

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144440/FH/2025
Date registered valid: 4 November 2025
Proposal: Creation of access to form driveway
Address: 347 Waterloo Road, Manchester, M8 9DU
Ward(s): Cheetham Ward

Applicant: Mr Mohamed Murida Sharif
Agent (if any): Miss Keeley Smith Manchester City Council MEAP
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 22 December 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 17 December 2025

Standard consultations:

Printed: 18 November 2025 Expired: 9 December 2025

Neighbour notifications

Printed: 18 November 2025 Expired: 9 December 2025

Site notice

Posted: 26 November 2025 Expired: 17 December 2025

Press advert

Published: 25 November 2025 Expired: 16 December 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The property associated with this planning application is a two-storey C3 end terraced dwellinghouse. The property is located directly west of St John's Church, a Grade II* building. The impressive building still operates as a Church and is considered a heritage asset. The application property features white render, white uPVC window frames and brown roof tiles. To the front of the property is a large garden and to the rear is a private outdoor amenity space.

Listed building: No. St Johns Church a Grade II* building is situated circa 25 metres east of the applicant property.

Conservation area: No

Tree Preservation Order: No

Description of area

Waterloo Road is a residential street situated in the Cheetham Ward of Manchester. The property is surrounded by similar built family properties. Other dwellings in the area consist of terraced houses of a similar design and age. The area benefits from small pockets of green infrastructure around the area, including the communal space to the rear of the property and nearby parks such as Smedley Lane Playing Fields.

Description of development

The applicant is seeking planning permission for the creation of access to form a driveway. This would facilitate off-street car parking for a disabled resident. The creation of the driveway would include retaining the existing fence along the front boundary.

Consultations & Notification Responses

Neighbours, as per appendix 1, no comments or objections.

MCC Highways Team. No objections but has issued advice regarding dropped kerbs. *Dropped kerbs will be required from Waterloo Road to accommodate the new vehicular access. Should the planning application be approved, the applicant will be required to enter into a Section 278/184 agreements for the alterations to the existing highways, and for construction of the proposed vehicular access and dropped kerbs on Waterloo Road. This will require the agreement with MCC's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004). This will be funded at the applicant's expense.*

Proposed Plans:



POLICY

The following policies are considered relevant in the consideration of this application.

The Manchester Core Strategy- Development Plan Document 2012-2027 (The Core Strategy) was adopted by the City Council on the 11th of July 2012, it is a key document for the local plan which provides a framework that planning applications are assessed against.

Policy DM1-Development Management

Policy SP1- Spatial Principles

Policy CC9- Design and Heritage

Policy EN1- Design Principles and Strategic Character Areas

Policy EN3- Heritage

The National Planning Policy Framework (December 2024)- The Government's own planning policies for England and how they are expected to be applied.

-Chapter 8- Promoting healthy and safe communities

-Chapter 12- Achieving well-designed and beautiful places

The DRAFT National Planning Policy Framework (December 2025)- The Government's new national planning policies and how they are to be implemented through local authorities. Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it

Chapter 4- Achieving sustainable development

Chapter 14- Achieving well-designed places

Chapter 20- Conserving and enhancing the historic environment

Places for Everyone- 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 (Bolton, Bury, Rochdale, Oldham, Tameside, Stockport, Manchester, Trafford, Salford, Wigan) and took into effect and become part of the statutory development plan on March 21, 2024.

-Policy JP-P1: Sustainable Places

-Policy JP-P2: Heritage

Issues

Principle of Development

The principle of creating a driveway to the front of the property is considered acceptable, especially given it would provide necessary facilities for a disabled resident. However, consideration must be given to the proposal's appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Impact on Visual Amenity and the Street Scene

The proposed driveway would partially pave over the front garden and insert a 2.4m gate to be used as a new entry point. The driveway would measure 3.6m wide and have a length of approximately 10m. The materials of 'Marshall's Driveline Paving with concrete flag' are considered acceptable from a visual amenity perspective. The proposal is relatively standard in terms of its design for developments of this type and would be in-keeping with the existing precedent of driveways in this locale.

The proposed development would retain the timber fencing along the boundary of the property; the fencing is considered acceptable in terms of visual amenity. The existing and proposed plans demonstrate that the current fencing would be retained to all aspects of the property. The fencing currently measures to 1.06m and would maintain this height. It is not considered that the fencing or gates would pose any pedestrian or highways issues. The development would retain a large amount of landscaping that would provide necessary drainage as well as including drainage channels.

The applicant property sits directly opposite St James' Church, a Grade II* listed building, the addition of the driveway is considered to have neutral effect on the church setting. The removal of on-street parking may enhance the visual aspects of the heritage asset. As such, it is considered that the design and appearance of the proposed development accords with Core Strategy Policies SP1 and DM1 and in general the design is considered acceptable.

Impact on Residential Amenity

Due to the nature of the of the proposed driveway, it is not considered this proposal would give rise to any visual nor residential amenity impacts upon the amenity of neighbouring properties.

Impact on Highway Safety

Highway officers had concerns regarding the proximity of the driveway to the junction of Dudley Street and Waterloo Road. However, after analysis the highway officer was satisfied with the driveway and distance from the junction which appears to be in excess of 10 metres and have no objections, deeming the application to be safe for pedestrians and vehicles. The driveway would provide enough space for a disabled car parking space, including space for a side access zone.

Other Matters

Permitted development regulations allow for the installation of a driveway where either the hard surface is made of porous materials, or provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse. Limited details have been included with regards to the drainage of the driveway on the submitted drawings as such an appropriately worded condition is proposed to be attached to any approval to ensure this is adequate.

Waste

No change to bin store arrangements would occur as a result of the proposal.

Conclusion

Given the above issues, it is considered that the proposal is acceptable in terms of its principle, impact on visual amenity, residential amenity and highway safety as it broadly complies with Manchester Core Strategy policies DM1 and SP1 and Chapters 8 and 12 of the National Planning Policy Framework, the draft NPPF chapters 4 and 14 and Places for Everyone Policy JP-P1.

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. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and Policies SP1 and DM1 of the Core Strategy.

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

(1) The development must have begun no later than the expiration of three years beginning with the date of permission. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act of 1990.

(2) The development hereby approved shall be carried out in accordance with the following documents:

Drawing Proposed front elevation
Drawing Proposed Front Elevation
Drawing Proposed left side elevation
Drawing Proposed right-side elevation
Drawing location plan
Drawing existing and proposed floor plan

Received on 4 November 2025

Reason- to ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

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

- Block paved concrete pathway

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) Prior to the

Informative:

Dropped kerbs will be required from Waterloo Road to accommodate the new vehicular access. Should the planning application be approved, the applicant will be required to enter into a Section 278/184 agreements for the alterations to the existing highways, and for construction of the proposed vehicular access and dropped kerbs on Waterloo Road. This will require the agreement with MCC's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004). This will be funded at the applicant's expense.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Heritage & Urban Design

New Testament Church Of God Faith, Waterloo Street, Manchester, M8 0BA
109 Brideoak Street, Manchester, M8 0AY
107 Brideoak Street, Manchester, M8 0AY
353 Waterloo Road, Cheetham, Manchester, M8 9DU
25 Oscroft Close, Manchester, M8 0TY
19 Oscroft Close, Manchester, M8 0TY
355 Waterloo Road, Cheetham, Manchester, M8 9DU
349 Waterloo Road, Cheetham, Manchester, M8 9DU
351 Waterloo Road, Cheetham, Manchester, M8 9DU
29 Oscroft Close, Manchester, M8 0TY
27 Oscroft Close, Manchester, M8 0TY
23 Oscroft Close, Manchester, M8 0TY
21 Oscroft Close, Manchester, M8 0TY
1 Lenthall Walk, Manchester, M8 9QR
62 Haldene Walk, Manchester, M8 9BT
28 Greyswood Avenue, Manchester, M8 9BB

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
Area Team Boundary - Name: NORTH AREA