

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144302/FO/2025
Date registered valid: 5 November 2025
Proposal: Retrospective application for the retention of a single storey side extension and for the installation of a flue
Address: Amwag Restaurant, 303 Great Western Street, Manchester, M14 4BZ
Ward(s): Moss Side Ward

Applicant: Omat Mahmood
Agent (if any): Mr Sam Iqbal, Savoy Town Planning
Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Refuse
Date of recommendation: 23/12/2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 26/11/2025

Standard consultations:

Printed: 18 November 2025

Expired: 9 December 2025

Neighbour notifications

Printed: 18 November 2025

Expired: 9 December 2025

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to a three-storey end of terrace building with retail (Class E) at ground floor and residential (class C3) on upper floors. The property fronts both Great Western Street and Playfair Street.







Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is mixed use in terms of its nature, with commercial ground floor units on Great Western Street and residential dwellings above the commercial units and on the side streets such as Playfair Street.

Description of development

The applicant is seeking retrospective planning permission for the installation of a single storey side extension and a flue on the side elevation.

Consultations & Notification Responses

Neighbours, as per appendix 2 – 2no. objections received, reasons of objection can be summarised as follows:

- Impact on visual amenity, poor quality extension
- Removal of what was previously a nice and well look after garden to make room for the extension
- Building materials and general litter now being left to the side of the extension
- Flue in an eyesore and prominent on Playfair Street.

Environmental Health – Advise further details would need conditioned relating to noise/extraction and waste storage.

Policy

The Manchester Core Strategy Development Plan Document 2012-2027 –

The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 – Waste
- Policy EC1 - Employment and Economic Growth in Manchester
- Policy EC9 - South Manchester

Extant Unitary Development Plan (UDP)

The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC26 – Development and Noise
- DC10 – Food and Drink Uses

Places for Everyone

Places for Everyone (2022-2039) – 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.

The following policies are relevant:

- JP- S1- Sustainable development
- JP-S5 – Clean Air

The National Planning Policy Framework (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

Principle

This application seeks planning consent for the retention of a side extension and external flue. Extending a mixed-use property, via extensions including side extensions, in order to provide additional useable commercial space is usually acceptable in principle. However, in these circumstances, the proposed side extension and flue would result in a development that is visually incongruous to the main building and prominent in the street scene when viewed from Playfair Street, therefore the principle of development cannot be supported due to adverse implications in terms of visual amenity.

Visual Amenity

The proposed side extension is flat-roofed and finished in timber painted dark red in an attempt to match the existing brickwork. However, the materials and detailing are of poor quality. The exposed timber eaves trim, solid plastic door, and uneven finishes detract from the overall appearance. There are visible construction flaws, including excess GRP hanging from the roof and insulation foam around the junction with the main building.

The extension occupies a prominent position on Playfair Street, forming part of the property's frontage. Its design and finish fail to integrate with the host dwelling and result in an incongruous and unattractive feature within the street scene.

The proposed flue, finished in silver aluminium, runs up the side elevation. While it does not front Great Western Street, the property is located on a corner and has a dual aspect to Playfair Street. The size and commercial appearance of the flue on a residential street further compounds the visual harm, creating an intrusive and discordant element.

For these reasons, the proposal is considered to cause significant harm to visual amenity and is contrary to Policies SP1 and DM1 of the Manchester Core Strategy, as well as the design principles set out in Chapter 12 of the National Planning Policy Framework.

Sitting Scale and Mass

The extension measures approximately 6.7m in length and 2.2m at its widest point, with a flat roof height of around 2.65m. It is positioned to the side of the property, occupying the former 'front garden' area and facing directly onto Playfair Street.

While the overall scale of the extension is not inherently excessive, its siting along a principal elevation is problematic. The structure projects forward of the established building line and occupies a highly visible corner plot, which is a prominent feature within the street scene. This positioning disrupts the uniformity of the frontage and undermines the character of the area. The massing of the extension, combined with its poor design and materials, results in a visually intrusive addition that fails to respect the proportions and layout of the host dwelling.

Furthermore, the presence of the large silver aluminium flue running up the side elevation exacerbates the harm caused by the extension. Although the flue does not front Great Western Street, the property's corner location means it is clearly visible from Playfair Street, creating an incongruous appearance within a residential setting.

Noise

The proposal seeks retention of a flue on the elevation fronting Playfair Street; however, no supporting information or technical specifications have been provided regarding the extract

system. In addition, air conditioning units are indicated on the flat roof of the side extension, but again, no details have been submitted in relation to their operation or potential noise impact.

Environmental Health have advised that, were the application to be approved, a prior-to-use noise condition would be required and discharged before the equipment could be brought into use. As the application is recommended for refusal, such conditions have not been applied.

Waste Storage

Further information was requested regarding the proposed waste storage arrangements, as the submitted drawings indicate that the bin store would be located within the access route to the residential unit. The agent advised that no additional details could be provided and suggested that this should be inferred from the site visit.

From the site inspection, it is apparent that the bin storage area occupies the same space as the primary access to the residential accommodation. This arrangement is considered unacceptable as it would obstruct access, compromise functionality, and create potential health and safety concerns.

The absence of clear and practical waste storage provision further demonstrates that the proposal fails to meet the requirements of Policy EN19 of the Core Strategy.

Residential Amenity

Given the scale of the addition, it is unlikely to result in unacceptable levels of overshadowing or create additional overlooking into neighbouring properties. However, the lack of dedicated and practical waste storage arrangements, combined with the presence of external plant equipment such as air conditioning units and an extract flue without supporting technical details, raises concerns about the living environment for future occupants and neighbouring properties.

In the absence of this information, the proposal fails to demonstrate that it would safeguard residential amenity in accordance with Policy DM1 of the Manchester Core Strategy, which requires developments to provide a high standard of amenity for existing and future occupiers.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is

in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Refuse

Article 35 Declaration

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. The application has been submitted retrospectively of works taking place and these are considered to be contrary to the development plan.

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

1. Visual Amenity

The proposed side extension and external flue, by reason of their siting, design, and use of poor-quality materials, fail to integrate with the host property and appear as incongruous and visually intrusive additions. The extension occupies a prominent position on a principal elevation, while the flue introduces a feature that is at odds with the residential character of the area. Together, these elements result in significant harm to the character of the building and the visual amenity of the surrounding street scene.

As such, the proposal is contrary to Policies SP1 and DM1 of the Manchester Core Strategy and the design principles set out in Chapter 12 of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

346 Great Western Street, Manchester, M14 4DS
Massawa Cafe, 356 Great Western Street, Manchester, M14 4BY
303A Great Western Street, Manchester, M14 4BZ
352A Great Western Street, Manchester, M14 4BY
Flat Above, 305 Great Western Street, Manchester, M14 4BZ
307 Great Western Street, Manchester, M14 4BZ
29 Playfair Street, Manchester, M14 4DD
10 Playfair Street, Manchester, M14 4DD
Flat 2, 354A Great Western Street, Manchester, M14 4BY
Flat 1, 354A Great Western Street, Manchester, M14 4BY
350 Great Western Street, Manchester, M14 4DS
348 Great Western Street, Manchester, M14 4DS
305 Great Western Street, Manchester, M14 4BZ
352 Great Western Street, Manchester, M14 4BY
8 Playfair Street, Manchester, M14 4DD
33 Playfair Street, Manchester, M14 4DD
31 Playfair Street, Manchester, M14 4DD
354 Great Western Street, Manchester, M14 4BY

Appendix 2 – Planning constraints

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