

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 144980/FO/2026

Date registered valid: 23 January 2026

Proposal: Retrospective permission for the installation of 2no. doors within 2no. existing window openings and 1no. single new escape door to the side elevation of the property.

Address: Rudy's Pizza, 653 Wilmslow Road, Manchester, M20 6QZ

Ward(s): Didsbury East Ward

Applicant: Mr Paul Thompson, Mission Mars

Agent (if any): Mr Toby Tyler, Studio 72

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 25 March 2026

APPLICATION DETAILS

Type of application:	Full Application Consent	
Development type:	Minor Other	
Date of site visit:	12 February 2026	
Standard consultations:	Printed: 30 January 2026	Expired: 20 February 2026
Neighbour notifications:	Printed: 30 January 2026	Expired: 20 February 2026
Site notice:	Posted: 12 February 2026	Expired: 5 March 2026
Press advert:	Published: 3 February 2026	Expired: 24 February 2026
Departure from Development Plan:	No	
Environmental Statement:	Not required	
Listed building:	Within proximity too: RHODES MEMORIAL CLOCK TOWER – Grade II Didsbury War Memorial – Grade II No. 694, WILMSLOW ROAD – Grade II DIDSBURY PUBLIC LIBRARY – Grade II	
Conservation area:	Blackburn Park Conservation Area 1979	
Tree Preservation Order:	None	

Description of site/building

The proposal relates to an existing Rudy's Pizzeria (Class E restaurant) within Unit D, 653 Wilmslow Road. The property is an end terrace of a relatively modern terrace of commercial premises (Class E) which sit on the former Didsbury Railway Station site.

Description of area

The property sits on Wilmslow Road within the Didsbury District Centre. The site is partially within the Blackburn Park Conservation Area. Several listed assets are in proximity to the site.

Description of development

Retrospective permission for the installation of 2no. doors within 2no. existing window openings and 1no. single new escape door to the side elevation of the property.

Installation of two doors within two existing window openings, including the reduction of existing window cill heights to form full-height door openings (overall height 3,100 mm), and the formation of one new side-elevation escape door with a new opening created beneath a concrete lintel.

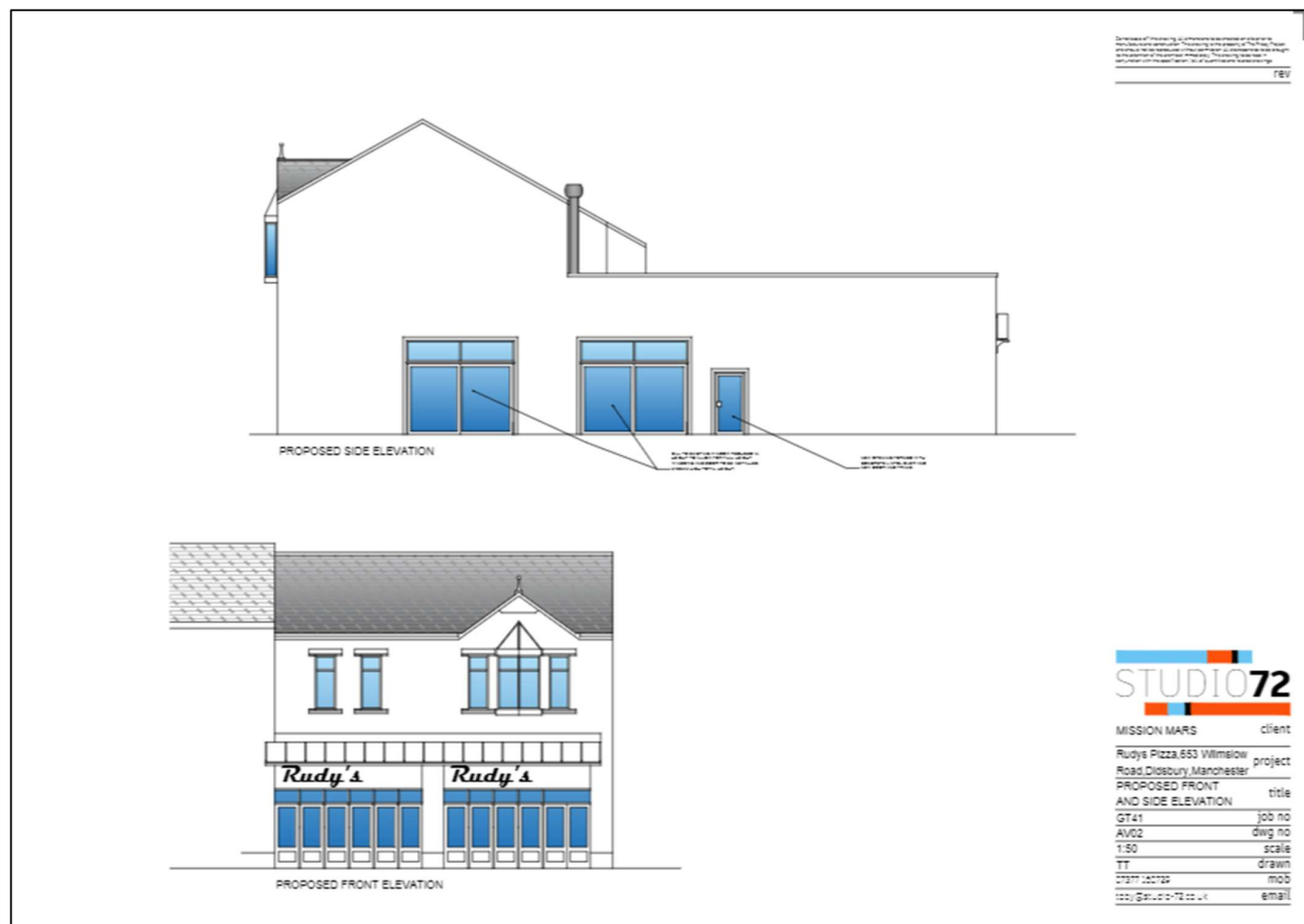


Figure 1. Proposed elevations

PLANNING HISTORY

061959/AO/SOUTH2/01

Description: Retrospective application for the erection of 2 illuminated fascia signs and illuminated projecting banner sign to front of property.

Decision: Approved 25/06/2001

053872/AO/SOUTH1/98

Description: a) Illuminated sign box b) Illuminated swing sign

Decision: Approve 25/08/1998

053943/FO/SOUTH1/98

Description: Installation of a new shopfront

Decision: Approved 25/08/1998

052900/JO/SOUTH1/97

Description: Variation of Condition No. 12 attached to Application No. 051032 regarding servicing and delivery hours.

Decision: Approved 22/09/1997

051032/FO/SOUTH1/96

Description: Erection of two buildings accommodating 5 units for uses within Classes A1, A2 & A3 and associated parking and servicing.

Decision: Approved 22/05/1997

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester City Council Highways Services

Manchester City Council Highways Service were consulted on this application and had no objection to the proposal.

Manchester City Council Environmental Health

Manchester City Council Environmental Health were consulted on this application but had no comment to make.

Greater Manchester Police

Greater Manchester Police's Design for Security team had no comment to make.

Notifications

Local Residents

1no comment received in objection to the proposed was received from a local business with concerns regarding:

- The installation of new glazing to a side elevation, were reportedly carried out prior to the submission of any planning application
- The occupier states they were not notified or engaged before the works took place, despite being immediately adjacent to the site.
- They believe the works were intentional and pre-planned, citing comments indicating they were undertaken to increase internal daylight.
- The adjacent alleyway affected by the works has allegedly been used for long-standing servicing and waste-storage arrangements, which they consider to have been disrupted.
- They report operational disruption, including difficulties with waste storage, attributed to the unauthorised works.
- They request that the LPA investigate the alleged unauthorised development, establish whether permission was required at the time, and consider enforcement action if appropriate.
- They ask that the impact on established servicing arrangements be given weight in the assessment of the application.

Material planning considerations will be taken into consideration when assessing the proposed development.

It is noted that land ownership, rights of way and other land law is separate to planning and should be dealt with between relevant parties.

Publications

Site Notice and Press Advertisements

No representations received

RELEVANT POLICIES

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions on planning applications must be made in line with the statutory development plan, unless material considerations indicate otherwise.

For Manchester, the development plan comprises:

- The Core Strategy (2012–2027)
- Saved policies of the Unitary Development Plan (UDP)
- The Places for Everyone Joint Development Plan Document (2022–2039)

These documents are considered up to date and carry substantial weight in decision-making. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance.

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.

Where applicable, the Council must give special regard to preserving the character of conservation areas and the setting of listed buildings, in line with statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The policies referenced in this report are those considered most relevant to the nature, scale and location of the proposed development as follows:

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - Objective 2 - Economy and the City Centre
 - EC 1 - Employment and Economic Growth in Manchester
 - EC 2 – Existing Employment Space
 - EC 9 – South Manchester
 - Objective 4 – Centres
 - C 1 – Centre Hierarchy
 - C 2 – District Centres
 - C 6 - South Manchester District Centres - Chorlton, Didsbury, Fallowfield, Levenshulme and Withington
 - C 10 – Leisure and the Evening Economy
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 3 – Heritage (Deletions replaced with PfE Policy JP-P2)
- [Guide to development in Manchester](#) - supplementary planning document and planning guidance, April 2007
- [Shopfront and signage design guide](#)
- [Extant Unitary Development Plan \(UDP\)](#) –
 - Citywide Development Control Policies
 - DC10 - Food and Drink uses
 - DC14 - Shop fronts and related signs
 - DC18 - Conservation Areas
 - DC19 - Listed Buildings
 - DC26 - Development and Noise
 - Environmental Improvement and Protection
 - E3.3 – City major radial and orbital roads and rail routes.
 - Shopping
 - S1.2 - improvement and re-development of existing District Centres
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy

- JP-Strat9: Southern Areas
- Sustainable and Resilient Places
 - JP-S1: Sustainable Development
- Places for Jobs
 - JP-J1: Supporting Long-Term Economic Growth
 - JP-J2: Employment Sites and Premises
- Places for People
 - JP-P1 Sustainable Places
 - JP-P2: Heritage
 - JP-P4: New Retail and Leisure Uses in Town Centres
- [National Planning Policy Framework \(NPPF\) December 2024](#)–
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 6 – Building a strong, competitive economy
 - Section 7 - Ensuring the vitality of town centres
 - Section 12 – Achieving well-designed places
 - Section 16 - Conserving and enhancing the historic environment
- [National Planning Policy Framework Draft for Consultation December 2025](#) - National decision-making policies
 - Chapter 3 – Decision-making policies
 - DM1: Preparing development proposals
 - DM2: Information requirements
 - DM3: Determining development proposals
 - DM6: Use of planning conditions and obligations
 - DM7: Relationship with other regulatory regimes
 - Chapter 4 - Achieving sustainable development
 - S3: Presumption in favour of sustainable development
 - S4: Principle of development within settlements
 - Chapter 7 - Building a strong, effective economy
 - E2: Meeting the need for business land and premises
 - Chapter 8 - Ensuring the vitality of town centres
 - TC2: Development in town centres
 - TC4: Assessing the impact of development on town centres
 - Chapter 12 - Making effective use of land
 - L2: Making effective use of land
 - Chapter 14 - Achieving well-designed places
 - DP3: Key principles for well-designed places
 - DP4: The Design process
 - Chapter 20 - Conserving and enhancing the historic environment
 - HE5: Assessing effects on heritage assets
 - HE6: Proposals affecting designated heritage assets
 - HE9: Conservation areas

ASSESSMENT

Principle of development

The application site is located within the Didsbury District Centre, where both national and local planning policy strongly support development that enhances the vitality and viability of town and district centres. Core Strategy Policies SP1, C1, C2 and C6 encourage investment in district centres and the improvement of existing commercial premises, particularly where this supports their ongoing role and function.

The proposal involves minor external alterations to an established Class E restaurant and does not introduce a new use. As such, the development is acceptable in principle. This aligns with Policy JP-P4 of the Places for Everyone plan, which supports appropriate retail and leisure development within town centres where it strengthens their vitality.

At national level, Section 7 of the NPPF (2024) provides a positive framework for supporting the vitality of town centres, reinforcing the acceptability of proposals that help existing businesses operate efficiently and continue contributing to the local centre.

While the proposed alterations may facilitate external dining, this does not form part of the current application. Any such use would need to comply with relevant land law and other regulatory regimes outside the scope of this assessment.

All of the works are retrospective and fall to be considered under Section 73A, which allows for the granting of planning permission for development that has already been carried out. Although the works were undertaken without prior consent, the current application provides an opportunity to regularise them. As no planning harm has been identified, it would not be proportionate or in the public interest to pursue enforcement action.

Given the modest scale of the works and their role in supporting the functioning of an established town-centre business, the proposal accords with the strategic aims of the development plan and is therefore acceptable in principle.

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

The proposed alterations are modest in scale and sit comfortably within the existing built form of the unit. The works involve adapting existing openings and introducing a single new door on a largely screened side elevation, meaning visibility from the public realm is limited.

The siting and layout respect the established rhythm of the terrace, and the scale and form of the new openings remain proportionate to the host building.

Materials are proposed to match the existing façade, ensuring the development integrates well and does not appear visually intrusive.

As a result, the proposals would have no harmful effect on the character or appearance of the surrounding area and are considered to comply with local design policies and national guidance promoting high-quality, context-responsive development.

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.

The proposed alterations are modest and would not materially alter the overall scale, massing or appearance of the building when experienced from the public realm.

Views of the new door openings are limited due to their position on a partially screened elevation, and the works involve adapting existing fabric rather than introducing new bulk.

As a result, the character of Wilmslow Road and the wider district centre would remain unchanged, and the proposal would not harm the visual amenity or established pattern of development in the area.

Effects on amenity

Privacy

The proposal does not introduce any new window openings or changes that would increase opportunities for overlooking. The new doors replace existing window openings or are positioned on a side elevation that is not overlooked by sensitive neighbouring uses. As such, there would be no harmful impact on the privacy of nearby occupiers.

Light

The development involves converting existing window openings into doors and adding one new side-elevation door. These changes do not increase the building's scale or bulk and therefore would not reduce natural light reaching neighbouring properties. The proposal would not cause any loss of daylight or undue overshadowing.

Noise

The proposal does not introduce any new equipment or operational changes that would increase noise beyond the existing lawful restaurant use. The new doors sit on a side elevation away from sensitive neighbours, so they would not meaningfully change how sound escapes from the building. While the works may make it easier for the operator to use the side area for seating, this is not part of the application and would be controlled separately through licensing. Given the town-centre location and the modest nature of the alterations, no unacceptable noise impacts are expected. Environmental Health were consulted and raised no objections.

Odours

The proposal does not include changes to kitchen layout, extraction equipment, or operational processes. As a result, there would be no change in how odours are generated or dispersed.

Litter

No external features are introduced that would encourage additional footfall or takeaway activity beyond what already occurs. The development would not increase the volume of waste generated or create new littering risks.

Vermin

The changes relate solely to external openings and do not alter waste storage arrangements, food handling areas, or servicing practices. There is therefore no increased risk of vermin. Waste storage remains appropriately managed on-site.

Road Safety and Traffic Generation

The site is located adjacent to the adopted highway on Wilmslow Road, and the alterations are positioned on a side elevation facing an alleyway that is not an adopted highway. The proposal does not change how deliveries, servicing or customer access occur, nor does it increase capacity or intensify the use. As such, there would be no impact on road safety or additional traffic generation.

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

The proposal does not change how people can get in and out of the building. As the works relate only to external doors and do not alter existing circulation routes, access arrangements for all users, including disabled people, remain unchanged.

Community safety and crime prevention.

The proposal involves only modest external alterations and does not introduce any features that would increase safety or security risks. The works would not change how the site is accessed or used, and there is no evidence that they would give rise to antisocial behaviour or crime. Greater Manchester Police were consulted and had no comments to make. As such, the development is considered neutral in terms of community safety.

Adequacy of internal accommodation and external amenity space.

The works relate solely to external alterations and do not affect the layout, size or usability of the internal space. No external amenity areas are altered or reduced as part of the proposal. Internal accommodation and external space therefore remain adequate.

Refuse storage and collection.

The proposal has little effect on the site's waste arrangements. Existing storage and collection methods would continue to be used, and external access to the rear bin store would be maintained. The development would not generate any increase in waste or require changes to refuse operations.

Vehicular access and car parking

The development does not alter vehicle access, servicing or parking arrangements. The proposal does not increase the demand for parking or generate additional traffic, and existing patterns of access would continue unchanged.

Effects relating to biodiversity, landscape, archaeological or built heritage

Built heritage

The site sits within the Blackburn Park Conservation Area and lies in the wider setting of several listed buildings, including the Rhodes Memorial Clock Tower and the Didsbury War Memorial. The building itself has low architectural or historic interest and is considered a neutral element within the conservation area. The side elevation where the new openings are proposed is not prominent in views from Wilmslow Road and has limited public visibility.

The proposed works involve modest external alterations - mainly adapting existing window openings and adding a new side door. Given their small scale and discreet location, the changes would have a neutral effect on the character and appearance of the conservation area. They would also have a neutral impact on the nearby listed buildings, as the proposals do not alter or affect their setting in any meaningful way.

National planning policy requires decision-makers to give great weight to the conservation of designated heritage assets. The NPPF also emphasises understanding the significance of assets and minimising any conflict between their conservation and proposed development. In this case, no harm has been identified.

Local policies within the Core Strategy and Places for Everyone also seek to secure high-quality design and protect heritage significance. The proposal is consistent with these aims, as it preserves the area's character and does not detract from nearby listed buildings.

Overall, the development is considered acceptable in heritage terms and complies with local and national policy.

Green Infrastructure including open space, both public and private

The proposal has no impact on green infrastructure.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment.

The proposal has a negligible impact on drainage using the existing drainage on site.

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.

PLANNING BALANCE

In weighing the planning merits of the scheme, the proposed works amount to modest external alterations to an established restaurant within the Didsbury District Centre. The assessment identifies no harm in respect of design, amenity, heritage, highways, or community safety, and Greater Manchester Police raised no comments. Although the works are retrospective and fall to be considered under Section 73A, no planning harm has been identified that would justify enforcement action, and regularising the development is an appropriate and proportionate response. The proposal accords with the development plan when read as a whole, and there are no material considerations that weigh against granting planning permission. As such, the application should be approved.

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. The proposal is considered to be acceptable and therefore determined within a timely manner.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. Specified plans

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

- a. Drawing - Location Plan 19 Jan 2026 THE LOCATION PLAN
- b. Drawing - Proposed 19 Jan 2026 AL1 GF AND 1F PLAN
- c. Drawing - Proposed 19 Jan 2026 AV02 FRONT AND SIDE ELEVATION

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

2. MATERIALS

The materials used in the external surfaces of the development hereby approved shall be as follows:

- a. Aluminium framed doors

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

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Highway Services

Environmental Health

Rhodes Memorial Clock Tower, Wilmslow Road, Manchester, M20 2DN

Didsbury War Memorial, Wilmslow Road, Manchester, M20 2DN

Flat 4, 700 Wilmslow Road, Manchester, M20 2DN

Flat 3, 700 Wilmslow Road, Manchester, M20 2DN

Flat 2, 700 Wilmslow Road, Manchester, M20 2DN

Flat 1, 700 Wilmslow Road, Manchester, M20 2DN

ENTERPRISE SALES PERSONNEL LIMIT, Ground Floor, 1 Ogden Street, Didsbury, Manchester, M20 6DN

First Floor, 1 Ogden Street, Didsbury, Manchester, M20 6DN

1 Ogden Street, Didsbury, Manchester, M20 6DN

TESCO Express, 653A Wilmslow Road, Manchester, M20 6QZ

Flat At, Station Hotel, 682 Wilmslow Road, Manchester, M20 2DN

Didsbury Library, 692 Wilmslow Road, Manchester, M20 2DN

700 Wilmslow Road, Manchester, M20 2DN

LA CANTINA, 653B Wilmslow Road, Manchester, M20 6QZ

663A Wilmslow Road, Manchester, M20 6RA

Flat At, Dog And Partridge, 667 Wilmslow Road, Manchester, M20 6RA

688 Wilmslow Road, Manchester, M20 2DN

684 - 686 Wilmslow Road, Manchester, M20 2DN

Dog And Partridge, 667 Wilmslow Road, Manchester, M20 6RA

663 Wilmslow Road, Manchester, M20 6RA

661 Wilmslow Road, Manchester, M20 6RA

659 Wilmslow Road, Manchester, M20 6RA

698 Wilmslow Road, Manchester, M20 2DN

696 Wilmslow Road, Manchester, M20 2DN

694 Wilmslow Road, Manchester, M20 2DN

O'Neills, 655 - 657 Wilmslow Road, Manchester, M20 6RA

661A Wilmslow Road, Manchester, M20 6RA

Station Hotel, 682 Wilmslow Road, Manchester, M20 2DN

APPENDIX 2 – PLANNING CONSTRAINTS

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

Conservation Area - Blackburn Park Conservation Area 1979

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA