

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144533/FO/2025

Date registered valid: 17 November 2025

Proposal: Change to shopfront new separate entrance to first floor residential accommodation

Address: 790 Hyde Road, Manchester, M18 7JD

Ward(s): Gorton & Abbey Hey Ward

Applicant: Mr Andul Salam

Agent (if any): Mr V Alyas, Architek

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 7 January 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 3 December 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 26 November 2025

Expired: 17 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site relates to 790 Hyde Road within the south Manchester ward of Gorton and Abbey Hey. The site relates to a mid-terraced, two storey, red brick property and at the time of the site visit related to a vacant shop front, characterised by white windows and personnel door, a roller shutter across the front elevation and a partially de-constructed fascia level advertisement.

Description of area

The applicant site sits on the key arterial road of Hyde Road. The applicant site is similar to other shop fronts along the southern side of Hyde Road (many of which appear vacant). The applicant site adjoins the Friendship Tavern Public House.

Description of development

The submitted application seeks planning permission for change to shopfront- new separate entrance to first floor residential accommodation.

A new door would be inserted within the front elevation and create access to the first floor residential accommodation through a lobby. The first floor accommodation is already in use as residential accommodation, as confirmed by the existing and proposed floor plans. However, as existing, access to the flat is only available internally through the class E use.

The plans show the ground floor shop (Class E) would be used as retail/office use (also Class E).

The roller shutter above the proposed door would be removed so that the roller shutter would cover the commercial use only.

Materials to be used throughout the proposal have been listed as:

-windows- upvc to match existing

-doors- upvc to match existing.

Negotiations during the Course of the Application

During the course of the application, the agent confirmed the hot food takeaway use at the site (see planning history below) had never been implemented.

Floor plans of the first floor accommodation were provided for review.

Clarification as to any works to the roller shutter at the site was confirmed and shown on the plans.

Planning History

087617/FO/2008/N2- Change of use from A1 retail to A5 hot food take-away at ground floor and the installation of associated flue to extraction system to rear.

Approved 4 December 2008.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Issues

POLICY

The National Planning Policy Framework (NPPF) (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):

- a) an economic objective
- b) a social objective
- c) 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 places

Draft National Planning Policy Framework (16th December 2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Of relevance to the application proposals the draft NPPF makes it clear that local planning authorities should amongst other things:

- Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision.
- Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals.
- Decisions on development proposals should apply a presumption in favour of sustainable development and this means that for development within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

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

E2: Meeting the need for business land and premises (Chapter 7. Building a strong, effective economy)

HC1: Planning for healthy communities (Chapter 16. Promoting health communities)

DP3: Key principles for well-designed places (Chapter 14. Achieving well-designed places)

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following adoption of Places for Everyone Joint Development Plan

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

Policy DM1 (Development Management);

Policy SP1 (Spatial Principles);

Policy EN1 (Design Principles and Strategic Character Areas);

Policy EC1 (Employment and Economic Growth in Manchester);

Policy EC2 (Existing Employment Centre);

Policy EC5 (East Manchester).

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

Policy E3.3 (Environmental Improvement and Protection) states the Council will upgrade the appearance of the City's major radial and orbital roads and rail routes. This will include improvements to the appearance of adjacent premises; encouraging new development of the highest quality; and ensuring that landscape schemes are designed to minimise litter problems.

Places for Everyone

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 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 policy is of relevance:

JP- S1- Sustainable development.

ISSUES

Principle of Development

The submitted development application is for the change to shopfront new separate entrance to first floor residential accommodation. The proposed works would offer the first floor residential accommodation a dedicated entrance as opposed to only being able to access the first floor space through the existing ground floor use. This would allow the shop and first floor accommodation to operate and be inhabited separately. Such amendment is considered acceptable in principle as it would increase the visual appearance of the property on a key route in and out of the City. Whilst the shop has been vacant since 2018, planning permission confirms the use was retail (then A1) and Google Maps show class E uses through the years. However, consideration must be given to the proposal's appearance, impact on surrounding properties and design and appearance.

Residential Amenity

It is not considered the proposal would give rise to any residential implications in respect of overlooking, loss of light or adverse privacy implications. The additional door within the primary elevation would look onto Hyde Road and given the proposal relates to a door, it would not give rise to any overlooking implications.

The first floor accommodation is already in operation at the site, and no changes in the occupancy or internal configuration have been presented within the drawings. As such, it is not considered the proposal would give rise to any adverse noise implications, or additional comings and goings.

The scheme is not considered to give rise to any adverse residential implications and so considered to be pursuant to Policy DC1 of the UDP and policies SP1 and DM1 of the Core Strategy.

Visual Amenity

The proposed door and associated window would be of the same proportions and scale as the other door within the front elevation of the site. Whilst the additional door may be considered to add further development in close proximity to the existing door, such arrangement is not out of keeping with the style of fenestration further east along Hyde Road or in similar situations whereby there is residential accommodation above a shop front. The roller shutter would be amended so that the roller shutter covers the shop front only, and so the front door for the residential accommodation is easily accessible. This ensures a clearly identifiable front door and a distinguishment between the commercial and residential use.

The scheme is not considered to give rise to any adverse visual implications and so considered to be pursuant to Policy DC1 of the UDP and policies SP1 and DM1 of the Core Strategy.

Design and Appearance

Materials to be used throughout the proposal have been listed as:

- windows- upvc to match existing
- doors- upvc to match existing.

Such materials would be in keeping with the materials used within the front elevation and would ensure a consistent appearance to the existing development at the site. The form of the proposal and design replicates the existing shop front and does not give rise to any concerns.

On balance and in this instance, it is considered that the design and appearance of the proposed development can be supported, in accordance with Core Strategy Policies DM1 and EN1.

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

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. Officers have worked with the applicant/agent in a positive and proactive manner, queries raised during the course of the application have been addressed and overcome, and appropriate conditions have been placed on the approval granted.

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:

-Application Form, received by the City Council as Local Planning Authority on 17 November 2025.

-Location Plan, numbered A101, received by the City Council as Local Planning Authority on 17 November 2025.

-Drawing- Proposed- Floor Plans, numbered A103 P1, received by the City Council as Local Planning Authority on 7 January 2026.

-Drawing- Proposed- Elevations, numbered A104 P1, received by the City Council as Local Planning Authority on 7 January 2026.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

3) 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 Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

2A Thornwood Avenue, Manchester, M18 7HW

792 Hyde Road, Manchester, M18 7JD

2 Thornwood Avenue, Manchester, M18 7HW

Flat At, Friendship Tavern, 786 - 788 Hyde Road, Manchester, M18 7JD

Friendship Tavern, 786 - 788 Hyde Road, Manchester, M18 7JD

Appendix 2 – Planning constraints

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