

303 Great Western Street, Manchester, M14 4BZ

Planning Statement

October 2025

Introduction & Site Context

This planning statement accompanies a full planning application seeking retrospective consent for the retention of a single storey side extension and for the installation of a flue, at 303 Great Western Street, Manchester, M14 4BZ. The application site is shown by the red pointer in the image below.

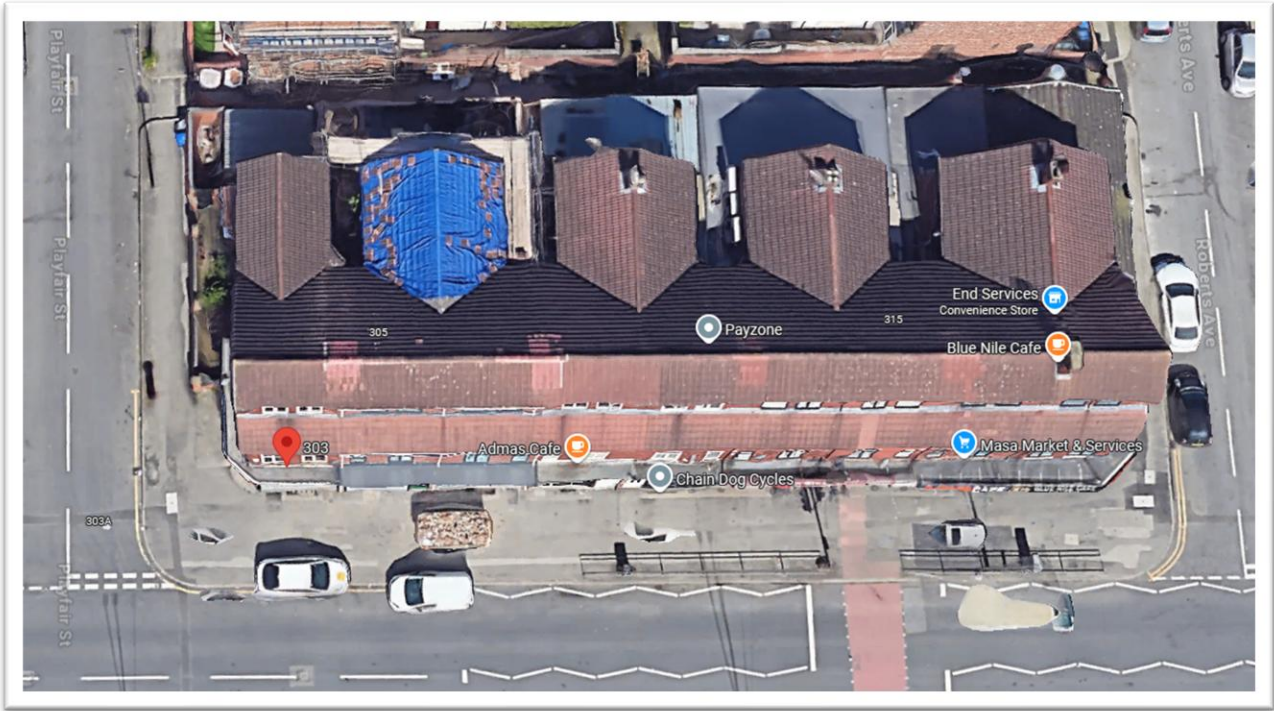


Figure 1: Application site - Google Earth

The application site comprises No. 303 Great Western Street, a ground-floor commercial unit with upper-floor accommodation, positioned at the western end of a traditional two-storey red-brick terrace with pitched tiled roofs and a continuous shopfront fascia. The unit is currently occupied by Amwag Restaurant, which forms part of an established parade of small independent businesses including convenience stores and cafés. The site is located on a corner site with Playfair Street.

The existing single storey side extension and flue are shown in the images below.



Proposal

Description

Retrospective consent is sought for the retention of a single storey side extension and for the installation of a flue.

Scale

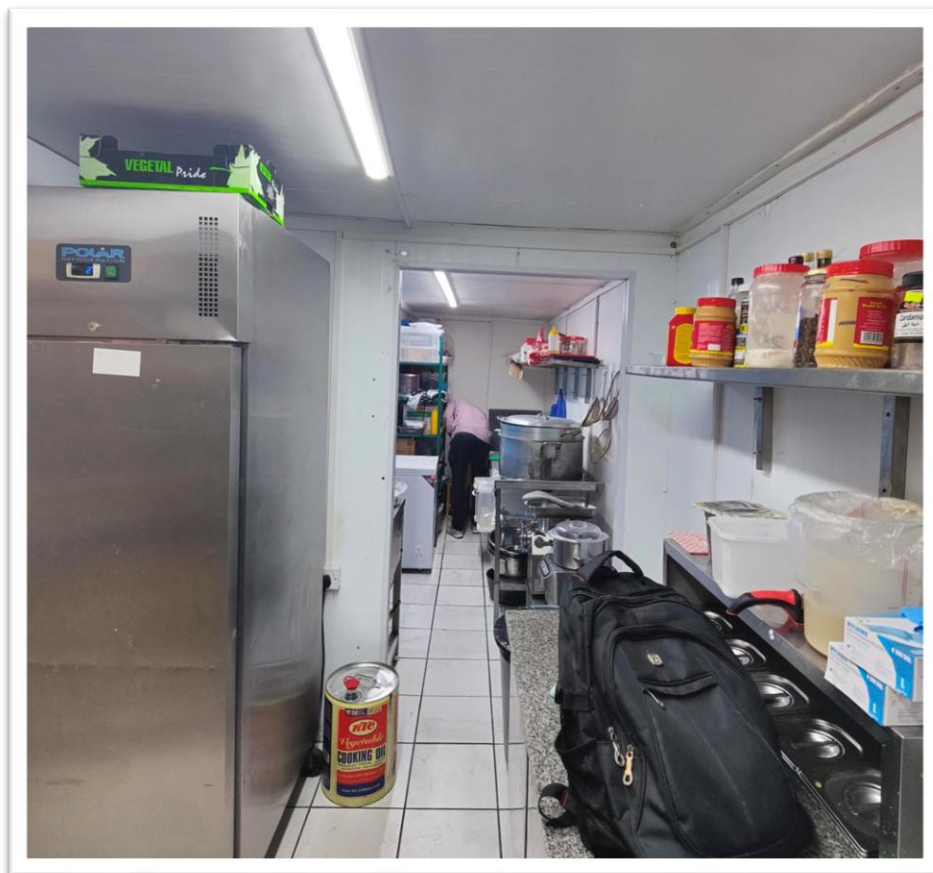
The extension measures 6.75m x 2.3m with a ridge height of 2.65m.

Siting

The outbuilding and flue are both sited on the side elevation of the property facing Playfair Street.

Design

The single-storey side extension is constructed in a lightweight material with a flat roof and is brown in colour and is used for food preparation and storage associated with the restaurant premises, as shown in the image below. The flue is constructed from stainless steel.



Planning Policy Framework

National Planning Policy

National Planning Policy Framework (NPPF) 2024

The NPPF 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 12 – Achieving well-designed places

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.

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

- JP-S1 – Sustainable Development
- JP-P1 – Sustainable Places

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 relevant Core Strategy policies for this application are as follows:

- DM 1 – Development Management
- SP 1 – Spatial Principles (partially superseded by PfE)
- EN 1 – Design Principles and Strategic Character Areas
- EC 8 – Central Manchester

Appraisal

Principle

The proposal seeks retrospective planning permission for a modest single-storey side extension and associated extraction flue, used in connection with the existing Amwag Restaurant at 303 Great Western Street. The extension accommodates a small storage and kitchen preparation area, integral to the lawful restaurant use at ground-floor level.

The principle of minor extensions to established commercial premises within mixed-use parades is well supported in both national and local planning policy, which encourages the retention and enhancement of existing businesses in sustainable urban locations. Policy SP1 of the Manchester Core Strategy seeks to promote economic growth and commercial development, while Policy DM1 supports development that is appropriate to its context in terms of scale, form, and function.

Given that the use remains wholly ancillary to the existing restaurant and does not introduce any new or independent activity, the proposal is acceptable in principle. It represents a logical and proportionate enhancement of the business premises that allows the continued operation of a small independent restaurant serving the local community.

Design & Character assessment

The side extension is of modest scale and simple functional design, comprising a flat-roofed structure positioned between the main flank wall and the site boundary. Its form and materials reflect its practical purpose as a kitchen and storage space, consistent with many similar small-scale additions found to the rear and sides of commercial units across Manchester's local shopping parades.

The structure sits below the eaves of the host building, ensuring that it reads as a clearly subordinate and ancillary addition. Its position along the side elevation means it is largely screened from the main street frontage, with limited visibility confined to the immediate side path. The low boundary wall and railings maintain an appropriate relationship with the streetscape, preserving the established rhythm of the terrace.

The associated extraction flue, while functional in appearance, is a standard and necessary feature for premises involving food preparation. It has been installed in a discreet position, running vertically along the side elevation and finished in neutral metallic tones that reduce its visual prominence. The overall appearance is typical of small restaurant premises and does not detract from the wider character of the area.

In this context, the development accords with the design objectives of Core Strategy Policy DM1 and paragraphs 131 and 135 of the NPPF (2024), which recognise that good design should be proportionate, functional, and appropriate to its setting.

Amenity

The extension is single-storey and low in height, ensuring there is no unacceptable impact on the outlook, privacy, or daylight enjoyed by neighbouring residents. The building sits within the existing curtilage of the property and is contained behind existing boundary walls, meaning it does not introduce any overbearing or overshadowing effects.

The extraction flue has been fitted with modern filtration ensuring that odour, noise, and air-quality impacts are effectively mitigated. The proposal therefore complies with the residential amenity standards set out in Policy DM1.

Use

The side extension serves an ancillary function to the main restaurant, providing essential back-of-house facilities for food preparation and storage. It does not operate independently and forms an integral part of the established lawful use at ground-floor level.

This modest enhancement enables the business to operate more safely and efficiently, improving internal circulation and food hygiene arrangements without altering the external activity levels or hours of operation. The development supports the continued vitality of a small local business, consistent with the aims of NPPF 2024, which encourages planning decisions to support the growth and adaptation of existing enterprises.

Parking

The proposed development would not interfere with the existing parking provision on street, as such is considered acceptable in this regard.

Trees

There are no protected trees on site which would be affected by the 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.

Conclusion

The proposal represents a modest, proportionate, and policy-compliant form of development that supports the continued operation of a long-established local business. The single-storey side extension and associated extraction flue have been designed and positioned in a manner that is functional, discreet, and entirely appropriate within the mixed-use context of Great Western Street.

The works provide essential back-of-house facilities that enhance the efficiency, safety, and hygiene of the existing restaurant without giving rise to any adverse impacts on the character of the area or the amenity of neighbouring occupants. The development accords fully with the objectives of the National Planning Policy Framework (2024), particularly those that promote sustainable economic growth and well-designed places, as well as with Policies SP1, DM1 and EN1 of the Manchester Core Strategy and Policies JP-S1 and JP-P1 of the Places for Everyone Plan.

In summary, the proposal delivers a sustainable enhancement to an existing local enterprise, improving the functionality of the premises while maintaining the established character and amenity of the area. The application therefore represents development that is in accordance with the adopted planning framework and should be approved without delay in line with the presumption in favour of sustainable development set out in paragraph 11 of the NPPF.