

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144611/FO/2025
Date registered valid: 25 November 2025
Proposal: Erection of front canopy to a shopfront to allow for external covered seating.
Address: 97 Manchester Road, Manchester, M21 9GA
Ward(s): Chorlton Ward

Applicant: Mr Amad Wasti
Agent (if any): Mr Muhammad Dabeer Rana, MD Design Consultancy
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Refuse
Date of recommendation: 12th January 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 15 December 2025

Standard consultations: Printed: 5 December 2025 Expired: 28 December 2025

Neighbour notifications: Printed: 5 December 2025 Expired: 28 December 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

Listed building: Not applicable

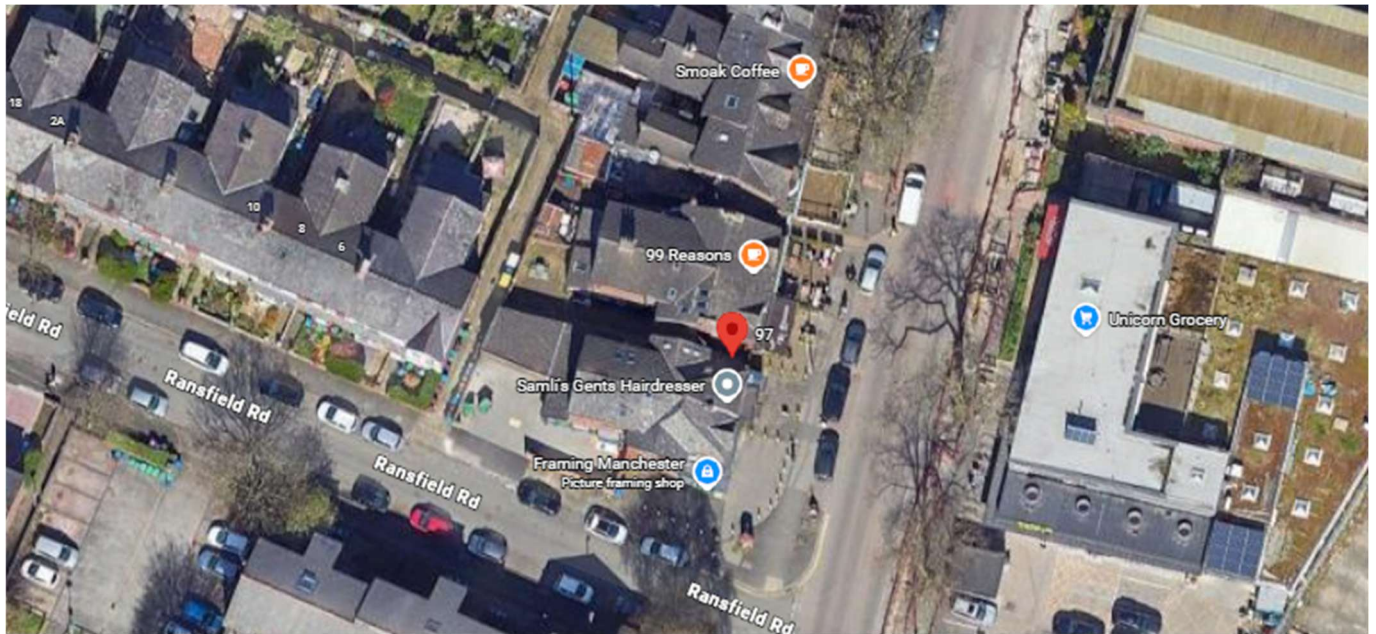
Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached building of redbrick with a grey slate pitched roof. To its Manchester Road frontage, the property features a dark grey framed shopfront with a light grey surround and fascia board above, white uPVC framed windows at first floor level with redbrick headers, and dark grey weatherboarding to its front-facing gable roof form. To the rear, the property features a part-single / part-two storey rear outrigger and a rear yard space. A private forecourt area is evident to the front of the property.

The property appears to exhibit a Class E (Commercial, Business, and Service) use at ground floor level. The use of the upper floors is unknown.

The application site is located along Manchester Road, within Chorlton District Centre, in the Chorlton ward of Manchester. The surrounding area is mixed in terms of its character with a strong commercial precedent evident within the immediate vicinity of the site and residential properties located to the south and west of the main high street.



Application property in May 2025



Description of development

The applicant is seeking planning permission for the “Erection of front canopy to a shopfront to allow for external covered seating”.

Planning history

058588/FU/SOUTH1/00 – Change of use from vacant premises to a hot food take-away within Class A3 Food and drink – Refused (2000).

063964/FU/SOUTH1/02 - Change of use from shop premises to driving school booking office (Class B1) – Approved (2002).

073958/FU/2004/S1 - Change Of Use from shop to 24 hour private hire car base – Refused (2005).

Consultations & Notification Responses

1no. letter of objection was received from **1no. local resident** in response to the application; the comments are summarised as follows:

- I have had a look over the plans and although I appreciate the need for seating as is the case with other establishments the design/permanent nature of it does not feel in keeping with the area and seems quite basic (timber and plexiglass?) - detracting from the visual and historical appearance of the street.
- Please can the applicant consider a more considerate design that is more in line with other venues like 99 reasons? The use of planters, with awnings? Using similar materials that align with the heritage of the Victorian properties on Manchester Road.
- I am also concerned that this would also set a precedent for other venues on the street which have had similar applications denied (Oasis?) which in turn could make the street feel more crowded.
- Does the venue need the extra seating to be covered permanently, and could this be done in a temporary manner with awnings?
- I would also like to flag that from a economic perspective the other venues that operate in a similar manner selling similar products do not see the need for permanent cover (Smoak, 99 Reasons etc.)

Chorlton Civic Society made the following comments in response to the application:

- Chorlton Civic Society object to the proposed canopy.
- No other property on this terrace has a canopy of this scale.
- The proposed canopy, by virtue of its scale and proportions, poor materials and construction and lack of design relationship to the main building, would be a dominant and unattractive feature in the street scene and would detract from the character of the area.

MCC's Highways Services made the following comments in response to the application:

- The proposed structure and canopy are contained in the private forecourt area within the site red-line boundary and would not over sail the adopted highway.
- Detail should be sought from the applicant in relation to any proposed construction or fit-out arrangements, where there is an impact on the highway.

- The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.
- The applicant is required to discuss and agree any requirements for temporary traffic and pedestrian management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

MCC's Flood Risk Management made no objection to the proposal, with no further information required.

Policies

Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require that decisions must be made in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework reinforces this requirement in paragraphs 2 and 47, whilst paragraph 12 indicates that the presumption in favour of sustainable development does not alter 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.

The following policies are considered relevant in the consideration of this application.

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 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

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

The National Planning Policy Framework (NPPF, 2024)

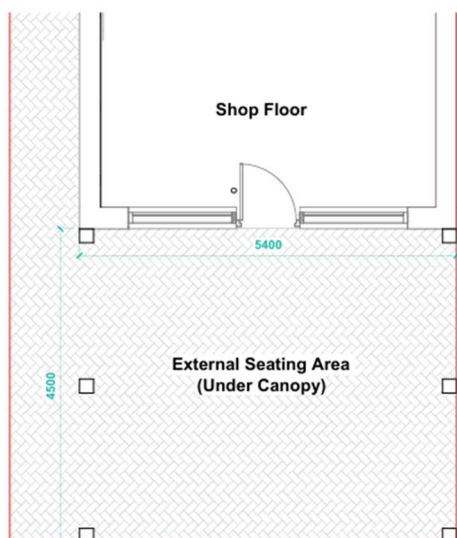
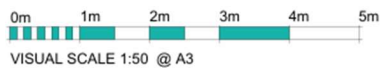
- Chapter 12 – Achieving Well-Designed Places

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.

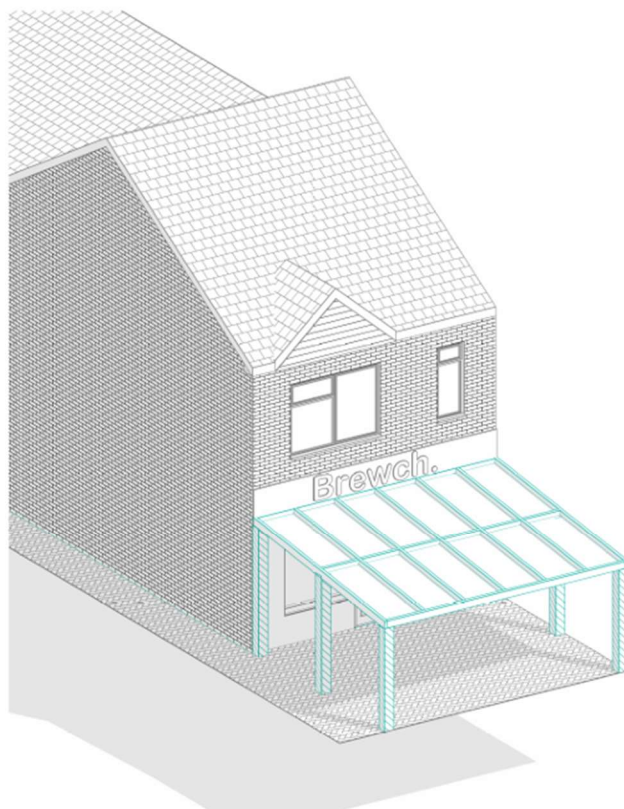
- Policy JP-P1: Sustainable Places

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.

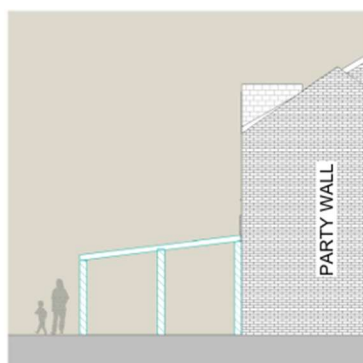
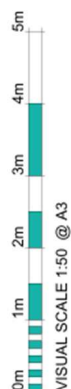
- Chapter 14 – Achieving Well-Designed Places
 - Policy DP3: Key principles for well-designed places



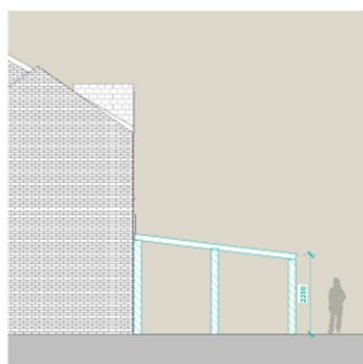
PP Ground Floor Plan
1 : 50



Submitted proposed ground floor plan and 3D visual

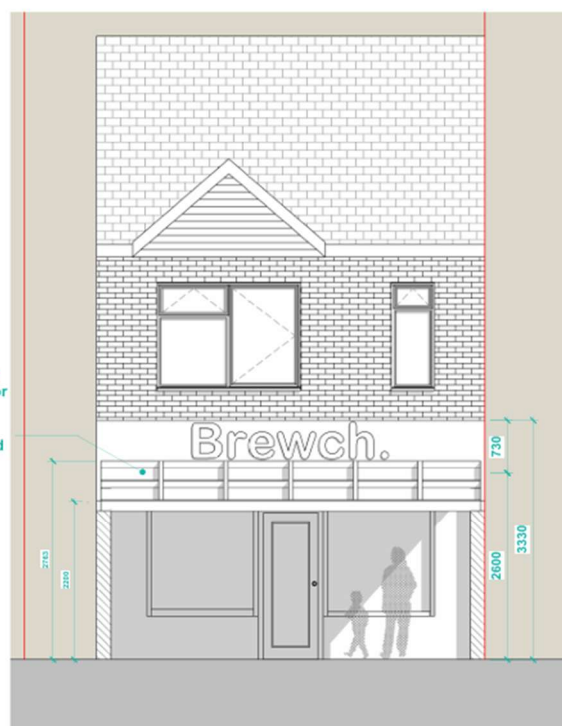


PP RHS Elevation
1 : 100



PP LHS Elevation
1 : 100

Proposed front canopy
(timber/clear pvc roof) to
allow for covered outdoor
seating area. Sides to
have roll up pvc
transparent tarpaulin and
front to remain
unobstructed/open to
retain the sense of
openness.



PP Front Elevation
1 : 50

Submitted proposed elevations

Issues

Principle – in the case of this application, the principle of the proposal is considered unacceptable and cannot be supported as it conflicts with the development plan policies and associated guidance listed in the preceding section. There are factors of sufficient weight in terms of visual amenity and harm caused to the character and appearance of the application property and surrounding street scene that warrant the refusal of the application.

On this basis, the proposal is deemed to conflict with the principles set out under saved policies E3.3 and DC14 of the Unitary Development Plan for the City of Manchester, policies SP1, EN1, and DM1 of the Manchester Core Strategy, Manchester's Shopfront and Signage Design Guide (2024), chapter 12 of the National Planning Policy Framework and policy JP-P1 of Places for Everyone.

Design and visual amenity – the front canopy would be positioned along the building's Manchester Road frontage, oriented east/southeast. It would project 4.5m frontwards from the application property, with an overall width of 5.4m, a pitched roof height of 2.763m, and an eaves height of 2.3m. It would be located adjacent to the northern boundary shared with No.99 Manchester Road and would maintain a gap of 1m to the southern boundary shared with No.95 Manchester Road. In terms of construction and finish, the canopy comprises a timber frame with a clear PVC roof and roll-up PVC transparent tarpaulin sides.

The overall design and appearance of the front canopy is considered to be unacceptable on the basis that its excessive scale and massing, including its considerable frontward projection, width, and bulk, would result in a visually dominant and incongruous addition to the shopfront that would disrupt the rhythm and uniformity of the parade, appearing overly prominent and out of-keeping with the surrounding commercial units as well as the application property itself.

The overall design and appearance of the front canopy is considered unacceptable as its excessive scale and massing, including its considerable frontward projection, width, and bulk, would introduce a visually dominant, overly prominent and incongruous built form at the leading edge of the building's Manchester Road frontage. Rather than reading as a lightweight, sympathetic, and proportionate intervention to the property's principal elevation (such as a retractable canopy awning with no permanent frame, enclosure, or affixing to the ground), the front canopy would operate as a dominant foreground structure that visually competes with and obscures the principal composition of the façade as well as being out-of-keeping with the character and appearance of the surrounding units. The resultant effect would be to erode the perceived openness at the threshold of the unit, compressing the public realm between the highway and the elevation, diminishing the legibility of the shopfront, and generating a cluttered appearance in and around the site. Its siting hard against the northern shared boundary would amplify the sense of enclosure and add to the perceived mass and visual weight of the addition.

The degree of visual harm caused by the canopy would be further exacerbated by its use of inappropriate and poor quality materials (including a timber frame with a clear PVC roof and roll-up PVC transparent tarpaulin sides) which would be incongruous in both quality and character when read against the original materials of the building, which include red brickwork, stone and brick cills and headers, render, and grey slate. The proposal would read as an add-on rather than a carefully integrated component of the façade, increasing visual clutter, reducing the perceived width of the footway space in front of the unit, and obscuring views of underlying architectural and shopfront features that contribute to townscape quality.

On this basis, the proposal is considered to disregard the architectural form of the frontage, contrary to saved policy DC14 of the Unitary Development Plan for the City of Manchester, which makes clear that long canopies and extensions which ignore the architectural form of

frontages will not normally be permitted. It also conflicts with Manchester City Council's Shopfront and Signage Design Guide (2024), which indicates that canopies and extensions should be discreetly located and finished to match existing features in order to minimise bulk and visual clutter and ensure a congruous appearance. Furthermore, the scheme fails to make a positive contribution to the neighbourhood, does not create a well-designed place that enhances or creates local character, and does not protect or enhance the built environment. It therefore conflicts with policies SP1, DM1 and EN1 of the Manchester Core Strategy, policy JP-P1 of Places for Everyone, and Chapter 12 of the National Planning Policy Framework, all of which seek high-quality design that is responsive to context and delivers strong townscape outcomes.

No public benefits of sufficient weight have been advanced that would offset the identified visual harm. The combination of excessive projection, breadth and bulk; inappropriate materials; and the loss of legibility and openness at the frontage would together result in a harmful and visually intrusive intervention. The proposal would detract from the visual amenity of the street scene and diminish the character and appearance of the host property. It should also be noted that the degree of harm caused to the visual amenity of the area would be further exacerbated by the proposal's prominent siting adjacent to Manchester Road, along a key arterial route into the city. The proposal would therefore directly conflict with saved policy E3.3 of the Unitary Development Plan for the City of Manchester which seeks to upgrade the appearance of the city's major radial routes, as well as saved policy DC14 of the Unitary Development Plan for the City of Manchester, policies SP1, DM1 and EN1 of the Manchester Core Strategy, policy JP-P1 of Places for Everyone, Manchester's Shopfront and Signage Design Guide (2024), and Chapter 12 of the National Planning Policy Framework.

Lack of a precedent – whilst it is acknowledged that a number of properties in the surrounding area feature front and side canopies or extensions projecting onto private forecourt areas, these examples do not establish a lawful or policy-compliant precedent. Many of these structures either lack planning permission and therefore cannot be relied upon as a material consideration or were approved prior to the adoption of Manchester's Shopfront and Signage Design Guide (2024), which now carries significant weight in the assessment of planning applications. The mere presence of such additions within the street scene does not legitimise further visual dominance or clutter, nor does it justify additional erosion of the area's established character and coherence.

With the introduction of up-to-date design guidance, proposals must now demonstrate compliance with current expectations for well-designed, well-integrated, and appropriately located awnings, blinds, and canopies/extensions that make a positive contribution to both the host building and the wider streetscape. In this instance, the canopy's scale, siting, design, and materiality fall substantially short of these standards and fail to respond positively to the principles of contextual design. Accordingly, the scheme conflicts with current planning policy and guidance and cannot be supported.

Residential amenity – given the single storey nature of the proposal, it is unlikely to give rise to issues relating to overshadowing, loss of light, loss of outlook, or loss of privacy for neighbouring occupiers. While some degree of noise and disturbance may be generated through its use, such impacts are not considered to be materially different from those associated with an outdoor seating arrangement involving movable tables and chairs. Notably, such a setup could be implemented without the need for planning permission, provided it does not include a fixed canopy or structural enclosure. As such, the level of impact on residential amenity is not considered to be unduly harmful.

Parking and highways impact – the current parking arrangements would be unaffected by the proposal.

Waste storage and management – the current waste storage and management arrangements would be unaffected by the proposal.

Conclusion – the proposal, by virtue of its inappropriate design, scale, positioning, and materiality, would result in undue harm to the visual amenity of the area, the character and appearance of the application property and the surrounding street scene.

The proposal is deemed to conflict with saved policies E3.3 and DC14 of the Unitary Development Plan for the City of Manchester, policies SP1, EN1, and DM1 of the Manchester Core Strategy, the Shopfront and Signage Design Guide (2024), chapter 12 of the National Planning Policy Framework and policy JP-P1 of Places for Everyone.

The agent of the application was informed of the above issues and notified of the LPA's intent to refuse 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.

Recommendation: Refuse

Article 35 Declaration

The proposal would not improve the social and environmental conditions of the area, nor does it comply with the development plan and therefore does not comprise sustainable development. There are no conditions which could reasonably have been imposed, which would have made the development acceptable, and it is therefore not possible to approve the application.

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

1) The proposal, by reason of its inappropriate scale, massing, design, materials, and siting adjacent to a key radial route within Chorlton District Centre, would introduce detrimental visual elements to the street scene, would eliminate the area's sense of space and openness, and would form a visually dominant, overly prominent and incongruous structure which would relate poorly to the application property and its surrounding area, to the detriment of visual amenity and, as such, is contrary to saved policies E3.3 and DC14 of the Unitary Development Plan for the City of Manchester, policies SP1, EN1, and DM1 of the Manchester Core Strategy, Manchester's Shopfront and Signage Design Guide (2024), chapter 12 of the National Planning Policy Framework and policy JP-P1 of Places for Everyone.

Appendix 1 – List of consultees & neighbours notified

Highway Services
MCC Flood Risk Management
Heritage & Urban Design
Chorlton Civic Society

95D Manchester Road, Chorlton, Manchester, M21 9GA
Flat Above, 101 Manchester Road, Chorlton, Manchester, M21 9GA
Flat Above, 107 Manchester Road, Chorlton, Manchester, M21 9GA
89 Albany Road, Manchester, M21 0BN
109B Manchester Road, Chorlton, Manchester, M21 9GA
108 Manchester Road, Chorlton, Manchester, M21 9TX
99 Manchester Road, Chorlton, Manchester, M21 9GA
95E Manchester Road, Chorlton, Manchester, M21 9GA
109A Manchester Road, Chorlton, Manchester, M21 9GA
105A Manchester Road, Chorlton, Manchester, M21 9GA
97A Manchester Road, Chorlton, Manchester, M21 9GA
95A Manchester Road, Chorlton, Manchester, M21 9GA
Flat 32, Menzies Court, 1 Ransfield Road, Manchester, M21 9GG
Flat 30, 6 Redgates Walk, Manchester, M21 9GF
Flat 27, 6 Redgates Walk, Manchester, M21 9GF
Flat 42, Menzies Court, 3 Ransfield Road, Manchester, M21 9GG
93 Manchester Road, Chorlton, Manchester, M21 9GA
Flat 40, Menzies Court, 3 Ransfield Road, Manchester, M21 9GG
Flat 37, Menzies Court, 3 Ransfield Road, Manchester, M21 9GG
Flat 35, Menzies Court, 1 Ransfield Road, Manchester, M21 9GG
109 Manchester Road, Chorlton, Manchester, M21 9GA
103A Manchester Road, Chorlton, Manchester, M21 9GA
95B Manchester Road, Chorlton, Manchester, M21 9GA
First Floor, 108 Manchester Road, Chorlton, Manchester, M21 9PQ
Menzies Court, 3 Ransfield Road, Manchester, M21 9GG
Menzies Court, 1 Ransfield Road, Manchester, M21 9GG
95 Manchester Road, Chorlton, Manchester, M21 9GA
4 Ransfield Road, Manchester, M21 9QH
2 Ransfield Road, Manchester, M21 9QH
Flat 29, 6 Redgates Walk, Manchester, M21 9GF
Flat 28, 6 Redgates Walk, Manchester, M21 9GF
Flat 26, 6 Redgates Walk, Manchester, M21 9GF
Flat 25, 6 Redgates Walk, Manchester, M21 9GF
3 Kensington Road, Manchester, M21 9GH
99A Manchester Road, Chorlton, Manchester, M21 9GA
107 Manchester Road, Chorlton, Manchester, M21 9GA
103 Manchester Road, Chorlton, Manchester, M21 9GA
101 Manchester Road, Chorlton, Manchester, M21 9GA
105 Manchester Road, Chorlton, Manchester, M21 9GA
Flat 34, Menzies Court, 1 Ransfield Road, Manchester, M21 9GG
Flat 33, Menzies Court, 1 Ransfield Road, Manchester, M21 9GG
Flat 31, Menzies Court, 1 Ransfield Road, Manchester, M21 9GG
Flat 41, Menzies Court, 3 Ransfield Road, Manchester, M21 9GG
Flat 39, Menzies Court, 3 Ransfield Road, Manchester, M21 9GG
Flat 38, Menzies Court, 3 Ransfield Road, Manchester, M21 9GG
Flat 36, Menzies Court, 1 Ransfield Road, Manchester, M21 9GG
1 Kensington Road, Manchester, M21 9GH

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Flood Zones Type 2 (low to medium risk) -

Flood Zone Plus Climate Change -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA