

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143345/FO/2025
Date registered valid: 2 July 2025
Proposal: Erection of front extension with glazed roof
Address: 151 Dickenson Road, Manchester, M14 5HZ
Ward(s): Rusholme Ward

Applicant: Mr Hayder Rathi
Agent (if any): Mr Barry Cullen
Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 19 March 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 15th October 2025

Standard consultations:

Printed: 14 July 2025 Expired: 4 August 2025

Neighbour notifications

Printed: 14 July 2025 Expired: 4 August 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

The property that is the subject of this application is part of a decorative 2 storey red brick terrace. It was constructed in 1925 as part of Anson Parade. It is identified as 151 Dickenson Road and sits close to the junction of Dickenson Road and Anson Road in the Rusholme ward of the City. There is a large forecourt to the front of the premises with a wide footpath beyond. To the rear is a yard area, which is accessed off the alleyway to the rear. Presently there is a large open area which is enclosed by a 1 m high timber and steel fence around a synthetic turf flooring. This is used as an external seating area.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The immediate area is commercial, with commercial properties continuing across the junction and around the corner on Anson Road. Birchfield Park is on the opposite side of Dickenson Road. The remainder of the area is residential.

Description of development

The proposal is for the erection of a single storey unit of steel and glazed construction with a mono-pitch roof and single door to create an enclosed seating area as supplementary seating provision for the existing restaurant. The unit would be on the forecourt running across the frontage of 151 Dickenson Road. It would project from the front of the property by 4.5 m and have a maximum height of 2.9 m where it joins the existing building and a width of 5.22 m. The existing open seated area to the front currently projects 6 m from the property frontage, the proposed structure will be a reduction of 1.5m.

Consultations & Notification Responses

Local residents / businesses were informed- no representations have been received.

Highways- The neighbouring properties are capable of being serviced once the extension is in place and it would not obstruct the parking spaces to the neighbouring properties. Highways have no objections to the proposal so long as it projects no further forwards.

Environmental Health- Had concerns with regards to the proposed hours of use of the enclosed seating areas. This was relayed to the applicants who have redesigned the extension to remove the opening roof, replacing this with a permanently closed roof, and the windows in the side elevations that were previously proposed to be opening, have now been replaced in the proposal with non-opening glazed units. Environmental Health officers have now reviewed the amended scheme and have no objections to the proposal subject to the attachment of appropriate conditions relating to noise and hours of use.

Issues

The following policy and guidance is considered relevant to the consideration of this application:
-Saved policies E3.3, DC10 and DC26

E3.3 The Council will upgrade the appearance of the City's major radial and orbital roads and rail routes. This will include improvements to the appearance of adjacent premises; encouraging new development of the highest quality; and ensuring that landscape schemes are designed to minimise litter problems.

DC10.1 In determining planning applications for developments involving the sale of food or drink for consumption on the premises, or for hot food to be consumed off the premises (whether or not other activities, such as a nightclub, are included), the Council will have regard to:

- a. the general location of the proposed development, including any reference to the area in other policies in the Plan;
- b. the effect on the amenity of neighbouring residents;
- c. the availability of safe and convenient arrangements for car parking and servicing;
- d. ease of access for all, including disabled people; and
- e. the storage and collection of refuse and litter.

DC10.2 The Council will normally accept the principle of developments of this kind in the City Centre, industrial and commercial areas, in shopping centres and, at ground level, in local shopping parades of more than 8 shops or offices.

DC10.3 Development will not normally be permitted where:

- a. it is proposed outside the general locations mentioned above, or
- b. there is a house or flat on the ground floor next to the proposed business or only separated from it by a narrow street or alleyway.

DC10.4 Where, having regard to the preceding policies, the Council considers the proposed development to be acceptable in principle, conditions may be imposed in order to protect the amenity of nearby residents. These conditions may, amongst other things, include limitations on the hours of opening, and the need to deal satisfactorily with noise, fumes, smells, the storage of refuse and the collection of litter.

and DC26 of the Unitary Development Plan; The Council intends to use the development control process to reduce the impact of

noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Policies DM1, PolicyDM1

Development Management

All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

Appropriate siting, layout, scale, form, massing, materials and detail.

Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

Community safety and crime prevention.

Design for health.

Adequacy of internal accommodation and external amenity space.

Refuse storage and collection.

C5 The improvement to the quality of the environment in Rusholme and Longsight is a priority to help retain and attract shoppers and visitors.

National Planning Policy Framework (December 2024) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;
- b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;

- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants. Communities, local planning authorities and other interests throughout the process (paragraph 131).

Draft National Planning Policy Framework (NPPF-2025)

The Government has published a consultation draft of the NPPF. the proposed changes are intended to improve the current housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. Although the draft is not yet adopted, it carries sufficient weight to be of a material consideration.

Chapter 4- Achieving Sustainable Development

Policy S3: Presumption in favour of sustainable development.

Chapter 14- Achieving Well Designed Places

Policy DP3: Key principles for 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

The Development Plan

Manchester's Core Strategy Development Plan Document forms part of the development plan for Manchester and its policies provide the basis for planning decisions in the City. The Core Strategy replaces a large number of policies in the Unitary Development Plan although a number of the UDP policies remain extant.

Core Strategy Policy SP1 - sets out the key spatial principles which will guide the strategic development of Manchester to 2027 and states that outside the City Centre and the Airport the emphasis is on the creation of neighbourhoods of choice. It also sets out the core development principles, including: creating well-designed places, making a positive contribution to health, safety and well-being, considering the needs of all members of the community, and protecting and enhancing the built and natural environment.

Core Strategy Policy T2 - Accessible areas of opportunity and need - The Council will actively manage the pattern of development to ensure that new development is located to ensure good access to the City's main economic drivers including the Regional Centre, Oxford Road Universities and Hospitals and the Airport and is easily accessible by walking, cycling and public

transport; connecting residents to jobs, centres, health, leisure, open space and education opportunities.

Issues

Principle

The use and enclosure of the premises for outdoor seating is consistent with other similar uses within the area. The proposal seeks to enclose part of the forecourt which would prevent spillage of patrons onto the adjoining sites and would provide for weatherproof seating. There is currently an area of external seating that is open to the weather which does not require planning permission. It is therefore only the structure which requires planning permission. In principle the proposed works are considered to be acceptable, subject to the use of satisfactory materials and considerations of the residential and visual amenity currently enjoyed by the neighbouring properties. As such, the proposal complies with the aforementioned policy and guidance. The specific planning issues are outlined further below.

Residential Amenity

As the forecourt area forms part of the planning unit and can already legitimately be used for outside seating, it is not considered that the proposed development would impact further on the amenity of the area. If anything, the noise would be contained within a physical structure, rather than being open enabling the noise to travel. Consideration has been given to the fact that the area could be used during all weathers, and on balance enclosing the area of business would be an improvement on the open area being used and the noise this could generate. As the structure comprises of large areas of glazing, it has been agreed that the glazing will be tinted to reduce the impacts of the lighting from within. This is an improvement on the current situation, where light is emitted from the property and there is currently no control over that. There would be a condition relating to hours of use, amplified sounds restriction and level of tinting to the glazing attached to any consent granted as a safeguard.

Design and Visual Amenity

The proposed design of the enclosed unit is considered acceptable. It would be in a coated aluminium finish with glazed panels. It had been designed with floor to ceiling glazed panels, however following negotiations, there has been the introduction of an upstand around the building which would more mirror a traditional frontage on a unit of this type, and would also be along the same lines as the front extension that has previously been approved to the frontage of 159-161 Dickenson Road, and allows for visual continuity and cohesion along the frontage of this parade. (however, the unit approved for 159-161 is currently under investigation as it has not been constructed in accordance with the approved plans). It would be more attractive aesthetically compared to the open tables and benches enclosed by a timber and metal knee rail which is the current situation.

It is considered that provided the proposed materials are of a high quality and treated/coloured appropriately, the overall design and impact to the visual amenity is acceptable and is comparable to other types of enclosed seating areas around the area. A materials condition would be attached to any consent granted.

Access

As the proposed extension enclosing the tables and chairs is to be located on an area of privately owned forecourt between the edge of the adopted highway and the property, access along the public footway will not be impeded.

In terms of access to the premises, the existing premises already incorporates a small, stepped access from the unaltered shop front. The floor level of the enclosed seating area will be of a level access.

Waste Management-The existing situation will be retained and is considered acceptable.

Parking

Whilst it is acknowledged that there is no additional parking brought with the proposal, that is the existing situation. The business relies on the availability of on street parking, as do most of the businesses within this location. Some of the businesses have a couple of parking spaces within their own forecourts, these are mainly occupied by the staff they employ. As such the creation of the covered seating area would not exacerbate the current parking situation.

Conclusion

It is considered that subject to the attachment of appropriate conditions relating to hours of opening, noise, and materials, the proposed enclosed seating area is considered acceptable. It is similar to other extensions on units within the area and is considered an aesthetic improvement when compared to the open seating area currently occupying the forecourt.

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: Approve

Article 35 Declaration

Officers have worked with the agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. A revised scheme reducing the proposal has been submitted, and the application has been determined in accordance with national policies and the policies within the Development Plan.

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:

Drawing number: 1207 Rev 4 Proposed floor plans and elevations received by email 26th February 2026

Location Plan uploaded 2nd July 2025

Block Plan of the site received by email 26th February 2026

RS Acoustics Engineering Seating Enclosure Noise Assessment uploaded 2nd July 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) Prior to above ground works commencing, details of the level of tint to the glazing shall be submitted to and approved in writing by the City Council as local planning authority, the approved materials together with the agreed level of tint shall thereafter be implemented in the construction of the unit hereby approved.

Reason- To reduce the impacts of potential light pollution on nearby residential accommodation pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

4) No part of the building hereby approved shall be occupied / in use outside the approved hours of 09:00 am to 22:00 pm.

Reason - In order to protect the amenity of local residents in accordance with saved policy DC 26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

5) There shall be no live music within the unit hereby approved, any recorded music must not exceed 65db between the hours of 09:00 am and 21:00 pm and 55dbA between 21:00 pm and 22:00 pm. There shall be no music between the hours of 22:00 pm and 09:00 am.

Reason- In order that the local planning authority can achieve the objective of protecting the amenity of local residents in accordance with saved policy DC 26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

6) The proposed unit shall be for the purposes of consumption of food only and not for the consumption of alcohol.

Reason

In the interests of residential amenity within the vicinity of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

7) The proposed glazing should provide acoustic insulation of approximately 29 to 32 db Rw as stated within the RS Acoustic Engineering report. Once installed shall maintain that level of acoustic insulation so long as the development hereby approved is in use.

Reason-In order that the local planning authority can achieve the objective of protecting the amenity of local residents in accordance with saved policy DC 26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

161A Dickenson Road, Manchester, M14 5HZ
149 Dickenson Road, Manchester, M14 5HZ
34 Anson Road, Manchester, M14 5BQ
Flat, 159A Dickenson Road, Manchester, M14 5HZ
Top Flat, 145B Dickenson Road, Manchester, M14 5HZ
Office, 159A Dickenson Road, Manchester, M14 5HZ
Flat 2, 161 Dickenson Road, Manchester, M14 5HZ
Flat 1, 161 Dickenson Road, Manchester, M14 5HZ
157 Dickenson Road, Manchester, M14 5HZ
147 Dickenson Road, Manchester, M14 5HZ
Ground Floor Rear, 145A Dickenson Road, Manchester, M14 5HZ
Ground Floor Front, 145A Dickenson Road, Manchester, M14 5HZ
157A Dickenson Road, Manchester, M14 5HZ
161 Dickenson Road, Manchester, M14 5HZ
155 Dickenson Road, Manchester, M14 5HZ
159 Dickenson Road, Manchester, M14 5HZ
153 Dickenson Road, Manchester, M14 5HZ
Birchfields Park Lodge, Dickenson Road, Manchester, M14 5HY
155A Dickenson Road, Manchester, M14 5HZ
153A Dickenson Road, Manchester, M14 5HZ
147A Dickenson Road, Manchester, M14 5HZ

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: SOUTH AREA