing access to first floor. Withdrawn 13.05.2025. (Principle of proposed side access for first floor unit not supported by GMP).

135690/FO/2022 – Installation of delivery collection window. Approved 31.01.2023.

055339/RU/SOUTH2/98 – Renewal of planning permission ref.051681 to use part of first floor as additional dining area with parking at the Northern Lawn Tennis Club Car Park. Approved 17.12.1998.

051681/FU/SOUTH2/97 – Use of part of first floor as additional dining area in association with use of part of NLTC car park. Approved 05.06.1997.

050735/FU/SOUTH2/96 – Change of use of part of the ground floor of existing restaurant from a bar and lounge waiting area to additional restaurant area comprising 32 seats. Approved 28.11.1996.

048194/FO/SOUTH2/95 – Change of use from shop to 52 seat restaurant class A3 (food and drink). Approved 26.10.1995.

Advertisement Consent

135762/AO/2022 – Advertisement consent for the installation of 1no. halo illuminated fascia sign. Approved 06.02.2023.

134428/AO/2022 – Advertisement consent for the display of 1no. halo illuminated fascia sign; 1 no. externally illuminated fascia sig; 2 no. internally illuminated projection signs; 1 no. internally illuminated entrance sign. Approved 14.09.2022.

105437/AO/2014/S2 – Installation of commemorative plaque on side elevation. Approved 18.06.2014.

103475/AO/2013/S2 – Installation of illuminated fascia sign and 2 x illuminated hanging signs. Approved 23.10.2013.

076409/AO/2005/S2 – Installation of internally illuminated fascia lettering signage, 2no projecting signs and menu box and horizontal illuminated tubing at fascia level. Approved 06.09.2005.

063976/AO/SOUTH1/02 – Internally illuminated double sided hanging sign. Approved 15.02.2002.

049567/AO/SOUTH2/96 – a) Illuminated fascia name sign b) Double sided projecting sign c) Double sided projecting banner sign at first floor level. Approved 08.05.1996.

At Craig House –

137745/FO/2023 – Erection of second-floor extension and rear terrace to the existing office building. Granted under appeal decision referenced APP/B4215/W/24/3336980.

History of negotiations

The planning officer requested that the proposed plans were amended to show retention of existing brick recess details at first floor and access to rear/waste storage areas. The agent submitted revised plans by 03/07/2025 and the application was assessed accordingly.

Local Planning Policies

Places for Everyone (2022-2039) – 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.

The PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-Strat2 – City Centre
JP-S1 – Sustainable Development
JP-S2 – Carbon and Energy
JP-J2 – Employment Sites and Premises
JP-J3 – Office Development
JP-P1 – Sustainable Places
JP-P2 – Heritage

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
CC 9 – Design and Heritage
EC 1 – Employment and Economic Growth in Manchester
EC 2 – Existing Employment Space
EC 9 – South Manchester
EN 1 – Design Principles and Strategic Character Areas
EN 3 – Heritage (partially superseded by PfE)
EN 19 – Waste

The relevant saved **UDP** policies for this application are:

DC18 – Conservation Areas

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD
- Design for Access 2

National Planning Policy Framework

The NPPF (December 2024) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places
- Section 16 – Conserving and enhancing the historic environment

Para 135 - Planning decisions should ensure that developments will function well and add to the overall quality of the area, are sympathetic to local character and history, and establish or maintain a strong sense of place.
Para 139 - Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.
Para 202 - Heritage assets should be conserved in a manner appropriate to their significance.
Para 207 - Local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution
made by their setting. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.
Para 208 - LPAs should ensure that any conflict between the heritage asset's conservation and any aspect of the proposal is avoided or minimised.
Para 210 - In determining applications, LPA's should take account of, the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness.
Para 212 - When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
Para 215 - Proposals of less than substantial harm to the significance of a designated heritage asset should be weighed against the wider public benefits of the proposal.

Para 219 - Local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance.

Issues

Principle of development:

The principle of erecting rear extensions to provide additional commercial office space (Class E(g)(i)) is considered acceptable in this instance, given that the proposal will retain and enhance existing employment generating service space and is therefore in accordance with Core Strategy policy EC2 (Existing Employment Space).

consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity and character of the Ballbrook conservation area, residential amenity, waste storage, and parking.

Impact on visual amenity and the Conservation Area:

A direct access route to the first floor has been proposed via the neighbouring building no.93 (also under the client's ownership), to allow the first floor to function independently to the ground floor Class E use, this primary access point is considered to overcome GMP's initial concerns on the original withdrawn proposal. An additional side exit has been created to provide an additional means of fire escape to the first floor.

The proposals have been revised to incorporate infill brickwork extensions at first floor which have been set back to help differentiate it from the existing building and retain the corner brick detailing. This proposed form is considered to create a clearer divide between old and new, to respect the character of the original building. The design of the first-floor extensions has been amended to incorporate a window design which matches original design features of the rear elevation. The proposed materiality, fenestration and finishes are considered sympathetic to the appearance of the building and the Ballbrook conservation area. Samples of external materials and fenestration details will be requested via condition.

The single storey rear extension would occupy the majority of the former external courtyard area and maintain a 2.5m interface distance with Craig House directly to the rear. This brick-built element would feature a white painted finish (to match existing rear elevations) with reinstated window openings. It is acknowledged that this element would be entirely screened behind existing boundary walling, therefore would not be visible from public vantage points.

The harm to heritage significance is considered to be negligible given the concealed nature of the rear of the site with a small visual impact from glimpsed views along Ballbrook Avenue and a ginnel that runs alongside the flank of the building.

As such, the proposed development is not considered to cause harm and would preserve the character and appearance of the Ballbrook Conservation Area. Consequently, it would comply CS Policy DM1 or SP1 because it is well-designed and appropriate in scale, form, massing, materials and detail, subject to conditions. It would further accord with PfE Policy JP-P2, saved Policy DC18.1 of the City of Manchester Unitary Development Plan (1995) and the guidance at Section 16 of the National Planning Policy Framework (Framework).

Impact on residential amenity:

Given the existing commercial use (Class E (b)), it is not believed that the increase in office floorspace (Class E(g)(i)) and the modest increase in staff numbers would give rise to harmful impact as a result of increased noise and disturbance. In addition, the removal of the outdoor rear dining courtyard is considered to reduce these amenity impacts upon neighbouring residential properties at first floor along Lapwing Lane and due northeast along Ball brook Avenue.

With regards to opening hours, the existing class E (b) unit is restricted to the following:

- Sunday to Thursday 08:00am to 11:30pm
- Friday & Saturday 08:00am to 12:00pm (midnight)

For continuity the opening hours for the extended commercial ground floor unit hereby approved will be reimposed as listed above via planning condition, it is noted that the inclusion of the ground floor extension would limit the availability of outdoor external space which would currently be able to operate in accordance with the agreed hours. As such the extension is likely to provide an improvement over the current situation. Given that an additional independent commercial unit will be created at first floor within the application property and in the absence of any proposed opening hours submitted for review, the LPA will impose a planning condition requiring details of the proposed opening hours of the first-floor unit to be agreed with the local planning authority prior to first occupation of this unit.

With regards to amenity of existing and proposed office space, proposed Section A-A (Dwg. P(300) Rev B) indicates the close relationship between the proposed single storey rear extension and the offices at Craig House to the rear. These buildings were erected together and purpose-built as a Post and Sorting Office (No.95) and a Telephone Exchange (Craig House). The ground floor of Craig House housed telephone equipment, and the windows were designed for this purpose, being circa 1.65m x 1.75m above floor level, which is considered above eye level for a standard seated person. The proposed single storey extension will be positioned 2.5m from the rear of Craig House and the brick walls will be painted white which will help increase reflected light. The proposed fenestration will be obscure glazed to improve the outlook from adjoining offices at Craig House without creating an issue overlooking or sense of enclosure, whilst enabling sufficient natural light to serve the proposed ground floor commercial unit.

Impact on Highway Safety:

Whilst the increased office floorspace would likely generate additional parking demand, any potential for on-street parking would be controlled by way of existing parking restrictions enforced along all roads within the local area, as part of the Christie Hospital parking scheme. Further, the site is situated within a highly sustainable location, close to the main busy corridors along Palatine Road and within walking distance of a Metrolink station on Lapwing Lane. It is not therefore believed that parking demand would be so severe to jeopardise the operation of the highway or the amenity of neighbouring occupiers by way of increased competition for on-street parking spaces. This view is shared by Highway Services.

Waste:

Proposed Ground Floor Plan (Dwg. P(100) REV P) indicates the proposed refuse storage area for the application property. Access has been maintained and facilitated from this area to the ginnel due east of the application property. Notwithstanding the details submitted, Environmental Health have requested imposition of a pre-commencement waste management condition.

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: Approve

Article 35 Declaration

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan, Places for Everyone and other material considerations. In this instance negotiations took place with regards to amending plans to show retention of existing brick recess details at first floor and access to rear/waste storage areas. Amended plans were submitted showing these and the application has been determined with the attachment of appropriate conditions.

Condition(s) to be attached to decision for approval

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

- 'Proposed Front Elevation', numbered 'P(200) REV C', stamped as received by the City Council as Local Planning Authority on the 06/05/2025.
- 'Proposed Basement Floor Plan', numbered 'P(090) REV C', stamped as received by the City Council as Local Planning Authority on the 06/05/2025.
- 'Proposed Side Elevation', numbered 'P(220) REV D', stamped as received by the City Council as Local Planning Authority on the 06/05/2025.
- 'Proposed Section A-A', numbered 'P(300) REV B', stamped as received by the City Council as Local Planning Authority on the 06/05/2025.
- 'Proposed Site Plan', numbered 'P(900) REV E', stamped as received by the City Council as Local Planning Authority on the 06/05/2025.
- 'Proposed Ground Floor Plan', numbered 'P(100) REV P', stamped as received by the City Council as Local Planning Authority on the 03/07/2025.
- 'Proposed First Floor Plan', numbered 'P(110) REV H', stamped as received by the City Council as Local Planning Authority on the 03/07/2025.
- 'Proposed Rear Elevation', numbered 'P(210) REV C', stamped as received by the City Council as Local Planning Authority on the 03/07/2025.
- 2033 Rev C: Design & Access Report (Prepared by Atelier.MB, Dated April 2025; Received 06/05/2025)
- Planning & Heritage Statement (Prepared by Ludlam Associates, Dated May 2025; Received 06/05/2025)

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3) Prior to commencement of development, samples and specifications of all materials to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council as local planning authority. For the avoidance of doubt this shall include a sample panel of brick work to be erected for inspection and made available to view, including coursing, and mortar mix, profile and finish. The development shall be fully implemented in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy (2012).

4) Prior to commencement of development, drawings at 1:20 scale fully detailing the new windows including materials, colour and finish submitted to and approved in writing by the City Council as local planning authority. The development shall be fully implemented in accordance with the approved details.

To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy (2012).

5) All new external work or making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance.

Reason - Required to be imposed pursuant to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6) a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

7) The application site, at first floor, shall be used for office use (Class E(g)(i)) and for no other purpose (including any other purpose within Class E of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (SI 2020 No.757) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - The use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Core Strategy Policies SP1, EC2 and DM1, and the National Planning Policy Framework.

8) The ground floor premises shall not be open outside the following hours.

- Sunday to Thursday - 08:00am to 11:30pm
- Friday & Saturday - 08:00am to 12:00am

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

9) Prior to the first occupation of the first floor unit hereby approved, proposed opening hours for the first-floor premises shall be submitted to and approved in writing by the Local Planning Authority. The first-floor premises shall not be open outside of the approved opening hours.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Informatives

1) GMP recommend for any new external doorsets and windows (including those at ground level and any potentially accessible from single-storey elements) these are security-certified to Secured by Design (SBD) compliant standards and any new glazing is laminated. Please see https://www.securedbydesign.com/member-companies/accredited-product-search or contact this unit for further advice.

2) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Greater Manchester Police
Highway Services
Environmental Health
Heritage & Urban Design
West Didsbury Residents Association

Ground Floor, 91 Lapwing Lane, Manchester, M20 6UR
35A Ballbrook Avenue, Manchester, M20 3JG
99A Lapwing Lane, Manchester, M20 6UT
First Floor, 99 Palatine Road, Manchester, M20 3JQ
Ground Floor, 99 Palatine Road, Manchester, M20 3JQ
Flat 2, 35 Ballbrook Avenue, Manchester, M20 3JG
Craig House, 33 Ballbrook Avenue, Manchester, M20 3JG
Flat 1, 35 Ballbrook Avenue, Manchester, M20 3JG
15 Redclyffe Road, Manchester, M20 3JR
West Didsbury Post Office, 99 Lapwing Lane, Manchester, M20 6UT
93 Lapwing Lane, Manchester, M20 6UR
31 Ballbrook Avenue, Manchester, M20 3JG
Flat 2, 99 Lapwing Lane, Manchester, M20 6UR
Flat 1, 99 Lapwing Lane, Manchester, M20 6UR
99 Palatine Road, Manchester, M20 3JQ
97 Lapwing Lane, Manchester, M20 6UR
16 Redclyffe Road, Manchester, M20 3JR
Basement, 99 Palatine Road, Manchester, M20 3JQ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Ballbrook Conservation Area 1992
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA