MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143929/FO/2025
Date registered valid:	16 September 2025
Proposal:	Erection of single storey rear extension to shop (Class E), change of use of first floor with first floor rear and side extension to provide 2 x 1-bed apartments (Class C3) including external alterations, relocation of external equipment and provision of bin and cycle storage
Address:	129 Wilbraham Road, Manchester, M14 7DS
Ward(s):	Fallowfield Ward
Applicant:	Mr Bibin Johny, JD Northwest Ltd
Agent (if any):	Mr Ralph Taylor, Paul Butler Associates
Case officer:	Steven McCoombe Tel: 0161 234 4607 Email: steven.mccoombe@manchester.gov.uk
Recommendation:	Refuse
Date of recommendation:	9 February 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 31 October 2025

Standard consultations:
Printed: 6 October 2025 Expired: 27 October 2025

Neighbour notifications
Printed: 6 October 2025 Expired: 27 October 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 and surroundings

The application site is located at the junction of Wilbraham Road and Yew Tree Road and comprises a two-storey, end-terraced property forming part of a short parade of three units. The ground floor is currently occupied by a retail convenience store, with ancillary accommodation at first-floor level. The building includes a forecourt area to the front and a single-storey flat-roof extension to the side. To the rear, there is a small yard used for storage, which benefits from gated access onto Yew Tree Road.

The surrounding area is predominantly residential in character, consisting mainly of two-storey semi-detached and terraced dwellings. While there is a further parade of commercial units located a short distance to the west along Wilbraham Road, the immediate context is largely residential in character.



View of property frontage



View of eastern elevation from Yew Tree Rd



View of rear alleyway



View of rear

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of development

The proposal involves a single-storey rear extension to the existing shop and the conversion of the first floor and side extension into two one-bedroom apartments (Use Class C3), with associated bin and cycle storage.

The extension would provide ground-floor storage, allowing the first floor to be repurposed for residential use to create 2 apartments. Each apartment would include an open-plan living/kitchen/dining area, a bedroom, and a bathroom, measuring 38 sqm and 39 sqm in line with the Council's internal space standards. Access is to be via a dedicated entrance off Wilbraham Road, with a communal staircase to the first floor. The scheme also includes a reconfigured waste store to the east and a new cycle store at the front.

In addition, the proposal includes the relocation of the existing external plant. The original submission sought to reposition the units to the roof of the extension. However, due to visual concerns and advice from Environmental Health regarding noise impacts and the potential effect on neighbouring amenity, the units have instead been moved to ground-floor level within the bin store area.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Environmental Health – Conditions are recommended in relation to construction hours, acoustic insulation and external equipment.

Highway Services - The addition of 2 dwellings is not expected to generate trips that would impact local highway safety or operation.
The 100% secure and sheltered cycle parking for residential element of the proposal is considered acceptable.

The waste management and servicing arrangement are considered acceptable.

A condition is requested in relation to the submission and agreement of a Construction Management Plan.

Flood Risk Management - The site is located within Flood Zone 2. As such, a completed Flood Risk Assessment proforma along with supporting Product 4 data is required.

Planning History

124295/FO/2019

Erection of single storey side extension to form additional retail space and use of first floor for ancillary storage and office space. *Approved 11 October 2019*.

115929/JO/2017

Variation of condition no 2 of planning permission ref 109799/FO/2015/S1 to allow for an increase in the size of the rear extension and installation of a new flat entrance to the Wilbraham Road elevation. Refused 17 October 2017.

109799/FO/2015/S1

Erection of single storey side extension to form additional retail space. *Approved 6 October 2015.*

106832/AO/2014/S1

Retention of an internally illuminated ATM collar sign. *Approved 5 November 2014.*

106831/FO/2014/S1

Retention of an ATM in corner window. *Approved 5 November 2014.*

080820/FO/2006/S1

Erection of single storey side extension. Approved 26 October 2006.

065108/FO/SOUTH1/02

Single storey side extension to form additional retail, storage and toilet to existing shop premises. *Refused 12 July 2002*.

Policy

Local Development Framework

The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 – 2027.

'The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City 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 also been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must therefore be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies within the Core Strategy are considered relevant:

Core Strategy policies

Policy SP1 (Spatial Principles) - refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well-being of residents, consider the needs of all members of the community and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

Policy DM1 (Development Management) states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

Policy EN1 (Design Principles and Strategic Character Areas) - All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the city should be fully realised, particularly on major radial and orbital road and rail routes.

Saved UDP policies

Saved policy DC26 (Noise) states that the Council intends to use the development control process to reduce the impact of noise on people living and working in the City. In particular, consideration will be given to the effect of new development proposals which are likely to be generators of noise.

Saved policy E3.3 (To Enhance the City's Environment) - This policy seeks to upgrade the appearance of city's major radial and orbital roads. This includes improvements to the appearance of adjacent premises and encouraging development of the highest quality.

Places for Everyone Greater Manchester Joint Development Plan (March 2024)

Places for Everyone Joint Development Plan was published in March 2024 and has been produced by Greater Manchester Combined Authority to provide a long-term plan for jobs, new homes, and sustainable growth for nine of Greater Manchester's districts.

The Plan and its policies form part of the development plan and are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

The Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs.

The following policies are consideration relevant for this application:

Policy JP-P1 (Sustainable Places) - seeks to raise the quality of all places in a way that is sustainable in the long-term, to enhance the wellbeing for residents, as well as making Greater Manchester more attractive to potential visitors and investors.

The following key attributes that all development, wherever appropriate apply:

1. Distinctive, with a clear identity that:

A. Conserves and enhances the natural environment, landscape features, historic environment and local history and culture;

B. Enables a clear understanding of how the place has developed; and

C. Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used

The Guide to Development in Manchester (SPD) (2007)

The Guide to Development in Manchester is a supplementary planning document which contains core principles to guide developers. The document offers design advice and sets out the City Council's aspirations and vision for future development and contains core principles to guide developers to produce high quality and inclusive design. The principles that development should seek to achieve, include, character and context, continuity, and enclosure, ease of movement, quality of the public realm, diversity, legibility and adaptability.

National Planning Policy Framework and Consultation Draft (December 2025)

The central theme to the revised NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role.

Section 4 (Decision Making) provides guidance on the decision-making process and mirrors legislation in stating that planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Section 12 (Achieving Well Designed Places) provides guidance on achieving well designed places to ensure new development functions well and adds to the overall quality of the area.

Issues

Principle

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that decisions are to be made in accordance with the development plan, unless material considerations indicate otherwise.

The NPPF at paragraphs 2 and 47 reinforces this requirement and at paragraph 12 states that the presumption in favour of sustainable development does not change 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.

In the case of this application, the principle of the proposal is not considered acceptable and conflicts with the aforementioned development plan policy and associated guidance.

It is considered that the proposed development would have a visually intrusive impact harmful to the appearance of the street-scene and the general character of the area, as well as being

harmful to the amenity of neighbouring occupiers arising from the siting, rearward projection and bulk of development at the rear which would result in an overbearing and over dominant feature.

The main issues in this case are outlined further below.

Single Storey Side Extension

Policies SP1, EN1, and DM1 of the Core Strategy, alongside Policy JP-P1 of the Places for Everyone Joint Development Plan, collectively place a strong emphasis on the importance of protecting and enhancing the character and visual quality of the built environment. These policies advocate for development that contributes positively to the urban fabric and reinforces local distinctiveness.

In addition, Saved Policy E3.3 specifically seeks to improve the visual quality of Manchester's major radial and orbital routes, such as the one on which the application site is visible from (Wilbraham Road). This includes encouraging enhancements to the appearance of adjacent premises and promoting development of the highest architectural and design standards.

Further guidance is provided by the Guide to Development in Manchester (SPD), which offers detailed design principles for new development. Paragraph 2.13 of the SPD states:

"The scale, position and external appearance of new buildings should respect their setting and relationship to adjacent buildings, enhance the street scene and consider their impact on the roof line and skyline. Buildings should recognise the common building line created by the front face of adjacent buildings."

This local policy framework aligns closely with Section 12 of the National Planning Policy Framework (NPPF), which seek to promote high-quality design and explicitly advises that poorly designed proposals, or those that fail to respond to local design guidance, should be resisted.

In this context, the proposed single storey addition to the side of the property intended to house back-of-house facilities is regarded as a visually intrusive and architecturally incompatible feature. The side elevation has already been extended, and introducing further built form which would project beyond the established building line along Yew Tree Road to the back of the pavement would be visually intrusive and fail to respect the prevailing character of the streetscape by introducing an element that appears incongruous, undermining the visual coherence of the area.

The proposed side extension would create an overly prominent element, disrupting the appearance of the road frontage and cause harm to the character and visual quality of the street scene, thereby diminishing the overall amenity of the locality.

For these reasons, the proposed side extension is considered to conflict with the relevant development plan policies and design guidance referenced above.

Side and Rear Extension

The proposed side and rear extension, whilst situated to the rear of the property, would remain clearly visible from the public realm due to the property's prominent corner position at the junction of Wilbraham Road and Yew Tree Road.

Its siting, combined with its rearward projection and substantial overall massing, is considered to result in overdevelopment. The cumulative effect would be an overly dominant and visually

intrusive form of development that would cause harm to both the amenity of neighbouring occupiers and the character and appearance of the streetscape.

Policies SP1, EN1 and DM1 of the Core Strategy, together with Policy JP-P1 of the Places for Everyone Joint Development Plan, place significant weight on safeguarding and enhancing the visual quality, character, and coherence of the built environment. Likewise, the Council's Guide to Development and the National Planning Policy Framework (NPPF) emphasise the need for high-quality, contextually responsive design that integrates positively with its surroundings.

Due to its positioning and the extent of its rearward projection, the proposed first-floor element which would extend a further 2150mm would have an overbearing impact on the first-floor habitable room windows of No. 131 Wilbraham Road. This would materially diminish the outlook enjoyed by those neighbouring occupiers and introduce an increased sense of enclosure, to the detriment of residential amenity.

Further, the combined bulk of the proposed side and rear extensions, formed through the infilling of the existing recess, the first-floor rear addition, and the further single-storey rear projection would effectively occupy the majority of the available space within the site's curtilage. The resulting volume would not appear subservient to the original property and would instead, create a disproportionately large and visually cumbersome mass that is out of keeping with the established pattern and form of development in the surrounding area. Taken as a whole, the extensions would form an incongruous, visually oppressive feature, harmful to both neighbouring amenity and the wider character and appearance of the street scene.
Policies DM1 and SP1 of the Core Strategy and Policy JP-P1 of Places for Everyone, aim to safeguard the amenity of neighbouring residents from the adverse effects of new development. In this case, those amenity standards would be compromised, rendering the proposal unacceptable.

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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

Reasons for recommendation to refuse

1) The proposed single storey side extension, by virtue of its siting, projection beyond the established building line on Yew Tree Road and its addition to an already extended side elevation, would result in an overly prominent and visually intrusive form of development, harmful to the character of the street-scene and general visual amenity of the locality. The proposed development is therefore contrary to policies DM1, EN1 SP1 of the Manchester Core Strategy, saved policy E3.3 of the Unitary Development Plan for the City of Manchester, policy JP-P1 of Places for Everyone Joint Development Plan, The Guide to Development in Manchester (SPD) and the National Planning Policy Framework (NPPF).

2) The proposed side and rear extensions, due to their prominent corner location, substantial massing and rearward projection, would appear overly dominant and visually intrusive in the street scene. The cumulative scale of the extensions would not appear subservient to original property and would result in over development harming the character and appearance of the street-scene and the amenity of neighbouring occupiers. On this basis, the proposed development conflicts with Policies SP1, EN1 and DM1 of the Manchester Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan, The Guide to Development in Manchester (SPD) and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
United Utilities Water PLC

133A Wilbraham Road, Manchester, M14 7DS
The Dental Practice, 135 Wilbraham Road, Manchester, M14 7DS
133 Wilbraham Road, Manchester, M14 7DS
131 Wilbraham Road, Manchester, M14 7DS
105 Wilbraham Road, Manchester, M14 7DN
162 Yew Tree Road, Manchester, M14 7DG
164 Yew Tree Road, Manchester, M14 7DG

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