MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145103/FO/2026
Date registered valid:	4 February 2026
Proposal:	Installation of steel staircase with raised balustrade accessed via the rear yard and formation of new door and window to the rear elevation at first floor level.
Address:	2 Albert Road, Manchester, M19 3PJ
Ward(s):	Levenshulme Ward
Applicant:	Mr Mohammed Salim
Agent (if any):	Mr Niamat Ali, NA Design
Case officer:	Carl Glennon Tel: 0161 234 4530 Email: carl.glennon@manchester.gov.uk
Recommendation:	Refuse
Date of recommendation:	26 March 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 19 March 2026

Standard consultations:
Printed: 10 February 2026 Expired: 3 March 2026

Neighbour notifications
Printed: 13 February 2026 Expired: 6 March 2026

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: No

Tree Preservation Order: No

Description of area

This application relates to the rear of a two storey end unit situated close to the north-west junction of Albert Road and Stockport Road. The site is situated at the edge of Levenshulme District Centre. The ground floor of No 2 and 4 are in Class E use with residential uses above. It is also understood that residential uses are located above neighbouring Class E uses at 930 – 934 Stockport Road. An alleyway runs adjacent to the east elevation of the application property providing access to the district centre car park (via Albert Road). The application property has a pitched roof terminating in a gable elevation. The rear elevation directly adjoins a two storey outrigger with first floor window to its side (eastern) elevation relating to No 4A. Nos 4 and 4A also incorporate a more substantial two storey rear extension with windows to its side elevation has been formed to the rear of No 4 (and extends along the shared boundary). The application property has a rear yard that has a mix of concrete panel fencing and brick walls along its boundaries.

The following unauthorised works have been implemented to the rear of the application property comprising:

i. The formation of a galvanised steel staircase that descends from a first floor balcony and projects into the rear yard. The stairs are arranged in two component parts separated by a

central plateau. The balcony and staircases are supported by vertical posts and the external elevations enclosed by a railing balustrade.

ii. Access to and upper floor flat is via a doorway adjacent to the balcony. A canopy has been formed above the doorway.

iii. A small shower room window has been formed adjacent to the door.



Fig. 1 – Views of the rear of 2 Albert Road

Description of development

The development would involve:

i. The retention of the existing staircase, balcony and balustrades along with the first floor door and window. The submitted drawings have not referenced the canopy above the door.

ii. The attachment of grey composite privacy screens that would extend from the commencement of the central plateau and enclose the outside perimeter of the balustrades and balcony to a height of 1700mm.

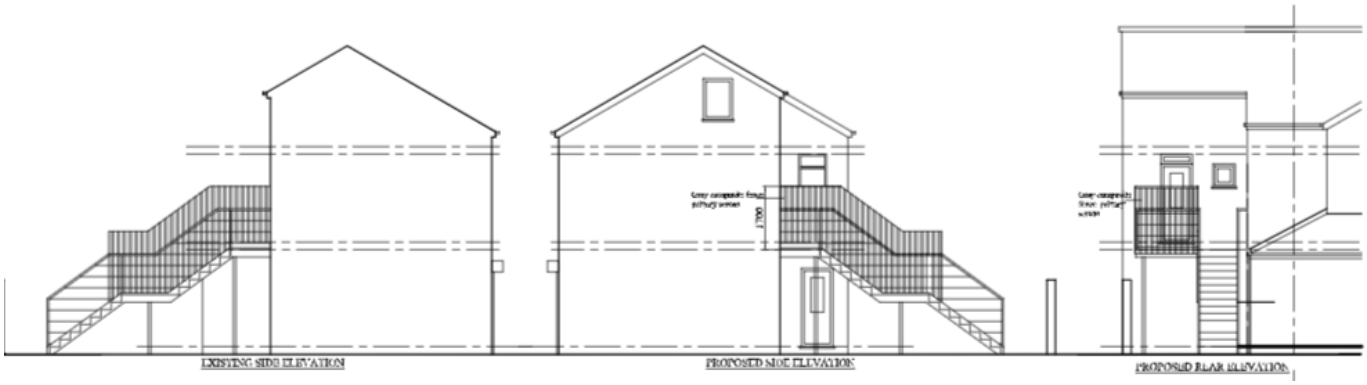


Fig.2 – Proposed elevations

Site history

i. ENF/15474/22: Application Pending Consideration
2 Albert Road, Manchester, M19 3PJ.
Deemed application following ground (a) appeal against Enforcement Notice served under reference E- NF/15474/22 for the erection of an external staircase (including landing platform), the replacement of a window with a door together with the installation of a canopy over and the formation and installation of a new window at first floor level to the rear (appeal ref APP/B4215/C/26/3377718)

ii. 108036/FU/2015/N2: Application Approved - 01.04.2015
4 Albert Road, Levenshulme, M19 3PJ
Change of Use of ground floor Shop (A1) to Commercial Office (A2)

iii. 033410: Approved - 20.03.1989
4, Albert Road, Levenshulme.
First floor self-contained flat to existing shop premises with single- storey extension to rear of shop

Consultations & Notification Responses

Local residents & businesses – One representation has been received from a neighbouring property owner and is summarised below:

i. The staircase and new window directly overlook windows the neighbouring 4A Albert Road, which has caused harmful loss of privacy.
ii. The proximity of the staircase and activity upon it prevents the opening of a neighbouring bathroom window due to concerns regarding overlooking.
iii. The appearance of the staircase is incongruous, obtrusive and harmful to visual and residential amenity.

Highway Services – The following comments have been received:

i. Access to the ground floor business is via the Albert Road elevation. The first floor flat is accessed via the rear yard and the steel staircase.
ii. It is not apparent that the site had the capacity to accommodate car parking. The siting of the staircase would not, therefore, affected on-site car parking provision.
iii. Cycle storage would not be provided
iv. The development would not affect the existing boundary treatment.
v. Bin storage would be maintained in the rear yard.

Flood Risk Management Team – A drainage condition would not be required.

Issues

National Planning Policy Framework Plan-making and national decision-making policies December 2025 - The above draft document is the subject of public consultation, which expires on 10 March 2026. Notwithstanding the above, this emerging guidance is material to consideration of the proposed development.
The Framework re-affirms that the planning system has the following objectives (paragraph 16):
a. An economic objective
b. A social objective –health, social and cultural well-being; and
c. An environmental objective.

Paragraph 17 states these objectives are not criteria against which every development proposal can or should be judged. Development plans and decisions should play an active role in guiding development towards sustainable solutions, but in doing so, should take local circumstances into account, to reflect the character, needs and opportunities of each area.
As well as setting out the procedural policies relating to plan making (including strategic planning and new local plans) and decision making, the draft NPPF sets out objectives, policies for plan making and policies for decision making across key policy areas in a clearer and more rules-based way.

The following chapter is relevant to the proposed development:

Chapter 14: Achieving well-designed places

Policy DP3: Key principles for well-designed places – States that development should respond to their context and create well-designed places. Consideration should therefore be given to the following:

- Context: Development should respond to the history, character and features of the site and its setting, so that it integrates into and enhances its surroundings.

  Due to the incongruous appearance of the development, the development does not accord with these objectives.

- Liveability: Development should support healthy, mixed, vibrant and integrated communities, which will function well over the lifetime of the development, by incorporating a range of uses and tenures.

  The mixed Class E and Class C3 use of the application property would be appropriate with the context of a district cenote. However, it apparent that the siting of the staircase and its visually obtrusive appearance has caused harm to residential amenity. Furthermore, this harm would not be mitigated by the installation of a privacy screen.

- Identity: Development should create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent use of materials.

  The development does not positively contribute to the surrounding context in terms of its appearance and materiality.

Policy DP3 also states that development proposals that are not well designed should be refused, when assessed against this policy and local design policies, guides etc. Substantial weight should be given to compliance with these policies when assessing the design quality of proposals.

It is not considered that the development would accord with policy DP3.

The following chapters of the NPPF, adopted December 2024, are also relevant:

i. Chapter 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion (paragraph 96).

The development has undermined the visual and residential amenity of neighbouring residents. There is also concern that the introduction of a privacy screen would lead to the formation of a secluded space that would undermine the security of residents when entering and leaving the property. The resulting appearance of surveillance would also increase the vulnerability of the door to attack and unauthorised entry. The resulting harm to residential amenity would thereby be contrary to the objectives of Chapter 8.

ii. Chapter 12: Achieving well-designed places - States that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (paragraph 131). Paragraph 135 states that planning decisions should ensure that developments:

a) Will function well and add to the overall quality of the area over the lifetime of the development;
b) Are visually attractive as a result of good architecture, layout and landscaping;
c) Are sympathetic to local character and history, including the surrounding built environment.

As discussed, the design of the development has not been appropriately related to the host building or its context. The development would thereby fail to accord with chapter 12.

Planning Practice Guidance - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource and is relevant to key planning issues of significance to applicants and local authorities. In considering this application the following aspects of the PPG have been appropriately responded to:

i. Consultation and pre-decision matters;
ii. Health and well-being.

The development would accord with point (i). Point (ii) would not be accorded with for the reasons outline din this report.

Places for Everyone (PfE) is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth and took effect and became part of the statutory development plan on 21 March 2024.The plan and its policies are now a material planning consideration in the determination of planning applications. The Plan specifically:

i. Sets out how the nine boroughs should develop up until 2039;
ii. Identifies the amount of new development that will come forward across the nine districts, in terms of housing, offices, and industry and warehousing, and the main areas in which this will be focused;
iii. Supports the delivery of key infrastructure, such as transport and utilities;
iv. Protects the important environmental assets across the city region allocates sites for employment and housing outside of the existing urban area;
v. Defines a new Green Belt boundary for Greater Manchester.

Policy JP-P6 - Health - States that development should maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development. It is considered that the development would result in the formation of a proportionate addition to the existing building.

The development has not secured an appropriate relationship to host building or its context. This is attributed to the harm caused by the proximity of the staircase to neighbouring

residential windows and impact of activity associated with its use. Policy JP-P6 would thereby be accorded with.

Policy JP-S1 - Sustainable development - States that, to address climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.

The development has not delivered a secure means of access and egress to the first floor flat. It has also undermined the amenity of neighbouring residents (for the reasons that have been previously discussed. Policy JP-S1 would not, therefore, be accorded with.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 (`the Core Strategy') was adopted by the 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 been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.' The following aspects of the Core Strategy are considered to be relevant:

Policy SP 1 Spatial Principles - States the key spatial principles which will guide the strategic development of Manchester to 2027. The key areas of policy SP1, pertinent to this application, are:

i. The creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment.
ii. The development should make a positive contribution to neighbourhoods of choice including:
a. Creating well designed places that enhance or create character.
b. Making a positive contribution to the health, safety and wellbeing of residents
c. Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
d. Protect and enhance the built and natural environment.
e. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

The development would thereby fail to positively contribute to the health, safety and well-being of occupants of the application property and neighbouring residential uses. The harm associated with the development has the potential to undermine the sustained occupation of these properties, which would be contrary to the objective of policy SP1.

Policy EN1 (Design Principles and Strategic Character Areas) - States that, amongst other things, opportunities for good design to enhance the overall image of the City. Policy EN1 has been related to the assessment of the quality of the elevational design and its contribution to the built environment.

It is not considered that the quality of the proposed design would be appropriately related to the existing building and would thereby unduly harm its character and appearance and relationship to the surrounding context. The development would thereby fail to accord with policy EN1.

Policy EN19 Waste - Relates to waste management and requires that consideration is given to consideration of the submitted details relating to the applicant's proposals for the provision of a waste management plan to demonstrate how:

i. Both construction and demolition waste will be minimised and recycled on site wherever possible;
ii. How the sustainable waste management needs of the end user will be met.

The site maintains the capacity to store bins within the rear yard. The development would thereby accord with policy EN19.

Policy DM 1 Development Management - Discusses a range of issues that all development should have regard to. The following specific issues are relevant to the consideration of this application:

- The impact of the development on the character of the surrounding area;
- Effects on amenity, including privacy;
- Refuse storage and collection.

The harm caused by the development has been discusses, including its adverse effects on the character of the area, amenity and privacy. The development would fail to accord with these aspects of policy DM1. The application site appears to retain capacity for waste and recycling bin storage.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application. This includes the identification of issues and 'problems' associated with the proposals that have required positive consideration, dialogue and negotiation to secure positive outcomes.

In this case, the development is contrary to the adopted development plan and would not improve the economic, social or environmental conditions of the area. In this case, the development could not be amended to secure and appropriate design or mitigate against identified harm to residential amenity. The applicant's agent was informed of these concerns prior to the determination of the application.

Enforcement Notice – An enforcement notice was issued in connection with works undertaken to the rear of 2 Albert Road. The notice was issued on 7 January 2026 and came into effect of 11 February 2026. The notice requires the removal of all component parts of the staircase and first floor door, canopy and window. The notice also requires the subsequent reinstatement of the elevation to its previous condition and the removal of rubble and debris from the site.

The following grounds for issuing the notice have been stated:

i. The unauthorised operational development was substantially completed before 25 April 2024 and within the preceding four years.
ii. The issue of the notice is expedient due to the detrimental impact of the development on neighbouring amenity due to its design and prominent siting.

The applicant has pursued an appeal against the above enforcement notice, and the outcome is still to be determined.

Principle of the development – This application seeks to retain the existing staircase, door and window to the rear of 2 Albert Road and mitigate the harm caused by the use of the staircase through the introduction of privacy screens. It is considered that the implemented development is harmful to residential amenity and fails to secure a satisfactory quality of design. Furthermore, the introduction of privacy screens would add to the prominence of the structure and exacerbate its incongruous relationship the host building, neighbouring windows and views of the property from the adjacent car park. The principle of the development is therefore considered to be unacceptable.

Height and siting – The applicant's submission references neighbouring external rear staircases (at 920 and 926 Stockport Road) as precedents for the application proposal. It is noted that these neighbouring staircases were in place prior to October 2012 and are beyond the timescale for enforcement. Notwithstanding the above, these structures differ from the application proposal. The application property is notably higher than the properties at 920 and 926 Stockport Road, thereby adding to the prominence of the staircase, viewed in relation to neighbouring properties and the surrounding car park. The visual impact of the staircase would be exacerbated by the introduction of privacy screen. The proposal would thereby depart from development that characterises the immediate locality and would be harmful to the amenities of the area.

Residential amenity - The proposed use of privacy screens would reduce to the potential for overlooking of neighbouring windows from the staircase. However, these screens would have an overbearing impact on first floor window to the side elevation of No 4A. The close proximity of the screen to the adjacent window would also restrict the extent to which it could open thereby harming residential amenity. The proposed privacy screens would also add the scale and massing of the staircase structure and further exacerbate its prominence when viewed from first floor windows to neighbouring residential accommodation at 4A Albert Road and above 930 and 932 Stockport Road. The resulting impact would be harmful to residential amenity and would potentially undermine the quality of neighbouring accommodation and its sustained occupation.

Design – The development comprises galvanised steel, which adds to its visual prominence and incongruous relationship the brick elevations forming the elevations of the application property. The component parts of the staircase, including supporting posts and balustrades, give a sense of visual clutter within the tightly constrained rear yard. The colour and appearance of the [grey composite] privacy screens would fail to acknowledge the characteristics of materials forming the application property. The privacy screens would introduce a visually obstructive and incongruous addition to the development. The design of the staircase and privacy screens is not acceptable.

Crime reduction and security – The development, including the attachment of privacy screens to the balustrades, would lead to the formation of a secluded and partially enclosed space adjacent to the elevated rear first floor rear doorway. The development would thereby leave future occupants of the related flat vulnerable to crime. The absence of natural surveillance to this doorway would also increase the vulnerability of the first floor door to the risk of unauthorised entry. The development would thereby be harmful to the amenity, security and well-being of future residents.

Waste management – Whilst it appears that the rear yard has the capacity to accommodate bins, this has not be demonstrated as part of the submission.

Conclusion – The proposed retention of an external staircase and associated addition of new privacy screens to the balustrades would lead to the formation of unduly prominent and visually incongruous features to the rear of the application property. The prominence and massing of the

staircase and privacy screens would have an overly prominent and overbearing impact on first floor windows to neighbouring residential accommodation at 4A Albert Road and above 930 and 932 Stockport Road. The development would also detract from the characteristics of the rear elevation of 2 Albert Road and its setting and relationship to the adjacent public car park. Furthermore, the proposed attachment of privacy screens to the balustrades, would lead to the formation of a secluded and partially enclosed space adjacent to the elevated rear first floor rear doorway. The development would thereby leave future occupants of the related flat vulnerable to crime. The development is therefore considered to be unacceptable and contrary to Council policy and national guidance.

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

In this case, the development is contrary to the adopted development plan and would not improve the economic, social or environmental conditions of the area. In this case, the development could not be amended to secure and appropriate design or mitigate against identified harm to residential amenity. The applicant's agent was informed of these concerns prior to the determination of the application.

Reasons for recommendation to refuse

1) The development, involving the retention of an external staircase and associated addition of new privacy screens to the balustrades would lead to the formation of unduly prominent and

visually incongruous features to the rear of the application property. The development would thereby detract from the characteristics of the rear elevation of 2 Albert Road and its setting and relationship to the adjacent public car park. The development would be harmful to the character of the building and its context and the amenities of the area and thereby contrary to policies DM1, EN1 and SP1 of the Core Strategy for the City of Manchester, policy JP-P6 of Places for Everyone Joint Development Plan and the guidance in the National Planning Policy Framework.

2) The development, by virtue of its prominence and massing, would have an overly prominent and overbearing impact on first floor windows to neighbouring residential accommodation at 4A Albert Road and above 930 and 932 Stockport Road. The development would thereby to harmful to visual and residential amenity and contrary to policies DM1, EN1 and SP1 of the Core Strategy for the City of Manchester, policy JP-P6 of Places for Everyone Joint Development Plan and the guidance in the National Planning Policy Framework.

3) The development, including the attachment of privacy screens to the balustrades, would lead to the formation of a secluded and partially enclosed space adjacent to the elevated rear first floor rear doorway. The development would thereby leave future occupants of the related flat vulnerable to crime. The development would thereby be harmful to residential amenity and the security of the first floor flat (above 2 Albert Road) and contrary to policies DM1, EN1 and SP1 of the Core Strategy for the City of Manchester, policy JP-P6 of Places for Everyone Joint Development Plan and the guidance in the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Highway Services
MCC Flood Risk Management

Flat 5, 2C Albert Road, Manchester, M19 3PJ
Flat 4, 2C Albert Road, Manchester, M19 3PJ
Flat 3, 2C Albert Road, Manchester, M19 3PJ
Flat 2, 2C Albert Road, Manchester, M19 3PJ
Flat 1, 2C Albert Road, Manchester, M19 3PJ
Flat 4, 2A Albert Road, Manchester, M19 3PJ
Flat 3, 2A Albert Road, Manchester, M19 3PJ
Flat 2, 2A Albert Road, Manchester, M19 3PJ
Flat 1, 2A Albert Road, Manchester, M19 3PJ
2B Albert Road, Manchester, M19 3PJ
930 Stockport Road, Manchester, M19 3AB
932 Stockport Road, Manchester, M19 3AB
Flat 1, 8 Albert Road, Manchester, M19 3PJ
Flat 2, 8 Albert Road, Manchester, M19 3PJ
Flat 2, 6 Albert Road, Manchester, M19 3PJ
Flat 1, 6 Albert Road, Manchester, M19 3PJ
4A Albert Road, Manchester, M19 3PJ
934 Stockport Road, Manchester, M19 3AB
4 Albert Road, Manchester, M19 3PJ
926 - 928 Stockport Road, Manchester, M19 3AB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: NORTH AREA