

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144332/FO/2025

Date registered valid: 2 November 2025

Proposal: Conversion of upper floors from commercial use (Class E) to form 1 bedroom duplex flat (Class C3) with rear single storey extension, new shopfront incorporating flat entrance door and repositioned gate.

Address: 2 Albert Place, Manchester, M13 0SQ

Ward(s): Longsight Ward

Applicant: Mrs Tahara Malik

Agent (if any): Mr Subhan Saleem

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 15 January 2026

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 22 December 2025 & 8 January 2026

Standard consultations:

Printed: 2 January 2026 Expired: 9 January 2026

Neighbour notifications

Printed: 2 January 2026 Expired: 9 January 2026

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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application property is in a residential street. However, Class E uses area located at the north-east junction of Dickenson Road and Albert Road. The application property is situated at the end of a terrace of two storey houses constructed in red brick with pitched roofs. The rear of the building incorporates a two storey rear outrigger and adjoining single storey lean-to extension. The rear yard has access to a gated alleyway. Many of the neighbouring properties, including 4 Albert Place, incorporate single storey extensions that project up to their rear boundaries.

The ground floor retail use (Class E) has been historically established. Internet images show uses commensurate with Class E use have been undertaken since October 2012. The ground floor is currently being used as a clothes shop. The upper floor has been used as ancillary storey with a kitchen and bathroom.



Fig.1 – Views of the application site



Fig.2 – Context of the application site

Description of development

The proposed development would involve:

- i. The formation of a new shopfront, which would reduce the width of the glazed display window to allow the formation of a separate doorway to the upper floor flat via a new internal staircase.

ii. The shopfront would be related to the retained section of the projecting flat roof bay at ground floor level. The display window would be positioned between brick columns and set above a brick stall riser. A separate door would provide access to the shop. The position of the shop signage fascia reflects the existing arrangement.

iii. To the rear, a single storey rear extension would be formed and used as a WC. It would be sited adjacent to the side and rear elevations with a setback to the northern boundary by 2.85 metres. The extension would form a flat roof projecting from the lower section of the roof slope to the existing single storey extension. It would be 2.52 metres high with a width of 2 metres.

The retained space within the rear yard would facilitate bin storage for the respective Class C3 and Class E uses and a cycle storage area. The existing gate to the rear yard would be widened to allow the removal of bins to the collection point.

iv. Internally, the development would comprise:

- Continuous Class E use within the ground floor.
- The formation of a one bedroom flat with an area of 51 sq. metres. The first floor would comprise living room, bedroom bathroom and kitchen, a study room would be formed in the roof space.



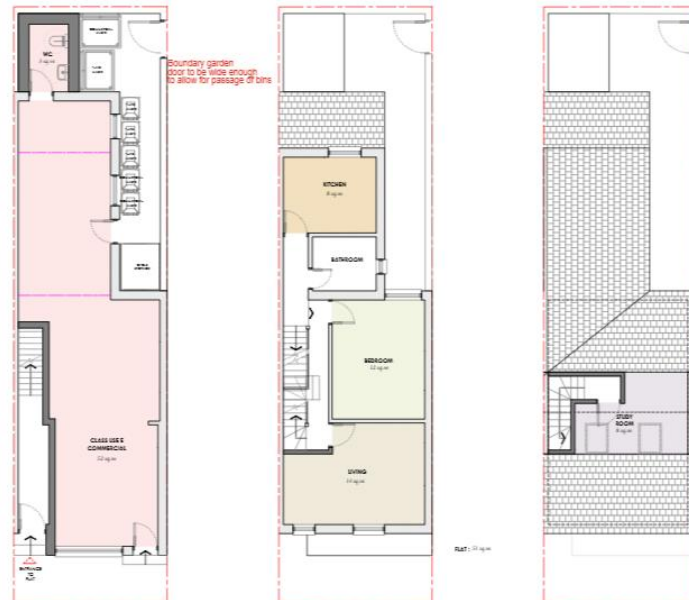


Fig.3 – Proposed elevations and layout

Consultations & Notification Responses

Local residents – No comments received.

Highway Services – The following comments have been received:

- i. The development would not generate significant trips or affect highway capacity.
- ii. Any increase in car parking demand in relation to the proposed flat would not be significant.
- iii. The cycle storage should be provided as indicated on the submitted drawings and supplemented to indicate satisfactory measures for securing cycle in the rear yard. A related condition is requested.
- iv. Waste management arrangements would be acceptable.
- v. Given the magnitude of the development a construction management plan condition is not required.

Environmental Health – Request separate bin store for the respective Class C3 and Class E uses.

Greater Manchester Police Design for Security – No objection.

Issues

National Planning Policy Framework Plan-making and national decision-making policies December 2025 - The above draft document is the subject of public consultation, which expires on 10 March 2026. Notwithstanding the above, this emerging guidance is material to consideration of the proposed development.

The Framework re-affirms that the planning system has the following objectives (paragraph 16):

- a. An economic objective
- b. A social objective –health, social and cultural well-being; and
- c. An environmental objective.

Paragraph 17 states these objectives are not criteria against which every development proposal can or should be judged. Development plans and decisions should play an active role in guiding development towards sustainable solutions, but in doing so, should take local circumstances into account, to reflect the character, needs and opportunities of each area.

As well as setting out the procedural policies relating to plan making (including strategic planning and new local plans) and decision making, the draft NPPF sets out objectives, policies for plan making and policies for decision making across key policy areas in a clearer and more rules-based way.

The following chapter is relevant to the proposed development:

- i. Chapter 6: Delivering a sufficient supply of homes
- ii. Chapter 14: Achieving well-designed places
- iii. Chapter 16: Promoting healthy communities

The following chapters of the NPPF, adopted December 2024, are also relevant:

- i. Chapter 5 Delivering a sufficient supply of homes
- ii. Chapter 8: Promoting healthy and safe communities
- iii. Chapter 12: Achieving well-designed places

Given the limited impact of the proposed residential accommodation and the incorporation of a suitably designed shopfront, it is considered that the above sections of the NPPF would be accorded with.

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 and took effect and became part of the statutory development plan on 21 March 2024. 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 full weight in the planning balance.

The following policy is relevant and would be appropriately responded to:

- i. JP- P1 - Sustainable places – Advises that development should, amongst other things, respect and acknowledge the character of a locality. It should be socially inclusive, respond to need and promote a sense of community. The development would positively respond to these objectives.
- ii. JP-P6 (Health) – Would be accorded with as the development would not adversely affect the amenities of the area.
- iii. JP-S1 (Sustainable development) - In this case, the development would utilise an existing building without further extensions and limited external alterations, thereby minimising the environmental impact. The development would secure an active and viable use for the application property. Policy JP-S1 would thereby be accorded with.

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

The following policies are relevant to the proposed development:

Policy SP 1 (Spatial Principles) - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

The development would positively contribute to the sustained occupation of the building. It would maintain the operation of the ground floor unit and provide secure and separate access to the proposed upper floor flat. Policy SP1 would thereby be positively responded to.

Policy EN 14 (Flood Risk) - Requires consideration of potential additional flood risk related to proposed development. The site is in Flood Zone 1 and in an area with low risk of surface water flooding. The development would not affect the existing circumstances.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. Relevant considerations in this case are:

- Appropriate siting, layout, scale, form, massing, materials and detail;
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development;
- Effects on amenity;
- Accessibility: buildings and neighbourhoods should be fully accessible to disabled people with new development providing access to all via sustainable transport modes;
- Community safety and crime prevention;
- Design for health.

The development would introduce limited interventions to the building thereby reducing its impact on the surrounding context. It is not apparent that there would be an associated impact on visual amenity. The proposed entrance would provide suitable access and security, including street activity. The development would thereby encourage sustained occupation of the application property and be positively related to policy DM1.

Unitary Development Plan (Saved UDP) Policies -The following saved Unitary Development Plan policies are relevant:

Policy DC14 – Shopfronts and related signs

Policy DC14.1 – States that in determining applications relating to shopfronts, the Council will seek to ensure that proposals are in keeping with the character of the building and adjoining buildings, of adjoining shopfronts. The development would reduce the extent of the fascia signage. The installation of new fascia signage would potentially require separate advertisement consent. Similarly, as new roller shutters have not been indicated as part of the development, their future installation would require planning permission.

Shopfront and Signage Design Guide – Sets out the best practice for shopfront design across the city and seeks to promote positive changes in the context of its urban environment.

In this case, the proposed design has been informed by the characteristics of the existing shopfront. The proposals would improve the relationship of the application property to the residential context, i.e., through a reduction in the width of glazing in the street elevation and the incorporation of a doorway that would reflect the character of neighbouring houses. The extent of the fascia signage would also be reduced. The submission has not indicated the new roller shutters would be installed. On balance, the proposed would improve the existing circumstances.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application. In this case, 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. This has included engagement with the applicant's agent to secure appropriate amendments to the development. The revised proposal is acceptable and therefore determined accordingly.

Principle of the development – The application appears to relate to an established 'corner shop' and such uses were historically prevalent in the local area. It is not considered that the proposed operation of the retail unit within reconfigured and slightly enlarged space would affect the relationship of the Class E use to its context. The development would improve the appearance of the elevation and its relationship to housing forming to Albert Place. Given that characteristic prevalence of single storey extension in the locality, it is considered that the proposed single storey extension would be appropriately related to its context. The principle of the development would be acceptable.

Use of the application property – In order to ensure that the development is appropriately related to the residential context a condition has been included relating the future occupation of the first floor as a one, 1-bedroom flat as detailed on the submitted drawings.

Scale massing and siting of the proposed extension – The height of the proposed roof extension would have a proportionate scale with a commensurate visual impact. Its style would also be reflective of comparable rear extensions. The siting of the extension would maintain satisfactory open space within the rear yard and facilitate the storage of bins. On balance the development would be

Design – The design of the shopfront has been informed by the existing arrangements. A reduction in the amount of glazing would improve the relationship of the retail unit to the residential context. The introduction of a new doorways would deliver a sense of continuity to the adjoining terrace thereby improving its relationship to the streetscene.

The proposed extension would have a simple elevational form that has been appropriately related to the characteristics of the existing property and neighbouring extensions. A condition has been included to ensure that brickwork used in the construction of the rear extension . reinstatement of the elevations to the shopfront and boundary walls would be appropriately related to the existing elevations. The development would therefore be satisfactorily related to its context.

Accessibility – Changes between extent ground and internal floor levels would prevent the formation of inclusive access to the Class E unit as part of the shopfront alterations. This is accepted as there would be no change to the existing circumstances. The proposed flat would be accessed by stairs and therefore cannot provided inclusive access.

Crime and security – The development would provide a separate residents' access from the Stockport Road elevation thereby maximising natural surveillance. Secure cycle storage would be delivered through condition. An informative has been included that recommends that any new security fittings meet secured by design standards thereby reducing any increased risk of crime.

Opening and servicing hours – The introduction of a condition restricting operating and servicing hours to the Class E unit would be an onerous requirement as to relates to an existing use.

Waste management - The applicant has demonstrated the provision of separate waste and recycling storage for the respective uses. Related bins can be accommodated appropriately in the rear yard. A condition has been included to ensure that the widening of the gate opening to the boundary wall is undertaken before the occupation of the development. Appropriately collection arrangements would therefore be retained. The configuration of the application property would not facilitate direct access to the rear yard. However, the distance travelled by residents to the bins would be reasonable. The waste and recycling arrangements are therefore considered to be acceptable.

Highways issues - The site is in a sustainable location regarding access to public transport thereby reducing reliance on provide car usage. The proposed level of residential occupation would not result in significant traffic generation or otherwise unduly impact on the highway network.

Cycle storage – The applicant has identified cycle storage area. A condition has been included requiring the approval of the specification of secure cycle racks to encourage the adoption of sustainable transportation modes. Cycle storage would be available for the occupants of the proposed flat.

Flood risk – The site is in Flood Zone 1 and in an area with low risk of surface water flooding. The development would not affect the existing circumstances.

Conclusion – It is considered that the development would deliver a proportionate amount of residential accommodation and the operation of the Class E uses would be consistent with the existing circumstances. On balance, the development would be acceptable, and the appropriate future management of the development would be secured through the included conditions.

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 problems arising in relation to dealing with the planning application. This has included engagement with the applicant's agent to secure appropriate amendments to the development. The revised proposal is acceptable and therefore determined accordingly.

Condition(s) to be attached to decision for approval

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 received by the City Council as local planning authority on 21 December 2025:

Proposed plans Sheet 4 Rev C (21 Dec 2025)
Proposed elevation Sheet 5 Rev B (21 Dec 2025).

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

3) The materials used in the external surfaces of the development hereby approved, including reinstatement of brickwork to the ground floor eastern elevation and northern elevation of the boundary relating to 2 Albert Place. 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 Core Strategy and the requirements of the National Planning Policy Framework.

4) Following the implementation of the approved development, first floor and roof space accommodation shall only be occupied as ones in the roof space as one, self-contained one bedroom, two person flat (Class C3) as shown on drawings Ref: Proposed plans Sheet 4 Rev C (21 Dec 2025) and Proposed elevation Sheet 5 Rev B (21 Dec 2025) and for no other purposes.

Reason – In the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5) Before occupation of the development, the arrangements for the storage of waste and recycling bins as detailed on drawing referenced: Proposed plans Sheet 4 Rev C (21 Dec 2025) and Proposed elevation Sheet 5 Rev B (21 Dec 2025) shall be fully implemented and maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

6) Before the first occupation of the development, details of secured racks for the storage of a minimum of two cycles to be sited in the position shown on drawing referenced: Proposed plans Sheet 4 Rev C (21 Dec 2025) shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented in full prior to the first occupation of the development and maintained in situ thereafter.

Reason - To ensure that adequate provision is made for cycle parking so that persons occupying or visiting the development have a range of options in relation to modes of transport and in order to comply with policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

7) Notwithstanding the detail of drawings referenced: Proposed elevation Sheet 5 Rev B (21 Dec 2025), the planning permission hereby granted does not confer consent for the display of advertisements.

Reason – In the interests of residential amenity and to safeguard the character of the area, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

8) Notwithstanding the detail of drawings referenced: Proposed elevation Sheet 5 Rev B (21 Dec 2025), the planning permission hereby granted does not confer consent for installation of roller shutters and related housing boxes. .

Reason – In the interests of residential amenity and to safeguard the character of the area, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Informatives

1) Guidance for developers can be found via the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

2) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) or email -highwaylicences@manchester.gov.uk.

3) It is recommended that any new windows, doors, locks and fittings meet Secured by Design standards.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

324 Dickenson Road, Manchester, M13 0NG
338A Dickenson Road, Manchester, M13 0NG
1 Swayfield Avenue, Manchester, M13 0NQ
336 Dickenson Road, Manchester, M13 0NG
332 Dickenson Road, Manchester, M13 0NG
330 Dickenson Road, Manchester, M13 0NG
328 Dickenson Road, Manchester, M13 0NG
6 Albert Place, Manchester, M13 0SQ
340 Dickenson Road, Manchester, M13 0NG
4 Albert Place, Manchester, M13 0SQ
1 Albert Place, Manchester, M13 0SQ
338 Dickenson Road, Manchester, M13 0NG
334 Dickenson Road, Manchester, M13 0NG
326 Dickenson Road, Manchester, M13 0NG
3 Swayfield Avenue, Manchester, M13 0NQ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA