Planning

Growth & Development

Delegated officer report for planning application

Application no.	145124/FO/2026
Date registered valid:	5 February 2026
Proposal:	Elevational alterations to shop front to allow for the provision of a new entrance door to the upper floors, in association with the sub-division of the property into two separate Class E uses.
Address:	218 Burton Road, Manchester, M20 2LW
Ward(s):	Didsbury West Ward
Applicant:	A. Almond, Pea Properties (NW) Ltd.
Agent (if any):	Mr Mamdouh Asher, Asher Design Services Ltd.
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**26 March 2026**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 19 February 2026

Standard consultations: Printed: 12 February 2026 Expired: 5 March 2026

Neighbour notifications: Printed: 12 February 2026 Expired: 5 March 2026

Site notice: No site notice has been produced

Press advert: Published: 17 February 2026 Expired: 10 March 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Albert Park Conservation Area 1988

Tree Preservation Order: Not applicable

The application relates to a two-storey mid-terraced building of redbrick with a grey slate pitched roof. To its Burton Road frontage, the property features a glazed shopfront with fascia signage above, a retractable canopy awning, swan-neck external lighting, a grey framed window with a stone cill and header at first floor level, decorative brickwork below the eaves, and a dormer window. To the rear, the property features a two storey outrigger, single storey extension, and a modest yard space.

The agent of the application has indicated that the whole building is currently in use as a hair salon with the basement utilised as storage with staff toilet facilities, the ground and first floor used as a hair salon and the loft space used as a staff room with additional toilet facilities.

This section of Burton Road serves as a local centre for the surrounding area exhibiting a strong commercial precedent with a variety of bars, shops, and restaurant evident. Further afield, the area is characterised by residential dwellinghouses, including terraced and semi-detached properties, whilst Withington Community Hospital is located at the southern end of the high street.

The property is not listed; however, it is sited within the Albert Park Conservation Area.


Crazy Wendy's Thai Restaurant and Takeaway
22
18
Goodtime Games
Burton Rd
212B
218
The Old B
Volta
Burton Rd
The Elk of Didsbury
FOLK
224a
SANTÉ Didsbury
Bottesford Ave


THE ELK
DAVID GAVIN
218 BURTON ROAD


ANGELA MASON HAIR EXTENSIONS
218 BURTON ROAD
DAVID


ANGELA MASON HAIR EXTENSIONS
DAVID & ANN
218 BURTON ROAD

Description of development

The applicant is seeking planning permission for “Elevational alterations to shopfront to allow for the provision of a new entrance door to the upper floors, in association with the sub-division of the property into two separate Class E uses”.

Planning history

086400/FO/2008/S1 - Retrospective Installation of a new shopfront – Refused & Enforced (2008).

087123/FO/2008/S1 - Installation of a new shop front – Approved (2008).

094886/FU/2010/S1 - Change of use from retail shop (A1) to restaurant/bar (sui generis) – Approved (2011).

102787/FO/2013/S1 - Change of use of first floor to form additional restaurant/bar accommodation together with erection of single-storey rear extension (sui generis) – Approved (2013).

118210/AO/2017 - Externally illuminated individual letter signage to fascia – Approved (2018).

118415/FO/2017 - Retrospective application for installation of new shop front and retractable awning – Approved (2018).

Consultations & Notification Responses

Local residents – no response received.

West Didsbury Residents’ Association – no response received.

Highways made no objection to the proposal, indicating:

- The development does not give rise to highway safety concerns or result in an unacceptable impact on the local road network.
- The proposed works to the frontage are off highway and do not interfere with the free flow of pedestrians. As a result of the new access and the minor alterations within the building, no unacceptable impact on the highway is expected.
- Access and parking - not expected to increase as the property existed previously.
- Refuse and servicing - stored within the curtilage of the site. Accessed from the rear alley that serves the site.
- A Construction Management Plan will not be required due to the minor nature of the works.

Environmental Health made no objection, requesting a condition relating to the control of waste be attached in the event of an approval.

Policies

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC14 – Shopfronts and Related Signs
- Policy DC18 – Conservation Areas
- Policy DC26 – Development and Noise
- Policy E3.3 – Environment Improvement and Protection

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
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy C8 – Local Centres

The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

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
- Policy JP-P2: Heritage

Shopfront and Signage Design Guide (2024) – Manchester's Shopfront and Signage Design Guide establishes clear principles to ensure that shopfronts and advertisements contribute positively to their surroundings. It emphasizes contextual design, requiring new and altered shopfronts to respect the architectural proportions, alignment, and materials of their host buildings and neighbouring units. The guide promotes cohesive streetscapes, encouraging consistency in scale, siting, colour, and finish to enhance the overall appearance of shopping areas. It prioritizes accessibility, mandating compliance with inclusive design standards (BS 8300-2, Part M), and addresses sustainability by encouraging the retention and careful repair of existing features while using durable, recyclable materials. Finally, it underscores the need for sensitive signage and security, advising minimal corporate branding where it conflicts with local character and promoting subtle, well-integrated illumination and security features

Draft National Planning Policy Framework (NPPF, 2025) – The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

- Chapter 14 – Achieving Well-Designed Places
    - Policy DP3: Key principles for well-designed places
- Chapter 20 – Conserving and Enhancing the Historic Environment
    - Policy HE4: Securing the conservation and enhancement of heritage assets
    - Policy HE5: Assessing effects on heritage assets
    - Policy HE6: Proposals affecting designated heritage assets
    - Policy HE9: Conservation Areas

Issues

Principle – the principle of the proposal, to undertake elevational alterations to a shop front to allow for the provision of a new entrance door to the upper floors, in association with the sub-division of the property into two separate Class E uses, is acceptable. Notwithstanding this, consideration must be given to the proposal's siting, scale and massing, appearance, and impact upon the Albert Park conservation area, visual and residential amenity, waste, parking, highways, amongst other matters.

Siting, scale, and massing – as no extensions are proposed, the siting, scale, and massing of the property would be unaffected by the works.

Appearance and visual amenity – the proposal involves the installation of a black aluminium-framed partially glazed door at ground floor level to the building's Burton Road frontage to facilitate access to the upper floors of the property. The proposed door would be recessed, stepped back from the principal elevation by approximately 1.8m. The existing access arrangements to the ground floor of the property would be unaffected as would the existing shopfront façade, including the glazing, stallriser, fascia, signage and swan neck lighting.

The works constitute a minimal intervention to the building and, whilst the door would be visible from Burton Road, its effect upon the visual amenity of the area is considered acceptable. The proposed materials are appropriate to the context, and the recessing of the door ensures it would not form an unduly prominent feature within the streetscape. Secondary access doors serving upper floors above commercial units are a common characteristic of local high streets and the proposal would sit comfortably within this established pattern.

Impact upon the Albert Park Conservation Area – the proposal is not considered to have an unduly harmful impact upon the character and appearance of the Albert Park conservation area. It is considered that the proposed door's recessed position, set back approximately 1.8m from the principal elevation of the building, and its use of appropriate materials (i.e., black aluminium-framed) would ensure that the door would not appear as a visually intrusive or discordant element within the street scene. Its limited visibility and sympathetic design should ensure that it integrates acceptably within the established frontage.

Moreover, whilst traditional materials such as hardwood and softwood are generally preferred within Conservation Areas, the application form indicates that the existing doors to the property are white aluminium-framed. In this context, the proposed black aluminium-framed door would be consistent with the current materiality of the unit. Further to this, the proposal would avoid affecting the existing character features of the shopfront, including its glazing, stallriser, fascia, retractable awning and swan-neck lighting.

Taking these considerations into account, the proposal is supported on heritage grounds. It would facilitate functional access to the upper floors of the building whilst being sensitively designed to respect the appearance and materiality of the host building with appropriate regard to the conservation area demonstrated in the submitted Heritage Statement. Moreover, any limited harm arising from the proposal would be outweighed by the public benefits associated with securing the sustainable and active use of the premises, supporting both the local economy and the vitality of the high street.

The development is therefore considered to accord with therefore accords with policy EN3 of the Manchester Core Strategy, saved policy DC18 of the Unitary Development Plan for the City of Manchester, policy JP-P2 of the Places for Everyone joint development plan document and the guidance within chapter 16 of the National Planning Policy Framework.



Submitted existing and proposed visuals of the application property

Residential amenity – as no extensions are proposed, issues associated with overshadowing, loss of light, loss of outlook, and loss of privacy are not anticipated.

Subdivision of unit – the agent of the application has confirmed that the entire building is currently in use as a hair salon, with the basement providing storage and staff toilet facilities, the ground and first floors operating as the main hairdressing areas, and the top floor (loft) used as a staff room with an additional toilet.

In this context, the proposed subdivision of the building into two Class E units, one comprising the basement and ground floor and the other the first floor and loft, is not considered to constitute development, as the subdivision would not materially alter the character of the existing planning unit and both resulting units would continue to operate within Class E.

For these reasons, the subdivision does not require planning permission and is not formally assessed as part of this application, as no development is deemed to occur in planning terms and planning permission is not sought for this element.

Waste storage and management – MCC's Environmental Health Services requested a condition relating to the control of waste be attached in the event of an approval. However, as the subdivision of the unit is not considered to constitute development, the matter of waste storage and management associated with the various uses is beyond the scope of this application. The proposal relates solely to the elevational alterations to the property, and therefore only those external works are assessed as part of the current application.

Parking and highways impact – as the subdivision of the unit is not considered to constitute development, the matter of parking and highways impact associated with the various uses is

beyond the scope of this application. The proposal relates solely to the elevational alterations to the property, and therefore only those external works are assessed as part of the current application.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, appearance, impact upon the Albert Park conservation area, visual amenity and residential amenity as it broadly complies with saved policy DC14 and DC18 of the Unitary Development Plan for the City of Manchester, policies DM1, SP1, EN1, and EN3 of the Manchester Core Strategy, the National Planning Policy Framework (2024), Places for Everyone, and the draft National Planning Policy Framework (2025).

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 this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) Specified plans:

The development hereby approved shall be carried out in accordance with the following drawings and documents:

‘Floor Plans – Proposed’, numbered ‘202 REVISION B’, received by the City Council as Local Planning Authority on the 5th February 2026.
‘Front & Side Elevations – Proposed’, numbered ‘203 REVISION B’, received by the City Council as Local Planning Authority on the 5th February 2026.
‘Rear & Side Elevations – Proposed’, numbered ‘204 REVISION B’, received by the City Council as Local Planning Authority on the 5th February 2026.
‘Block Plan – Proposed’, numbered ‘201 REVISION A’, received by the City Council as Local Planning Authority on the 5th February 2026.

Reason - To ensure that 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 used in the external surfaces of the development hereby approved shall be those as specified on approved plan/drawing titled:

‘Front & Side Elevations – Proposed’, numbered ‘203 REVISION B’, received by the City Council as Local Planning Authority on the 5th February 2026.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
West Didsbury Residents Association

212B Burton Road, Manchester, M20 2LW
212A Burton Road, Manchester, M20 2LW
220A Burton Road, Manchester, M20 2LW
165C Burton Road, Manchester, M20 2LN
165B Burton Road, Manchester, M20 2LN
165A Burton Road, Manchester, M20 2LN
Flat 1, 171 Burton Road, Manchester, M20 2LN
Flat 1A, 171 Burton Road, Manchester, M20 2LN
169 Burton Road, Manchester, M20 2LN
Flat Above, 216 Burton Road, Manchester, M20 2LW
224A Burton Road, Manchester, M20 2LW
Flat 2, 171 Burton Road, Manchester, M20 2LN
169A Burton Road, Manchester, M20 2LN
167 Burton Road, Manchester, M20 2LN
220 Burton Road, Manchester, M20 2LW
224 Burton Road, Manchester, M20 2LW
216 Burton Road, Manchester, M20 2LW
214 Burton Road, Manchester, M20 2LW
173 Burton Road, Manchester, M20 2LN
212 Burton Road, Manchester, M20 2LW
222 Burton Road, Manchester, M20 2LW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Albert Park Conservation Area 1988
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA