Planning

Growth & Development

Delegated officer report for planning application

Application no.	144530/FO/2025
Date registered valid:	6 January 2026
Proposal:	Erection of a single-storey rear extension to increase store area for retail use.
Address:	282 Abbey Hey Lane, Manchester, M18 8RP
Ward(s):	Gorton & Abbey Hey Ward
Applicant:	Mr Isayaes Tesfay
Agent (if any):	Mr Dean King, NK Architectural
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**2 March 2026**

Application details

Type of application: Full Application Consent

Development type: Minor Retail

Date of site visit: 22 January 2026

Standard consultations:
Printed: 13 January 2026 Expired: 3 February 2026

Neighbour notifications
Printed: 13 January 2026 Expired: 3 February 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

The application site relates to 282 Abbey Hey Lane within the south Manchester ward of Gorton & Abbey Hey Ward. The application site relates to an end-terraced retail shop of Abbey Hey Lane Off License which sits on the junction of Abbey Hey Lane and Jetson Street. The first floor comprises residential accommodation.

The land subject to this application relates to the yard area to the rear of the property, which runs along the boundary with Jetson Street. As existing the land is bounded by a high brick wall with barred wire above and a steel gate with anti-climb deterrents. The site backs onto a communal alleyway to the north. At the time of the site visit, the area to be developed was used for external storage.

Description of area
The surrounding area is residential in nature, relating to typical Victorian terraces. There are other instances of corner shops on the ground floor and within end terraces within the streetscene, including the Abbey Hey mini market further west of the applicant site.

Description of development
The current application seeks planning permission for the erection of a single-storey rear extension to increase store area for retail use.

The store would extend from the rear building line of the property. The store would have a projection of 3 metres, would have a pitched roof with a height of approx. 3 metres at the

highest point. A section of the rear courtyard would remain for bin storage and an inward opening gate (less than 2 metres in height and so does not require consent in its own right) would offer access from the alleyway into the private amenity space.

Materials to be used have been listed as:
-proposed red facing brick to match existing
-proposed concrete roof tiles to match existing.

Negotiations during the Course of the Application

Further information was requested by the agent so that the LPA could have a full understanding of the proposal to assess the acceptability of the proposal.

To overcome concerns, the flat roof of the proposal was amended to a pitched roof.

The projection of the rear extension was reduced from 3.5 metres to 3 metres to allow adequate room for bins to be stored.

Planning History

No planning history exists for this site.

Consultations & Notification Responses
Local Residents

Local residents were consulted and no responses were received.

Highway Services

The following comments of relevance were received from consultees in Highway Services:
The development does not give rise to highway safety concerns or result in a severe impact on the local road network.

The application is sufficiently minor in size to be considered as not to have an impact on the highway network.

Appropriate bin storage has been indicated within the site's curtilage. No information has been provided as to the waste collection.

Trip generation and junction capacity, site accessibility, parking and access, cycle parking, boundary treatments and construction management- not applicable.

Environmental Health

Environmental Health requested a CLAND watching brief condition be attached to any approval granted, as records indicate that the proposal site is on or in the vicinity of an infilled pond/potentially contaminative historic land uses.

Environmental Health requested demolition/ construction hours be attached to any approval granted.

Colleagues reviewed the proposed bin storage provision and noted there are two waste forms on the system, both with different numbers of bins on them.

Further comments received 2 March 2026:
A new waste proforma including residential and commercial bins was provided for review. A food waste caddy needs to be provided for the residential property. Otherwise Environmental Health can accept the provision proposed.

Issues
POLICY

The National Planning Policy Framework (NPPF) (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
a) an economic objective
b) a social objective
c) an environmental objective

The following specific policies are considered to be particularly relevant to the proposed development:
Chapter 8. Promoting healthy and safe communities
Chapter 12. Achieving well-designed places

Draft National Planning Policy Framework (16th December 2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Of relevance to the application proposals the draft NPPF makes it clear that local planning authorities should amongst other things:
-Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision.
-Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals.
-Decisions on development proposals should apply a presumption in favour of sustainable development and this means that for development within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

The following specific policies are considered to be particularly relevant to the proposed development:
E2: Meeting the need for business land and premises (Chapter 7. Building a strong, effective economy)

HC1: Planning for healthy communities (Chapter 16. Promoting health communities)
DP3: Key principles for well-designed places (Chapter 14. Achieving well-designed places)

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following adoption of Places for Everyone Joint Development Plan

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:
Policy DM1 (Development Management);
Policy SP1 (Spatial Principles);
Policy EN1 (Design Principles and Strategic Character Areas);
Policy EC1 (Employment and Economic Growth in Manchester);
Policy EC2 (Existing Employment Centre);
Policy EC5 (East Manchester);
Policy EN19 (Waste).

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Places for Everyone

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 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 full weight in the planning balance.

The policy is of relevance:
JP- S1- Sustainable development.

ISSUES

Principle of Development

The submitted development application is for the erection of a single-storey rear extension to increase store area for retail use. The current proposal would offer the existing retail use further storage area to support the business and in principle, such development can be supported. The scheme has been redesigned to ensure adequate space remains for the storage of residential and commercial waste within the applicant’s rear courtyard and the roof form of the extension

has been amended so the proposal is considered acceptable in respect of design. However, consideration must be given to the proposal's appearance, impact on surrounding residential amenity, design and appearance, and consideration given to waste provision. Such issues will now be discussed in turn.

Residential Amenity

The area for development sits on the corner of Jetson Street and Abbey Hey Lane. The rear extension would be contained within the rear courtyard area which is currently bounded by a high red brick wall against Jetson Street.

The property and the outrigger at first floor level contains the residential accommodation. A window within the outrigger faces the direction of Jetson Street and there are windows within the rear elevation of the main dwelling that look onto the existing amenity space. Given the proposal is at single storey level and would be sited below the existing windows at the site, it is not considered the proposal would give rise to any adverse residential implications to the existing first floor accommodation.

Properties to the rear are not considered to be adversely impacted by the proposal given the extension would have a height at the largest point of 3 metres and be set back from the rear boundary of the property by 2 metres.

A condition would be attached to any approval granted to ensure the extension is only used for storage in connection with the retail use and for no other purpose. This ensures the proposal would not result in over intensification of the space or be used for any other manner.

The scheme is not considered to give rise to any adverse residential implications and so considered to be pursuant to Policy DC1 of the UDP and policies SP1 and DM1 of the Core Strategy.

Visual Amenity

During the course of the application, the projection of the store area was reduced to ensure there was adequate space for bins to be stored. Further, the roof form of the extension was amended from a flat roof to a pitched roof, as the flat roof introduced an incongruous feature into the street scene. Given the reduction in projection and change in roof form, the proposal is not considered to give rise to visual harm when viewed from Jetson Street. Further, a condition would be attached to any approval granted for the materials on the extension to match the main dwelling to ensure a sympathetic addition to the street scene.

The scheme is not considered to give rise to any adverse visual implications and so considered to be pursuant to policies SP1 and DM1 of the Core Strategy.

Design, Scale and Appearance

Given the scale of the proposal has been reduced to ensure sufficient space for the bins, the proposed projection is considered acceptable. The projection of 3 metres is not considered overly large and the form of the extension is considered acceptable in respect of design.

As stated previously, a condition would be attached to any approval granted for the materials on the extension to match the main dwelling to ensure a sympathetic addition into the street scene.

On balance and in this instance, it is considered that the design and appearance of the proposed development can be supported, in accordance with Core Strategy Policies DM1 and EN1.

Bin Storage

During the course of the application, the scale of the proposal has been reduced to ensure sufficient space for the bins to be stored. The updated plans and updated proforma was reviewed by colleagues in Environmental Health who were comfortable with the provision proposed for both the commercial and residential use, on the basis a food waste caddy is provided for the residential property. Such food waste caddy is shown on drawing A102 REV D.

Boundary treatment is shown on the floor plans of the development dividing the area into commercial and residential storage. No such details of any separators have been provided for review and a condition requesting sight of such details would be conditioned to any approval granted.

As such, a condition would be attached to any approval granted requesting further information in respect of the bin store area.

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
The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core

Strategy Development Plan and other material considerations. Officers have worked with the applicant/agent in a positive and proactive manner, queries raised during the course of the application have been addressed and overcome, and appropriate conditions have been placed on the approval granted.

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

1)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) The development hereby approved shall be carried out in accordance with the following drawings and documents:
Documents:
-Application Form, received by the City Council as Local Planning Authority on 14 November 2025.
-Waste Proforma, received by the City Council as Local Planning Authority on 20 February 2026.

Drawings:
-Proposed- Elevations, numbered A101, REV C, received by the City Council as Local Planning Authority on 24 February 2026.
-Proposed Site and Location Plan, numbered A103 REV A, received by the City Council as Local Planning Authority on 24 February 2026.
-Proposed- GF Floor Plans, numbered A102 REV D, received by the City Council as Local Planning Authority on 3 March 2026.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

3) Notwithstanding the details submitted as part of this application, prior to the first use of the development hereby approved, a detailed scheme showing the design, location and size of a facility to store refuse and waste materials shall be submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt, this relates to the bin store area to the rear of the proposed rear extension.

The approved scheme shall be implemented in full prior to first use of the development and retained thereafter.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

4) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time after development commences, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land is submitted to and

approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with these details, together with any previously approved Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

5) The materials used in the external surfaces of the development hereby approved shall be similar in appearance to the existing building in terms of type, size, colour and texture.

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

6) The single storey rear extension hereby approved, shall be used solely to increase the store area for the retail use, and at no time shall it be used for any other manner.

Reason - In the interests of visual and residential amenity, pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

Informatives

1)Construction/ demolition hours
Construction/demolition works shall be confined to the following hours:
Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

284 Abbey Hey Lane, Manchester, M18 8RP
Store Rear Of 282, Abbey Hey Lane, Manchester, M18 8RP
Flat Above, 284 Abbey Hey Lane, Manchester, M18 8RP
285 Abbey Hey Lane, Manchester, M18 8RH
Flat Above, 293 Abbey Hey Lane, Manchester, M18 8RH
68 Sandown Street, Manchester, M18 8SA
293 Abbey Hey Lane, Manchester, M18 8RH
290 Abbey Hey Lane, Manchester, M18 8RP
268 Abbey Hey Lane, Manchester, M18 8RP
72 Sandown Street, Manchester, M18 8SA
66 Sandown Street, Manchester, M18 8SA
286 Abbey Hey Lane, Manchester, M18 8RP
270 Abbey Hey Lane, Manchester, M18 8RP
288 Abbey Hey Lane, Manchester, M18 8RP
295 Abbey Hey Lane, Manchester, M18 8RH
70 Sandown Street, Manchester, M18 8SA

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: NORTH AREA