MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143010/FO/2025
Date registered valid:	10 June 2025
Proposal:	Retention of erection of single storey glazed extension to front
Address:	Huntsman Inn, 130 Wilmslow Road, Manchester, M14 5AH
Ward(s):	Moss Side Ward
Applicant:	Mr Rashad Mahmood
Agent (if any):	Mr Muhammad Dabeer Rana, MD Design Consultancy
Case officer:	Steven McCoombe Tel: 0161 234 4607 Email: steven.mccoombe@manchester.gov.uk
Recommendation:	Refuse
Date of recommendation:	23 July 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 18 July 2025

Standard consultations:
Printed: 18 June 2025 Expired: 9 July 2025

Neighbour notifications
Printed: 18 June 2025 Expired: 9 July 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 two storey, former public house (Huntsman Inn), which fronts the main arterial route of Wilmslow Road and now a vacant restaurant previously occupied by 'Ta-Mya.



View of application site from opposite side of Wilmslow Rd



View of application site looking northwards from opposite side of Wilmslow Rd

The building incorporates a two-storey extension to the rear which backs onto an L shaped service yard, enclosed by a brick wall to the rear boundary and metal gates to side boundary which allows access to Claremont Road.

To the front is single storey extension subject to this application and being retrospectively applied for.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The site is situated within the heart of Rusholme district centre – a busy linear centre focused north to south along a long stretch of Wilmslow Road. The centre contains a variety of small-scale commercial uses, with a particular focus on food and drink establishments.

In terms of the immediate surroundings, the building is adjoined to one side by a two-storey supermarket selling world foods and to the other by a single storey clothes shop. Immediately to the front of the building is a pedestrian crossing. To the rear is a public pay and display car park, beyond which are two storey, terraced dwellinghouses along Claremont Road to the north-west and Whitecliff Close to the west respectively.

Description of development

Retrospective planning permission is sought for the single storey glazed extension to front of the building to form an enclosed seating area associated with the existing, vacant restaurant and due to the internal arrangement is capable of being used independently.

The proposed extension incorporates a flat roof and is constructed from a timber base, and aluminium framed glazing. A pair of centrally positioned double entrance provide access from Wilmslow Road. The extension includes a chamfered corner to the left-hand side when viewed form Wilmslow Road.

At the time of the Officer site visit the entirety of the lower section of glazing and glazed entrance doors had been covered with internal vinyl signage. The application has therefore been considered on the basis of the extension in situ.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Planning History

133383/FO/2022

Change of use of the ground floor to shisha smoking place (sui generis) and elevational alterations to ground floor and extension to rear boundary wall. *Refused 30 June 2022*.

APP/B4215/C/21/3284746

Breach of condition 13 attached to planning permission referenced 120947/FO/ 2018 which states that: No part of the premises shall be used for the smoking of shisha at any time and none of the areas outside the building, including to the rear, shall be used as an external seating area or for use by patrons of the premises. *Appeal Dismissed and Enforcement Notice Upheld 4 March 2022.*

APP/B4215/W/19/3226481

Dispute of Condition No.13 attached to planning permission referenced 120947/FO/ 2018 which states that: No part of the premises shall be used for the smoking of shisha at any time and none of the areas outside the building, including to the rear, shall be used as an external seating area or for use by patrons of the premises. *Appeal Dismissed 9 July 2019.*

120947/FO/2018

Change of use from public house (Class A4) to restaurant (Class A3) together with the erection of two storey extension to rear and elevational alterations including front canopy. *Approved 17 December 2018.*

110905/FO/2015/S1

Change of use and subdivision of public house (Class A4) to two hot food take-aways (Class A5), erection of front single-storey extension with terrace area above, installation of two flues to the rear, single-storey detached outbuilding and a gated access from Claremont Road. *Approved 4 May 2016.*

102581/FO/2013/S1

Erection of part single, part two-storey rear extension and full height glazing to front elevation and installation of flue and air conditioning equipment. *Approved 8 July 2013*.

Policy

Local Development Framework

The Development Plan consists of:

- The Manchester Core Strategy (2012);

- Saved policies of the Unitary Development Plan for the City of Manchester (1995); and

- Places for Everyone Joint Development Plan.

The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 – 2027.

'The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City 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 also been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must therefore be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies within the Core Strategy are considered relevant:

Policy SP1 (Spatial Principle) - refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well-being of residents, consider the needs of all members of the community and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

Policy DM1 (Development Management) - states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

Policy C5 (Central Manchester District Centres - Hulme, Longsight and Rusholme)

This policy relates to Rusholme district centre and amongst the narrative states that the improvement to the quality of the environment in Rusholme and Longsight is a priority to help retain and attract shoppers and visitors.

Unitary Development Plan for the City of Manchester, 1995 (Saved Policies)

The below saved policy of the Unitary Development Plan is also considered relevant:

Saved policy E3.3 (To Enhance the City's Environment)

This policy seeks to upgrade the appearance of city's major radial and orbital roads. This includes improvements to the appearance of adjacent premises and encouraging development of the highest quality.

Places for Everyone Greater Manchester Joint Development Plan

This plan was adopted on 21 March 2024, as such the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. The relevant policy is set out below:

Policy JP-P1 (Sustainable Places) - seeks to raise the quality of all places in a way that is sustainable in the long-term, to enhance the wellbeing for residents, as well as making Greater Manchester more attractive to potential visitors and investors.

The following key attributes that all development, wherever appropriate apply:

1. Distinctive, with a clear identity that:

    A. Conserves and enhances the natural environment, landscape features, historic environment and local history and culture;

    B. Enables a clear understanding of how the place has developed; and

    C. Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used.

National Planning Policy Framework

The central theme to the revised NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role.

Section 4 provides guidance on the decision-making process and mirrors legislation in stating that planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Section 12 'Achieving well-designed places' states at paragraph 135:

Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 139 goes onto state that:

'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Issues

Principle

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that decisions are to be made in accordance with the development plan, unless material considerations indicate otherwise.

The NPPF at paragraphs 2 and 47 reinforces this requirement and at paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as a starting point for decision making, and that where a planning application conflicts with an up-to-date development plan, permission should not normally be granted.

In the case of this application, the principle of the proposal is not considered acceptable and is in conflict with the aforementioned development plan policy and associated guidance.

It is considered the proposed use of external materials is of a poor quality and results in a visually intrusive development in a prominent location adjacent to the one of the city's main arterial routes which links south Manchester with the city centre.

On this basis, the proposal is considered to be in conflict with the aforementioned policy and guidance

This issue is outlined further below.

Visual Amenity

Policies SP1, C5, and DM1 of the Core Strategy, together with Policy JP-P1 of the Places for Everyone Joint Development Plan, place strong emphasis on the need to protect and enhance the character and visual quality of the built environment. These policies require proposals to adhere to the Council's established design principles, which include considerations of siting, layout, scale, form, massing, and materials. In addition, saved Policy E3.3 of the Unitary Development Plan (UDP) seeks to improve the appearance of the city's radial routes by promoting high-quality development.

This local policy framework is consistent with Section 12 of the National Planning Policy Framework (NPPF), which promotes high standards of design and advocates that development that is poorly designed or fails to reflect local design guidance should be resisted.

In this case, the proposed extension is considered to be of poor design quality. The base of the structure comprises exposed timber decking boards, which are clearly visible and detract from the overall appearance. Furthermore, the extensive use of internal vinyl signage across the glazed areas significantly undermines the visual quality of the extension. These elements result in a structure that appears incongruous and visually intrusive, particularly given its siting at the front of the host building, where it is highly prominent in the streetscape.

The design intent of the original extension, presumably to create a lightweight and transparent addition has been entirely compromised by the use of opaque vinyl coverings. This has resulted in a visually heavy and discordant feature that fails to integrate with the host building or its surroundings.

The site occupies a prominent location, directly adjacent to the pavement along Wilmslow Road, a key arterial route through the Rusholme District Centre and the well-known 'Curry Mile'. It also lies directly opposite a busy pedestrian crossing, further increasing its visibility and impact on the public realm.

It is therefore considered that the proposal fails to achieve the high standard of design required by both local and national planning policy. The extension detracts from the character and appearance of the area and results in harm to visual amenity. On this basis, the proposal is not supported and is conflict with the Council's design objectives.

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: Refuse

Article 35 Declaration

Officers have communicated their concerns about this proposal to the applicant during the course of the planning application. The proposal is considered to be contrary to the development plan and therefore refused in a timely manner.

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

1) The proposed use of external materials, including an exposed timber base, results in a poor-quality appearance. This, combined with the extension's prominent position at the front of the existing building, creates an incongruous and visually unsympathetic addition that detracts from the character and visual amenity of the area, particularly along a key radial route. The negative impact is further exacerbated by the use of internal vinyl signage that obscures the glazing, contributing to a visually intrusive and low-quality frontage. As such, the proposal is contrary to saved policy E3.3 of the Unitary Development Plan for the City of Manchester, policies DM1, C5 and SP1 of the Manchester Core Strategy, policy JP-P1 of Places for Everyone Joint Development Plan and the National Planning Policy Framework (NPPF).

Appendix 1 – List of consultees & neighbours notified

Rusholme Business Association
Rusholme, Fallowfield & Moss Side Civic Society

5 Whitecliff Close, Manchester, M14 5XN
120A Wilmslow Road, Manchester, M14 5AJ
491 Claremont Road, Manchester, M14 5WU
185 Wilmslow Road, Manchester, M14 5AP
Ground Floor, 223 Wilmslow Road, Manchester, M14 5AG
132 - 142 Wilmslow Road, Manchester, M14 5AH
205B Wilmslow Road, Manchester, M14 5AQ
205 Wilmslow Road, Manchester, M14 5AQ
195 - 197 Wilmslow Road, Manchester, M14 5AQ
First Floor Rear, 223 Wilmslow Road, Manchester, M14 5AG
1 Whitecliff Close, Manchester, M14 5XN
554 Claremont Road, Manchester, M14 5XL
Top Flat, 187 Wilmslow Road, Manchester, M14 5AQ
First Floor, 132 - 142 Wilmslow Road, Manchester, M14 5AH
211 Wilmslow Road, Manchester, M14 5AG
203 Wilmslow Road, Manchester, M14 5AQ
Flat 6, 203A Wilmslow Road, Manchester, M14 5AQ
191 Wilmslow Road, Manchester, M14 5AQ
126 - 128 Wilmslow Road, Manchester, M14 5AH
Flat 2, 217A Wilmslow Road, Manchester, M14 5AG
Flat 6, 217A Wilmslow Road, Manchester, M14 5AG
Flat 4, 217A Wilmslow Road, Manchester, M14 5AG
Second Floor, 215 Wilmslow Road, Manchester, M14 5AG
Ground Floor, 215 Wilmslow Road, Manchester, M14 5AG
528 Claremont Road, Manchester, M14 5XL
524 Claremont Road, Manchester, M14 5XL
489 Claremont Road, Manchester, M14 5WU
495 Claremont Road, Manchester, M14 5WU
493 Claremont Road, Manchester, M14 5WU
207 Wilmslow Road, Manchester, M14 5AQ
Flat 7, 203A Wilmslow Road, Manchester, M14 5AQ
Flat 3, 203A Wilmslow Road, Manchester, M14 5AQ
193 Wilmslow Road, Manchester, M14 5AQ
Flat At, Huntsman Inn, 130 Wilmslow Road, Manchester, M14 5AH
217 - 219 Wilmslow Road, Manchester, M14 5AG
Zara Hair And Beauty, First Floor, 215 Wilmslow Road, Manchester, M14 5AG
11 Whitecliff Close, Manchester, M14 5XN
116 Wilmslow Road, Manchester, M14 5AJ
187 Wilmslow Road, Manchester, M14 5AQ
209 Wilmslow Road, Manchester, M14 5AG
Flat 1, 203A Wilmslow Road, Manchester, M14 5AQ
Flat 4, 203A Wilmslow Road, Manchester, M14 5AQ
189 Wilmslow Road, Manchester, M14 5AQ
Flat 1, 217A Wilmslow Road, Manchester, M14 5AG
221 Wilmslow Road, Manchester, M14 5AG
213 Wilmslow Road, Manchester, M14 5AG
483 Claremont Road, Manchester, M14 5WU
122 Wilmslow Road, Manchester, M14 5AH
550 Claremont Road, Manchester, M14 5XL

548 Claremont Road, Manchester, M14 5XL
501 Claremont Road, Manchester, M14 5WU
Ground Floor, 132 - 142 Wilmslow Road, Manchester, M14 5AH
195A Wilmslow Road, Manchester, M14 5AQ
3 Whitecliff Close, Manchester, M14 5XN
552 Claremont Road, Manchester, M14 5XL
118 Wilmslow Road, Manchester, M14 5AJ
199 - 201 Wilmslow Road, Manchester, M14 5AQ
Second Floor Flat, 223 Wilmslow Road, Manchester, M14 5AG
First Floor, 223 Wilmslow Road, Manchester, M14 5AG
Flat 5, 217A Wilmslow Road, Manchester, M14 5AG
Flat 3, 217A Wilmslow Road, Manchester, M14 5AG
Basement, 215 Wilmslow Road, Manchester, M14 5AG
7 Whitecliff Close, Manchester, M14 5XN
9 Whitecliff Close, Manchester, M14 5XN
485 Claremont Road, Manchester, M14 5WU
124 Wilmslow Road, Manchester, M14 5AH
499 Claremont Road, Manchester, M14 5WU
497 Claremont Road, Manchester, M14 5WU
223 Wilmslow Road, Manchester, M14 5AG
Flat 5, 203A Wilmslow Road, Manchester, M14 5AQ
526 Claremont Road, Manchester, M14 5XL
522 Claremont Road, Manchester, M14 5XL
487 Claremont Road, Manchester, M14 5WU
120B Wilmslow Road, Manchester, M14 5AJ
114 Wilmslow Road, Manchester, M14 5AJ
215 Wilmslow Road, Manchester, M14 5AG
209A Wilmslow Road, Manchester, M14 5AG
Flat 2, 203A Wilmslow Road, Manchester, M14 5AQ
197A Wilmslow Road, Manchester, M14 5AQ
Top Flat, 191 Wilmslow Road, Manchester, M14 5AQ

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