MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143812/FO/2025
Date registered valid:	26 August 2025
Proposal:	Erection of first floor rear extension to create ancillary office accommodation and staff facilities
Address:	250 Fog Lane, Manchester, M20 6EL
Ward(s):	Didsbury East Ward
Applicant:	Mr Hamid Nawaz
Agent (if any):	Mr Nadir Khan, NK Architects
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**14 October 2025**

Application details

Type of application: Full Application Consent

Development type: Minor Office

Date of site visit: 1 October 2025

Standard consultations: Printed: 4 September 2025 Expired: 25 September 2025

Neighbour notifications: Printed: 4 September 2025 Expired: 25 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: Not applicable

Tree Preservation Order: Not applicable

The application site is located at 250 Fog Lane, within the Didsbury East ward of Manchester. It comprises a two-storey commercial property featuring a shop at ground floor level with a warehouse above (Class E). The property is situated within a mixed-use area that includes residential dwellings and small-scale commercial premises and lies on a well-trafficked local road, benefitting from good public transport links, including proximity to Burnage railway station and several bus routes.

The building is constructed of redbrick and timber cladding with a flat roof form. To its Fog Lane frontage, the property features a glazed shopfront with fascia signage above, a projecting canopy/extension, and high-level first-floor windows. To the rear, the property features a part-single / part-three storey outrigger/extension with a spacious rear yard used for parking and storage of waste. The property is set back slightly from the adopted footpath with a small forecourt area and is situated adjacent to the railway line (located to the east), residential properties (located to the south), and commercial units to the north and west.

The site is not located within a Conservation Area and does not contain any Listed Buildings. There are no significant trees or landscape features on the site, and access is via the existing entrance from Fog Lane.


Project4 Fitness
Milktop
Chef Platters Burnage
Indian
Three Brothers
Fog Ln
Fog Lane Laundrette
& Dry Cleaners
The Nest South
Manchester
Fog Ln


Halal Meat
NOW AVAILABLE
West Continental foods
FOG LANE LAUNDERETTE
& DRY CLEANERS
BARBER'S BLADE
CAKE AWAY







Description of development

The applicant is seeking planning permission for the erection of a first floor rear extension to create ancillary office accommodation and staff facilities.

The extension is designed to be ancillary to the existing use and will be constructed in materials to match the existing building.

Planning history

057332/AO/SOUTH1/99 - Illuminated projecting sign – Approved (11.10.1999).

057331/FO/SOUTH1/99 - Installation of 24 hour A.T.M. machine – Approved (11.10.1999).

060548/FO/SOUTH1/00 - Installation of 1.0m diameter satellite antenna on flat roof – Approved (05.12.2000).

070863/FO/2004/S1 - Change of use of first floor and second floor to form 6 self contained flats, alterations to elevations and a new pitched roof and roof terrace with associated car parking – Approved (19.05.2004).

077510/FO/2005/S2 - Change of use of first and second floor from storage area to 6 self contained apartments including an increase in roof height elevational alterations, a new lift shaft and staircase to the rear and associated car parking and bin storage (in place of previously approved change of use and associated works approved under 070863/FO/2003/S2) – Approved (05.01.2006).

096720/FO/2011/S2 - Erection of canopy to front of existing shop unit to create a covered area for the display of green groceries – Approved (11.11.2011).

115781/FO/2017 - Sub-division of existing A1 units to create an additional A5 units, with associated extraction system – Refused (12.06.2017).

134702/FO/2022 – Elevational alterations including installation of rear flue in association with sub-division of Class E unit – Approved (07.10.2022).

CDN/23/0046 - Discharge of condition number 4 (Roller Shutter Design) from planning approval reference 134702/FO/2022 – Approved (20.03.2023).

Consultations & Notification Responses

One neutral representation was received from a local resident in response to the application; the comments are summarised as follows:

- To provide enhancement for biodiversity, a minimum of one Swift nest brick should be included as part of the development.

MCC's Highways Services made no objection to the proposal, indicating:

- Highways are satisfied the proposed extension will not have an unacceptable impact on the highway network.
- The business employs the equivalent of 8 staff. No change to the staff numbers is envisaged.

- There are 8 car parking spaces located within the site's curtilage. The business employs the equivalent of 8 staff. No change to the staff numbers is envisaged.
- There are 10 cycle parking spaces located within the site's curtilage. The business employs the equivalent of 8 staff. No change to the staff numbers is envisaged.
- Designated refuse storage is accommodated on site with kerbside collection noted from Fog Lane. Highways consider this to be acceptable in order to prevent any obstruction to passing pedestrians on the adjacent footway.

Network Rail made no objection to the proposal, indicating that the applicant is required to engage in an interface with Network Rail. Their consultation response was relayed to the agent of the application.

MCC's Environmental Health Services – no response received.

Policies

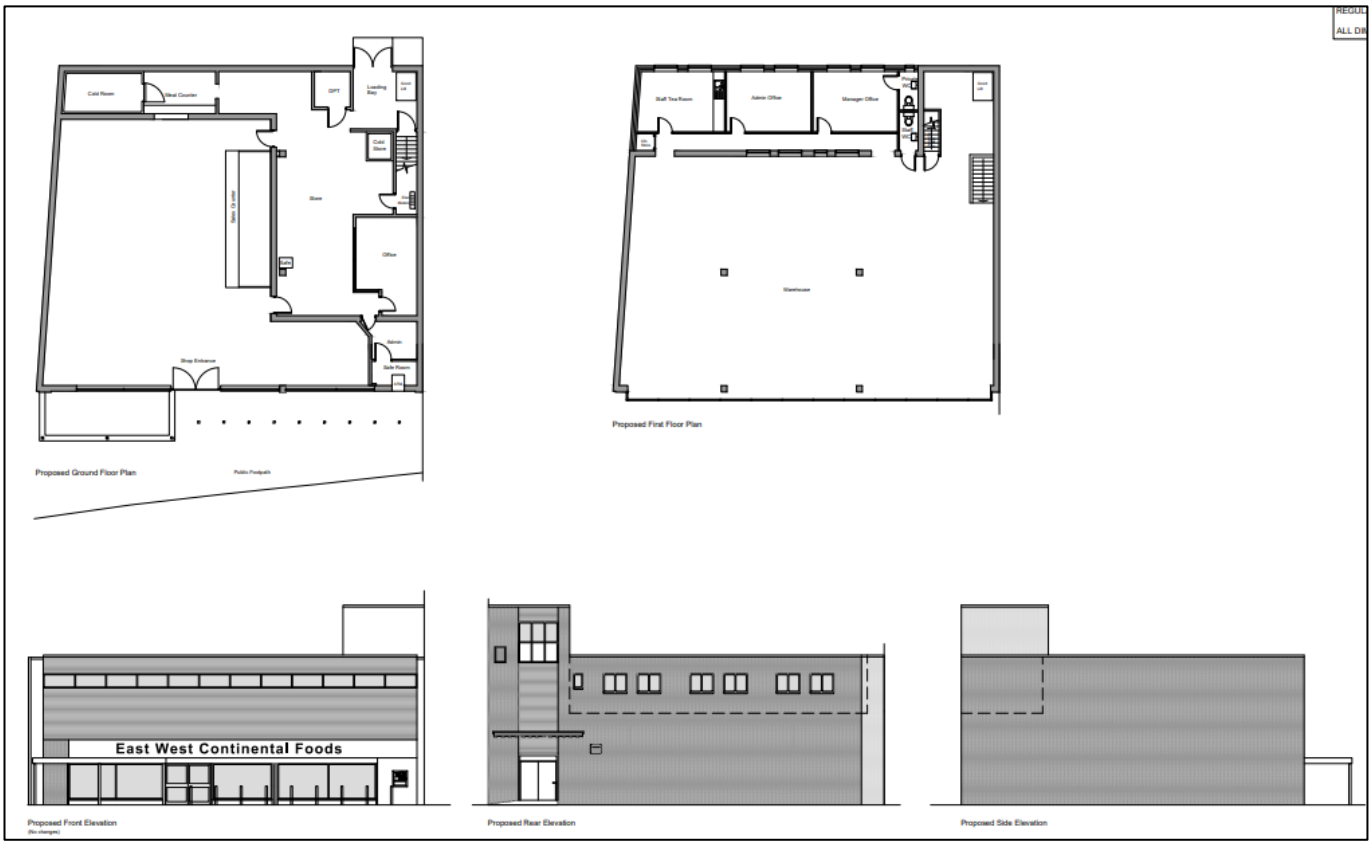
The following policies are considered relevant in the consideration of this application.

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 plans and elevations

Issues

Principle – the principle of the proposal, to erect a first floor rear extension to create ancillary office accommodation and staff facilities, is acceptable. However, whilst the general principle is accepted, further consideration must be given to the proposal's siting, scale, and massing, appearance, and impact upon visual and residential amenity, waste storage, parking, and highways impact.

Siting, scale, and massing – the extension would be sited at the rear of the property at first floor level, facing south. It would project 4.5m rearwards from the existing building, in line with the rearmost point of the three-storey outrigger/extension, with a width of 15.3m, and a flat roof height of 3m (7.9m from ground level), and would therefore act as an infill extension amongst the existing built form of the site. A gap of approximately 11.4m would be maintained to the plot's southern boundary (shared with No.33 Norwood Avenue) with an approximate gap of 1.8m maintained to railway land.

Overall, the siting, scale, and massing of the proposal is considered acceptable as it would not result in an 'excessively large or bulky' addition to the application site on account of its subservient dimensions to the application property. Further to this, the proposal is not considered to introduce an overbearing presence into the locale due to its siting at the rear of the property, away from its principal frontage, and approximately 11.4m away from the nearest residential property located to the south.

Appearance and visual amenity – the proposal would be constructed of materials to match the existing building, including red facing brickwork, a flat roof and white uPVC-framed windows with double glazing. It would feature 7no. windows to the rear with blank side elevations and a blank roof.

The proposal is considered to be relatively standard in terms of its scale and design for developments of this type and would be in-keeping with the existing character and commercial usage of the site. Sited within the confines of the application site, away from the public highway and footpath, the proposal would not be highly visible within the street scene or public realm (other than at specific viewpoints along Norwood Avenue) and, as such, should have a minimal impact upon the visual amenity of the area and should avoid forming a highly prominent/overly-dominant visual feature within this locale.

Residential amenity – the proposal is not believed to cause undue harm to the residential amenity of neighbouring occupants as the proposed extension would be sited a considerable distance away from the nearest residential properties (at least 11.4m). As such, the proposal should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Further to this, no windows would be sited in close proximity to any of the plot's shared boundaries. The proposal should therefore avoid resulting in issues associated with overlooking and loss of privacy. To further safeguard neighbouring residents from actual and perceived overlooking, a condition requiring the first floor rear windows serving the 'Staff Tea Room' area of the extension has been attached to the consent as there are no windows in this location currently.

Waste storage – the existing refuse management and storage arrangements would be unaffected by the proposal.

Parking and highways impact – the existing parking arrangements would be unaffected by the proposal. Further to this, MCC's Highways Services made no objection to the proposal, indicating:

- Highways are satisfied the proposed extension will not have an unacceptable impact on the highway network.
- The business employs the equivalent of 8 staff. No change to the staff numbers is envisaged.
- There are 8 car parking spaces located within the site's curtilage. The business employs the equivalent of 8 staff. No change to the staff numbers is envisaged.
- There are 10 cycle parking spaces located within the site's curtilage. The business employs the equivalent of 8 staff. No change to the staff numbers is envisaged.
- Designated refuse storage is accommodated on site with kerbside collection noted from Fog Lane. Highways consider this to be acceptable in order to prevent any obstruction to passing pedestrians on the adjacent footway.

Railway impact – the extension would be located in relative proximity to the adjacent railway (approximately 1.8m away from railway land), however, the works would be sited solely within the confines of the application site. Further to this, Network Rail made no objection to the proposal, indicating that the applicant is required to engage in an interface with Network Rail. Their consultation response was relayed to the agent of the application. Further issues that may arise in association with this matter should be dealt with by the interested parties and do not represent material planning considerations.

Other matters – no elevational alterations proposed.

Biodiversity – it is acknowledged that concerns were received regarding the potential inclusion of a swift brick within the proposed development. However, imposing such a requirement is considered to be onerous and disproportionate given the nature and scale of the proposal, which comprises a first floor extension to an existing commercial property, rather than the creation of a new dwellinghouse or building. Furthermore, there is currently no adopted policy within Manchester City Council's planning framework that mandates the inclusion of swift bricks in extensions of this scale. As such, while ecological enhancements are encouraged where appropriate, it is not considered reasonable to require this measure in this instance.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale, and massing, appearance, and impact upon visual and residential amenity, waste storage, parking, and highways as it complies with policies DM1 and SP1 of the Manchester Core Strategy, chapter 12 of the NPPF, and policy JP-P1 of the Places for Everyone Joint Development Plan Document.

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

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. 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 labelled:

‘PROPOSED PLANS AND ELEVATIONS’, numbered ‘655.02’, received by the City Council as Local Planning Authority on the 26th August 2025.

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

3) Materials:

The materials to be used on the external surfaces of the development hereby permitted shall match those specified below:

- Brickwork to match the existing building in type, size, colour, and texture on the extension.

- A flat roof on the extension.

- White uPVC-framed windows on the extension.

Reason - To ensure the appearance of the site to be developed is not adversely affected by the materials to be used in the construction of the development, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

4) Obscure glazing:

Before first use, the proposed first floor window in the rear elevation of the extension hereby approved serving the ‘Staff Tea Room’ shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Informatives

1) An interface with Network Rail is required for this proposal – the applicant is advised that Network Rail will need to agree and supervise this proposal and that no works are to take place until agreed with Network Rail.

All new enquiries will need to be submitted via the Asset Protection Optimisation – Customer Portal. From there, the applicant can create an account and submit their enquiry. Their enquiry will then be assigned to one of the Asset Protection team to progress. The assigned team member will then be in a position to review and comment on any submissions from the applicant.

2) If the development can accommodate it, it is requested that consideration is given to the installation of Swift Bricks. Swift bricks must be fitted in accordance to the specifications of BS 42021:2022 - Integral nest boxes.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Network Rail

Ground Floor, 250 Fog Lane, Manchester, M20 6EL
First Floor, 250 Fog Lane, Manchester, M20 6EL
246 Fog Lane, Manchester, M20 6EL
246A Fog Lane, Manchester, M20 6EL
First Floor, 248 Fog Lane, Manchester, M20 6EL
Ground Floor, 248 Fog Lane, Manchester, M20 6EL
199 Fog Lane, Manchester, M20 6FJ
187 Fog Lane, Manchester, M20 6FJ
248 Fog Lane, Manchester, M20 6EL
187 - 193 Fog Lane, Manchester, M20 6FJ
33 Norwood Avenue, Manchester, M20 6EX
39 Norwood Avenue, Manchester, M20 6EX
197 Fog Lane, Manchester, M20 6FJ
189 Fog Lane, Manchester, M20 6FJ
35 Norwood Avenue, Manchester, M20 6EX
29 Norwood Avenue, Manchester, M20 6EX
27 Norwood Avenue, Manchester, M20 6EX
Ladbrokes, 193 Fog Lane, Manchester, M20 6FJ
199A Fog Lane, Manchester, M20 6FJ
244 Fog Lane, Manchester, M20 6EL
191 Fog Lane, Manchester, M20 6FJ
Emery House, 195 Fog Lane, Manchester, M20 6FJ
197A Fog Lane, Manchester, M20 6FJ
37 Norwood Avenue, Manchester, M20 6EX
31 Norwood Avenue, Manchester, M20 6EX

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA