

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143817/FO/2025
Date registered valid:	11 September 2025
Proposal:	Erection of a first floor extension above existing retail unit to create two self contained one-bed flats.
Address:	212 Hollyhedge Road, Manchester, M22 4QN
Ward(s):	Sharston Ward
Applicant:	Mr Abdullah Karimi
Agent (if any):	Mr Farhan Rama, Archirama Ltd
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	11 December 2025



Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 1 October 2025

Standard consultations:

Printed: 12 September 2025

Expired: 3 October 2025

Neighbour notifications

Printed: 12 September 2025

Expired: 3 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/area

This application relates to 212 Hollyhedge Road, an end of terrace single storey commercial property, which currently appears vacant but was last used for retail purposes. The terrace consists of six ground floor commercial units with a central 1st and 2nd floor element providing residential accommodation. To the north of the site, on the opposite side of Hollyhedge Road there is residential accommodation varying in height from 2 to 4 storeys, while to the east there is an Asda supermarket. To the south of the site there is an access road to the rear of the commercial terrace and beyond that are the rear garden of a number of dwellings on Briardene Gardens. To the front of the site there a car parking area.



Listed building: No
Conservation area: No
Tree Preservation Order: No

Description of development

The applicant is proposing to erect a first-floor extension to create 2 x 1 bed self-contained flats. The amount of accommodation proposed is as follows:

- flat 1 one-bedroom 54m²
- flat 2 one-bedroom 57m²

The existing and proposed front elevation is shown below:



Consultations & Notification Responses

Local Residents – One letter of objection has been received, the comments are as follows:

- The objector opposes the erection of these flats because the noise during construction will affect their daily work, as they work from home. The construction will also create unnecessary dust, which will adversely impact their and their children's well-being, given that they already suffer from lung and sinus issues.
- Additionally, the tenants in the proposed property will have a direct view into the top floor of the objector's property, encroaching on their privacy.
- The objector also believes that the height of the proposed property will block out the limited sunlight that currently reaches their home.

Correspondence has also been received from a member of the public, requesting that swift bricks be incorporated into the scheme.

Highway Services – Have made the following comments:

- The proposed first floor extension appears to be within the red-line boundary of the site and as such does not impinge upon the adopted highway.
- The proposed development is resultant in 2no. apartments. The number of vehicular trips associated with site is expected to be minimal. o It is accepted that the adjacent highway network can facilitate such additional demands with no highway safety concerns.
- The site is well accessed by sustainable modes.
- Proposed Plans indicate that 1no. vehicle parking space is to be allocated to the north of the site. However, observations indicate that this is a private car park for the surrounding existing retail units.
- In line with MCC Residential Guidelines, secure and sheltered cycle parking provision should be made, within the curtilage of the site, at a provision of one-per-unit. Highways request that a secure and sheltered cycle store is provided.
- A refuse store for residential bins is to be provided to the rear of the property. o Plans indicate that the existing commercial euro bin will be located adjacent to the proposed bin store. All bins should be stored within the site.

Environmental Health – Suggests the imposition of refuse storage and acoustic insulation conditions.

Greater Manchester Police – No comments received.

Policies

The National Planning Policy Framework (December 2024) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means: c) approving development proposals that accord with an up-to-date development plan without delay; or d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas

or assets of particular importance provides a clear strong reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

In addition to the above, Section 5 (Delivering a sufficient supply of homes) and 12 (Achieving well-designed places) are of relevance:

Paragraph 61 in section 5 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.

Paragraph 73 states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
- b) seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custom-build housing;
- c) use tools such as area-wide design assessments, permission in principle and Local Development Orders to help bring small and medium sized sites forward;
- d) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and
- e) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

Paragraph 131 in Section 12 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.

Paragraph 137 states that design quality should be considered throughout the evolution and assessment of individual proposals.

Paragraph 138 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design⁵⁴, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

The Places for Everyone Plan – This plan was adopted on 21 March 2024, as such the Plan and its policies 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 relevant policy is set out below:

Policy JP-Strat9 (Southern Areas) – This policy states that the economic competitiveness, distinctive local neighbourhood character and environmental attractiveness of the southern areas will be protected and enhanced. There will be a strong emphasis on making as much use as possible of suitable previously developed (brownfield) land and promoting the roles of the areas' town centres and its other key assets.

Issues

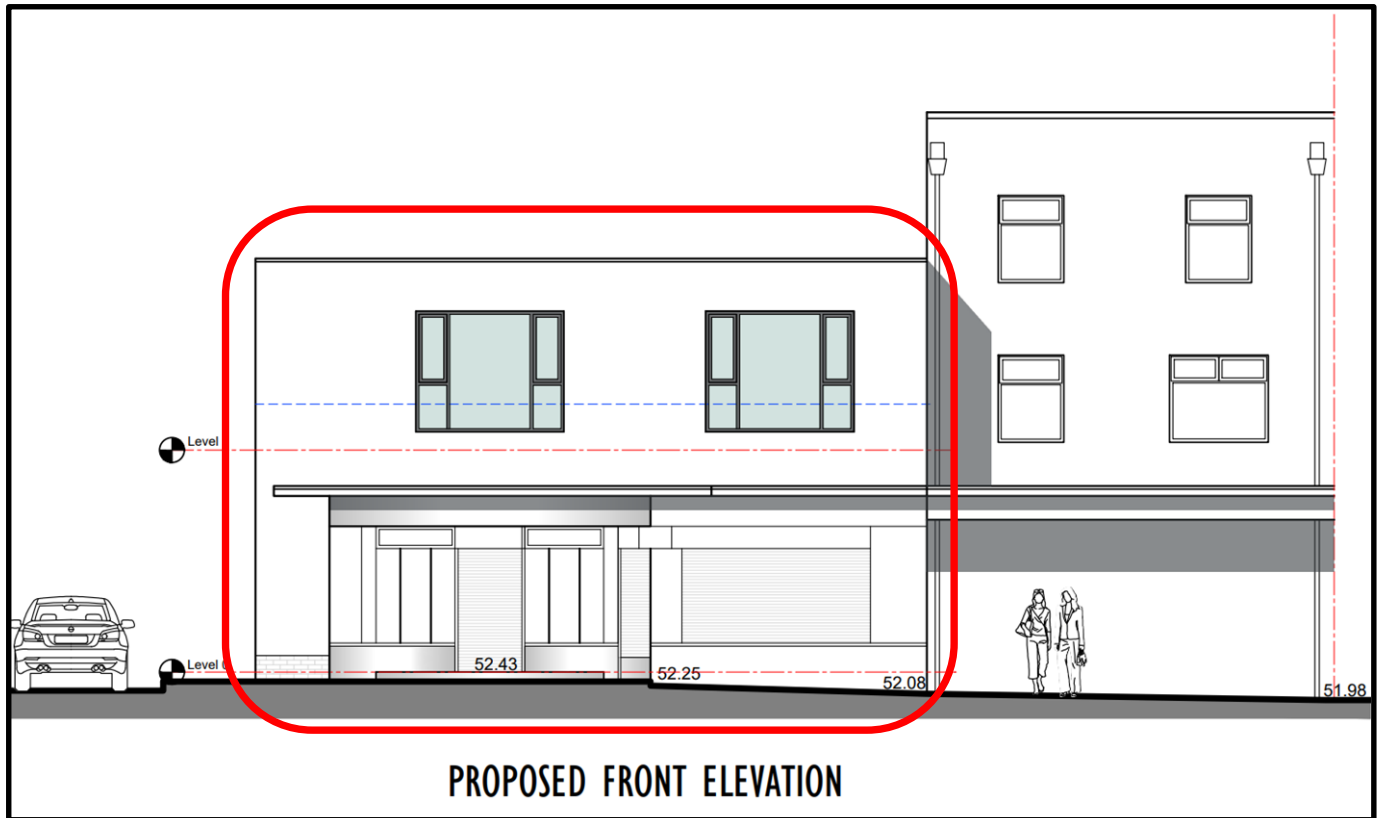
Principle of the Proposal – The surrounding area comprises a mix of housing types, ranging from two-storey terraced dwellings opposite the site to apartment schemes of four storeys and above. In this context, together with the previous approval for a larger extension above this property (Ref: 142008/FO/2025, dated 17.03.2025) and at No. 202 Hollyhedge Road (Ref: 132747/FO/2022, dated 23.10.2023), as well as the presence of residential accommodation above the central section of the commercial parade, the principle of adding an additional floor to create two self-contained flats is considered acceptable. However, the potential impact of the proposal on residential and visual amenity, as well as pedestrian and highway safety, requires detailed assessment.

Space Standards – The City Council adopted the Manchester Residential Quality Guidance (MRQG) in December 2016 and within that document reference is made to the use of a combination of the Nationally Described Space Standards and the London Housing Design Guide space standards to form Manchester's space standards (SS) for residential developments. The amount of floor space proposed for each flat, along with that required by the MRQG is as follows:

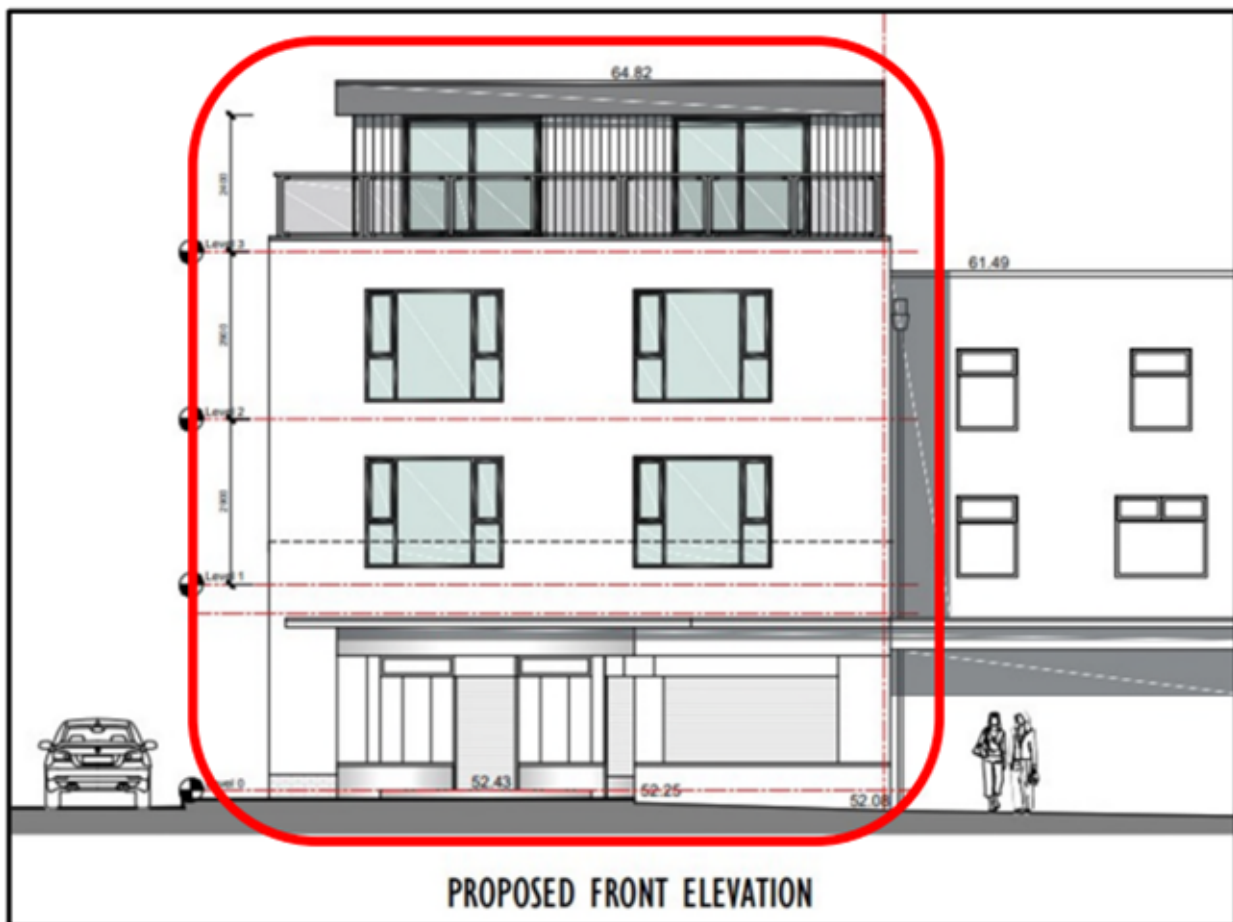
- flat 1 one-bedroom with 54m² of floorspace, 39-50m² is required by the MRQG
- flat 2 one-bedroom 57m² of floorspace, 39-50m² is required by the MRQG

As can be seen above, the proposal complies with the Council's space standards.

Design – The external walls would be finished in a white render with windows in black or dark grey polyester powder coated aluminium. All flat roofs will be capped with black aluminium fascia's and parapet capping. It is considered that the palette of materials, from the white render to the darker tones in the windows and roof, would provide a deep contrasting finish. Overall, the design of the building, which can be seen below is considered acceptable.



For comparison, the previous approval is shown below:



Visual Amenity – Given the variety of building heights in the immediate area it is not considered that an additional floor on this unit will have a detrimental impact upon the existing levels of visual amenity enjoyed within the vicinity of the site.

Residential Amenity – The rear elevation of the proposed extension is approximately 32 metres from the nearest dwelling on Briardene Gardens. At this distance, it is considered that the siting of the development would not result in an undue loss of privacy or adversely affect the residential amenity of occupants on Briardene Gardens. Similarly, the front elevation is approximately 38 metres from residential properties on the opposite side of Hollyhedge Road. Accordingly, it is not considered that the proposal would lead to a loss of privacy through overlooking for these residents.

Given the height and positioning of the proposed dwellings, it is also considered that the development would not cause undue overshadowing of nearby properties.

Overall, the proposal is not expected to have a detrimental impact on the existing levels of residential amenity within the vicinity of the site.

Scale – It is considered that the scale of the development is in keeping with the overall character of the area.

Amenity Space – Given the nature of the accommodation, no outside amenity space is provided. This is considered acceptable in this instance, particularly given the proximity of Hollyhedge Park.

Ecology – The proposal has no implications on any ecological features in the area. Notwithstanding this, a condition requiring the provision of biodiversity enhancement is suggested in this instance.

Pedestrian and Highway Safety – It is not considered that the additional dwellings would generate such significant levels of traffic or concentrated traffic movements so as to prove detrimental to the levels of pedestrian and highway safety currently enjoyed along Hollyhedge Road.

Car Parking – Whilst no dedicated parking spaces are to be provided in association with the proposed accommodation, in this instance it is considered that the existing parking spaces at the front of the commercial terrace would be sufficient. In addition, it is noted that the site benefits from good public transport facilities (bus and tram) which would potentially ease pressure on existing parking facilities.

Cycle Parking – The applicant is proposing to incorporate a covered cycle parking area at the rear of the property, this is considered acceptable and its provision would be subject to a condition.

Waste Storage – Environmental Health have confirmed that the submitted waste management plan is acceptable. Its implementation would be subject to a condition.

Air Quality – The provision of two additional dwellings in this location would not have an unduly detrimental impact upon the air quality experienced in the vicinity of the site. A construction management plan condition would be attached to any consent granted to ensure that dust suppression measures are implemented while the development is being built. In terms of the running of additional households in this location, it is not considered that the comings and goings associated with the dwellings would have an unduly detrimental impact upon air quality. Finally, sufficient space exists within the curtilage of the site to allow for the storage of cycles, a measure which may reduce reliance on the traditional motor vehicle.

Security – Under the previous approval, access to the flats was to be provided via a side entrance. The original scheme proposed taking access from the rear but given concerns about security the design was amended in order to take access from the side elevation, thereby ensuring greater intervisibility with passing members of the public and improved natural surveillance. In light of these amendments the proposed access arrangements are considered acceptable.

Notwithstanding the above, it is considered appropriate to impose the standard *Secured by Design* condition on any permission granted.

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 applicant in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this application.

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:

- a) Drawing no. PL01 - site plans, received on 26 August 2025
- b) Drawing no. PL02A - proposed site and floor plans, received on 9 December 2025
- c) Drawing no. PL03A - proposed floor plans and elevations, received on 9 December 2025
- d) Design and Access Statement, received on 5 September 2025

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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and Policies SP1 and DM1 of the Manchester Core Strategy.

4) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and reenacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and Policies SP1 and DM1 of the Manchester Core Strategy.

5) The materials used in the external surfaces of the development hereby approved shall be similar in appearance to the existing building in terms of type, size, colour and texture.

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.

6) No above ground works shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how Secured by Design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local

planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

Reason - To reduce the risk of crime pursuant to Policies SP1 and DM1 of the Manchester Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

7) a) Prior to the commencement of any above ground works a noise insulation and ventilation scheme for acoustically insulating the residential accommodation against any external and internal noise sources, together with details of the performance of any glazing, shall be submitted to and approved in writing by the Local Planning Authority.

The noise insulation and ventilation scheme shall take the potential for overheating into account. Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

The development shall then be carried out in accordance with the approved noise insulation and ventilation scheme

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority to validate that the work undertaken conforms to the recommendations and requirements of the approved noise insulation and ventilation scheme.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the development.

Reason - To secure a reduction in noise from external sources and in order to protect future residents from noise disturbance pursuant to Policies SP1, H1 and DM1 of the Manchester Core Strategy and saved UDP Policy DC26.

8) The bin storage area shown on the approved drawing no. PL02A (proposed site and floor plans, received on 20 August 2025) and the Waste Management Strategy (received on 20 August 2025), shall be made available as part of the development and used for the storage of refuse. The bin storage area shall be retained for that purpose.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

9) No above ground works shall commence until an Environmental Standards Statement has been submitted which demonstrates which sustainability and renewable energy measures are to be incorporated into the development. Within 3 months of the completion of the construction of the authorised development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures at each phase of the construction of the development, including dated photographic documentary evidence of the implementation and completion of required works.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

10) Above grounds works shall not commence until details of biodiversity enhancements (bird boxes and bat bricks), including a timetable for their installation and maintenance regime, have been submitted to and been approved by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Manchester Core Strategy.

11) Prior to the commencement of development, a Construction Management Plan shall be submitted to and approved in writing by the Council. The approved plan shall include, but not be limited to, the following details:

- a) Wheel washing facilities and procedures;
- b) Measures for dust suppression;
- c) Location of site compounds (where applicable);
- d) Arrangements for the removal, recycling, and disposal of waste;
- e) Routing strategy for construction traffic, including swept path analysis;
- f) Parking arrangements for construction vehicles and site personnel;
- g) Hours of working.

The development shall thereafter be carried out in full accordance with the approved Construction Management Plan.

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase, pursuant to Policy DM1 in the Manchester Core Strategy.

12) The cycle storage area shown on the approved drawing no. PL02A (proposed site and floor plans, received on 20 August 2025) shall be made available as part of the development and used for the storage of cycles. The cycle storage area shall be retained for that purpose.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

Informatives

1) Highways - The applicant is required to discuss and agree any requirements for licensing, hoarding /scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk

The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

2) If the development can accommodate it, it is requested that consideration is given to the installation of Swift Bricks. Swift bricks must be fitted in accordance to the specifications of BS 42021:2022 - Integral nest boxes.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Greater Manchester Police

First And Second Floor, 208 Hollyhedge Road, Manchester, M22 4QN

40 Briardene Gardens, Manchester, M22 9UN

ASDA, 214 Hollyhedge Road, Manchester, M22 4QN

210 Hollyhedge Road, Manchester, M22 4QN

233 Hollyhedge Road, Manchester, M22 4QD

231 Hollyhedge Road, Manchester, M22 4QD

229 Hollyhedge Road, Manchester, M22 4QD

227 Hollyhedge Road, Manchester, M22 4QD

208 Hollyhedge Road, Manchester, M22 4QN

42 Briardene Gardens, Manchester, M22 9UN

38 Briardene Gardens, Manchester, M22 9UN

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) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA