Planning

Growth & Development

Delegated officer report for planning application

Application no.	144456/FO/2025
Date registered valid:	21 November 2025
Proposal:	Installation of shopfront alterations to Barlow Moor Road frontage
Address:	577 Barlow Moor Road, Manchester, M21 8AE
Ward(s):	Chorlton Park Ward
Applicant:	Mr Paul Thompson, Rudys Pizza Ltd
Agent (if any):	Mr Toby Tyler, Studio 72
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**19th February 2026**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 15 December 2025

Standard consultations: Printed: 9 December 2025 Expired: 2 January 2026

Neighbour notifications: Printed: 9 December 2025 Expired: 2 January 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a three-storey end-terraced building of red and buff brick, and white painted blockwork, with a grey slate pitched roof. To its Barlow Moor Road frontage, the property features large areas of glazing at ground floor level with fascia signage above (consisting of black lettering against a white background) with an external seating area present along the private forecourt area and a retractable canopy awning. At first and second floor level, the building features white timber and uPVC framed windows with stone cills and decorative headers, a gable roof form with black and white timber detailing and decorative eaves/bargeboard. To its Silverwood Avenue frontage, the property features a single storey side extension atop a raised platform, with a serving hatch towards its western end, a white fascia band, and white timber and uPVC framed windows, at first and second floor level.

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

The application site is located along Barlow Moor Road, within Chorlton District Centre, in the Chorlton Park 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, east, and west of the main high street.

B5207
Silverwood Ave
Silverwood Ave
Barlow Moor Rd
Tutku Cafe
Annies Dessert Cafe
Cadman Visioncare
Optician
Turkish Delight
Turkish
Olive & Thyme
Mediterranean
Bargain World
Hardware Shop
Fonzies Smash
burgers and Grill
Jasmine Restaurant
Jordan

RUDY'S NAPOLITANA
SILVERWOOD AVENUE
Rudy's
NEAPOLITAN PIZZA
20

ORDER HERE
Rudy's
NEAPOLITAN PIZZA
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Rudy's
NEAPOLITAN PIZZA
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Rudy's
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Description of development

The applicant is seeking planning permission for the “installation of shopfront alterations to Barlow Moor Road frontage”.

Planning history

024131 – A) Illuminated double sided projecting box sign B,C,D) Illuminated single sided box name sign to 3 fascias – Approved (1985).

038355 - General refurbishment of bank including new shop front – Approved (1991).

038362 - One internally illuminated projecting box sign – Approved (1991).

055164/AO/SOUTH2/98 - Illuminated fascia name sign and projecting sign – Approved (1998).

066570/FO/SOUTH1/02 - Relocation of ATM from Silverwood Avenue elevation to Barlow Moor Road elevation – Approved (2003).

067346/AO/SOUTH1/03 - Replacement signage for automated teller machine – Approved (2003).

081227/AO/2006/S1 - Installation of internally illuminated fascia sign and projecting double sided sign – Approved (2006).

100853/AO/2012/S1 - Installation of 3 internally illuminated fascia panels, 2 internally illuminated projecting box signs and non-illuminated ATM surrounds – Approved (2012).

131058/FO/2021 - Proposed alterations to the existing elevation to form new door opening and reinstate blocked up windows, installation of retractable awnings, small rear extension and installation of new pizza oven flue – Approved (2021).

134397/FO/2022 - Retention of retractable roof and supporting structure to existing external area – Approved (2022).

134418/P3MAP/2022 - Prior approval for the change of use of the first floor to form 2no. self-contained dwellinghouses – Approved (2022).

Consultations & Notification Responses

In response to the original proposal, which sought planning permission for the "erection of single storey extension to the front of the premises to form an additional seating area":

Local residents – no responses received.

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

- No objection, in principle, to the erection of an extension to the front of this property, given the precedent set by nearby buildings.
- However, it is considered that the submitted proposal, by virtue of its poor design and materials, is inappropriate for such a prominent location. While the proposal is similar in design to that along the side extension to this property, the use of sliding panels and retractable awnings on the main road frontage would be out of character with the area.

MCC's Flood Risk Management made no objection to the proposal with no conditions required.

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

- The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.
- The Design and Access Statement confirms that the covered external roof system will be constructed of lightweight aluminium with a fabric roof and glazed front and side sliding panels.
- A sufficient headroom clearance, compliant with the 2.50m minimum, should be in place for the retractable awning. Highways would not accept a headroom clearance of less than 2.5m.
- The proposal extends within the private forecourt of the site and does not extend onto the adopted highway. As such, a Projection over License will not be required.
- The proposed tables and chairs are to be located on an area of private forecourt associated with the property and therefore will not extend onto the adopted highway. Therefore, a tables and chairs licence will not be required.
- The proposed development is located on a length of footway, subject to a high volume of pedestrian movement.
- In this location, street furniture in the form of road signage is located on the adopted footway. The proposed seating area is located off the adopted highway and therefore there is no impact on the width of the adopted highway. A footway clearance of 2m is retained from the back of the seating area to the kerbside. This is considered sufficient to accommodate pedestrian demands in this location.
- Furniture should be stored internally within the premises outside of operational hours. This is considered appropriate in preventing unnecessary obstruction of the adjacent highway.

MCC's Environmental Health Services made no objection to the proposal requesting the same conditions as 134397/FO/2022 be attached in the event of an approval. The road traffic noise in the area is relatively high and as they are not permitted amplified music in the external area, and the use of the area until 10pm is considered to be acceptable. However, it will be the responsibility of the licensee to ensure that any noisy behaviour is curtailed to ensure that nearby residents are not disturbed. This should be covered as part of their Licence. So as long as there is no amplified music and the hours are the same as the approved hours for the side area, EH had no objections.

In response to the revised proposal, which seeks planning permission for the “Installation of shopfront alterations to Barlow Moor Road frontage”:

Local residents – no representations received.

Chorlton Civic Society – no response received.

MCC’s Flood Risk Management – no comments to the proposal, as the proposal are limited to cosmetic change to the previous proposed frontage plan.

MCC’s Highways Services made the following comments in response to the revised proposal:

- An updated plan has been submitted.
- Plan 'AL01 / 02 / Proposed Plan & Elevation confirms that the proposals will now take the form of the glazed shopfront being removed and a new sliding glass door installed with a lowered cill level finish at floor level.
- The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.
- The proposal extends within the private forecourt of the site and does not extend onto the adopted highway. As such, a Projection over License will not be required.
- The proposed tables and chairs are to be located on an area of private forecourt associated with the property and therefore will not extend onto the adopted highway.
- Therefore, a tables and chairs licence will not be required.
- The proposed development is located on a length of footway, subject to a high volume of pedestrian movement.
- In this location, street furniture in the form of road signage is located on the adopted footway. The proposed seating area is located off the adopted highway and therefore there is no impact on the width of the adopted highway. A footway clearance of 2m is retained from the back of the seating area to the kerbside. This is considered sufficient to accommodate pedestrian demands in this location.
- Furniture should be stored internally within the premises outside of operational hours. This is considered appropriate in preventing unnecessary obstruction of the adjacent highway

MCC’s Environmental Health Services – no objections or comments to make.

Policies

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

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

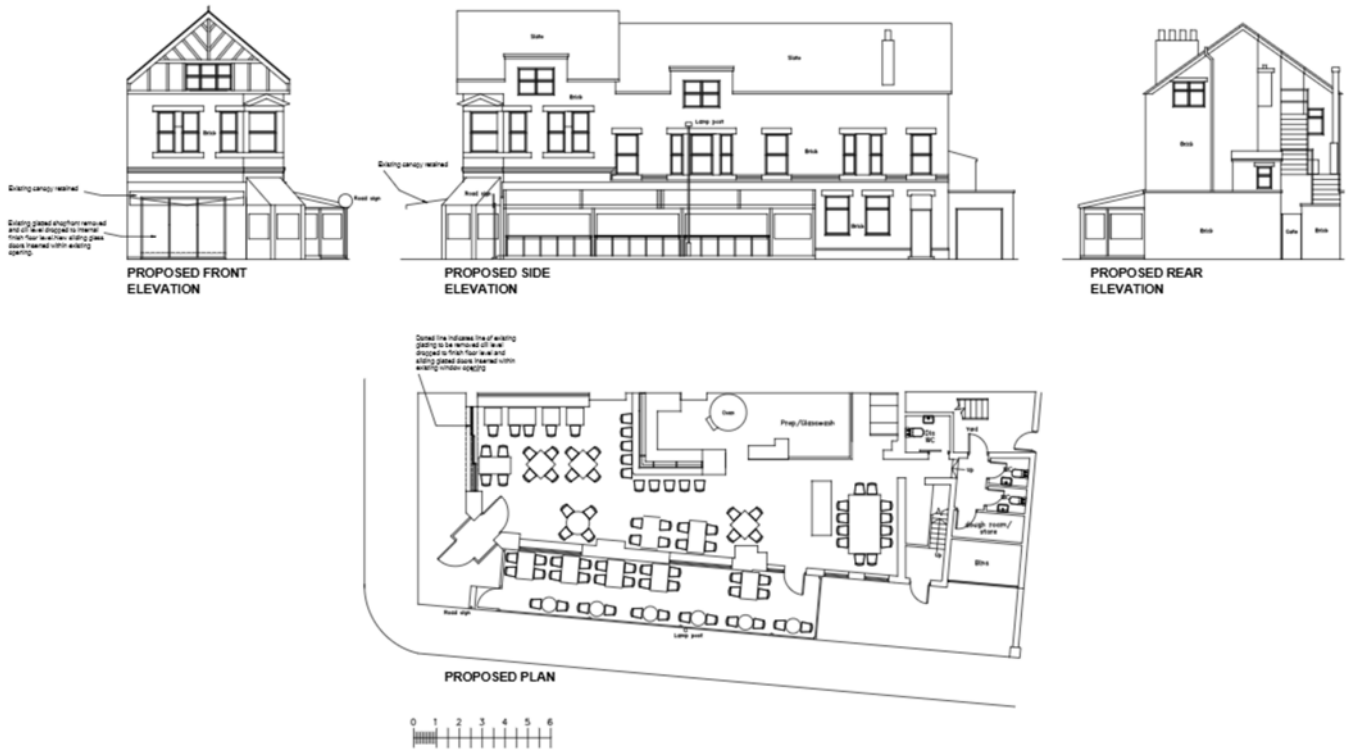
Shopfront and Signage Design Guide (2024) - Manchester's Shopfront and Signage Design Guide establishes clear principles to ensure that shopfronts and advertisements contribute positively to their surroundings. It emphasizes contextual design, requiring new and altered shopfronts to respect the architectural 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



Submitted proposed plans and elevations

Issues

Principle – the principle of the proposal, to install shopfront alterations along the Barlow Moor Road frontage of an existing property, is acceptable, however, consideration must be given to the proposal's siting, scale, and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking, as well as other matters.

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

Appearance and visual amenity – the proposal involves the replacement of the existing window glazing present at ground floor level along the Barlow Moor Road frontage of the property with a set of sliding glazed doors to facilitate access to the existing outdoor seating area. The existing low level cill/stallriser in this location would be removed as a result. The existing canopy awning located above would be retained.

Given the extent of the works, which are considered minor in nature consisting of elevational alterations only, the proposal is unlikely to have a significant impact upon the visual amenity of the area. Whilst the retention of the existing stallriser would be preferable in order to maintain a more traditional shopfront typology, as highlighted in Manchester's Shopfront and Signage Design Guide (2024), its loss is not considered so harmful as to justify refusal of the application. On this basis, the proposal is deemed to have an acceptable impact on the visual amenity of the

Residential amenity – as no extensions to the building are proposed, the development is not expected to give rise to issues relating to overshadowing, loss of light, or loss of outlook for neighbouring properties. In addition, the involves the replacement of an existing window with a sliding door to an external area that can and is being lawfully used in conjunction with the ground floor Class E restaurant use. As such, the proposals are not considered to give rise to adverse impacts in respect of noise, loss of privacy or increased overlooking.

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 – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual amenity, residential amenity, waste storage and parking as it broadly complies with saved policy 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.

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 permission.

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

2) Specified plans:

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

‘PROPOSED PLAN & ELEVATION’, numbered ‘AL01’, received by the City Council as Local Planning Authority on the 26th January 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 titled ‘PROPOSED PLAN & ELEVATION’, numbered ‘AL01’, received by the City Council as Local Planning Authority on the 26th January 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
MCC Flood Risk Management
Chorlton Civic Society

1B Silverwood Avenue, Manchester, M21 8BN
1A Silverwood Avenue, Manchester, M21 8BN
Kentoms Garage, Silverwood Avenue, Manchester, M21 8BN
3 Silverwood Avenue, Manchester, M21 8BN
Flat Rear Of, 428 Barlow Moor Road, Manchester, M21 8AD
Flat 2, 573A Barlow Moor Road, Manchester, M21 8AE
Flat 1, 573A Barlow Moor Road, Manchester, M21 8AE
Second Floor, 575 Barlow Moor Road, Manchester, M21 8AE
First Floor, 575 Barlow Moor Road, Manchester, M21 8AE
430A Barlow Moor Road, Manchester, M21 8AD
Flat 1, 432 Barlow Moor Road, Manchester, M21 8AD
430 Barlow Moor Road, Manchester, M21 8AD
426A Barlow Moor Road, Manchester, M21 8AD
Flat 2, 432 Barlow Moor Road, Manchester, M21 8AD
426 Barlow Moor Road, Manchester, M21 8AD
432 Barlow Moor Road, Manchester, M21 8AD
428 Barlow Moor Road, Manchester, M21 8AD
575 Barlow Moor Road, Manchester, M21 8AE
424 Barlow Moor Road, Manchester, M21 8AD
579 - 581 Barlow Moor Road, Manchester, M21 8AE
4 Silverwood Avenue, Manchester, M21 8BN
422 Barlow Moor Road, Manchester, M21 8AD
577A Barlow Moor Road, Manchester, M21 8AE
424A Barlow Moor Road, Manchester, M21 8AD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zone Plus Climate Change -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH AREA