

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143513/FO/2025

Date registered valid: 11 November 2025

Proposal: Erection of a first floor rear extension and associated canopy to form cold storage room in association with the existing café use with associated condensing units

Address: 355 Barlow Moor Road, Manchester, M21 7FZ

Ward(s): Chorlton Park Ward

Applicant: Mr Hawadi Sharfeden Cafe La Fina Ltd

Agent (if any):

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 22nd January 2026

Application details

Type of application: Full Application Consent

Development type: Minor Retail

Date of site visit: 25 November 2025

Standard consultations: Printed: 24 November 2025 Expired: 15 December 2025

Neighbour notifications: Printed: 24 November 2025 Expired: 15 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: Not applicable

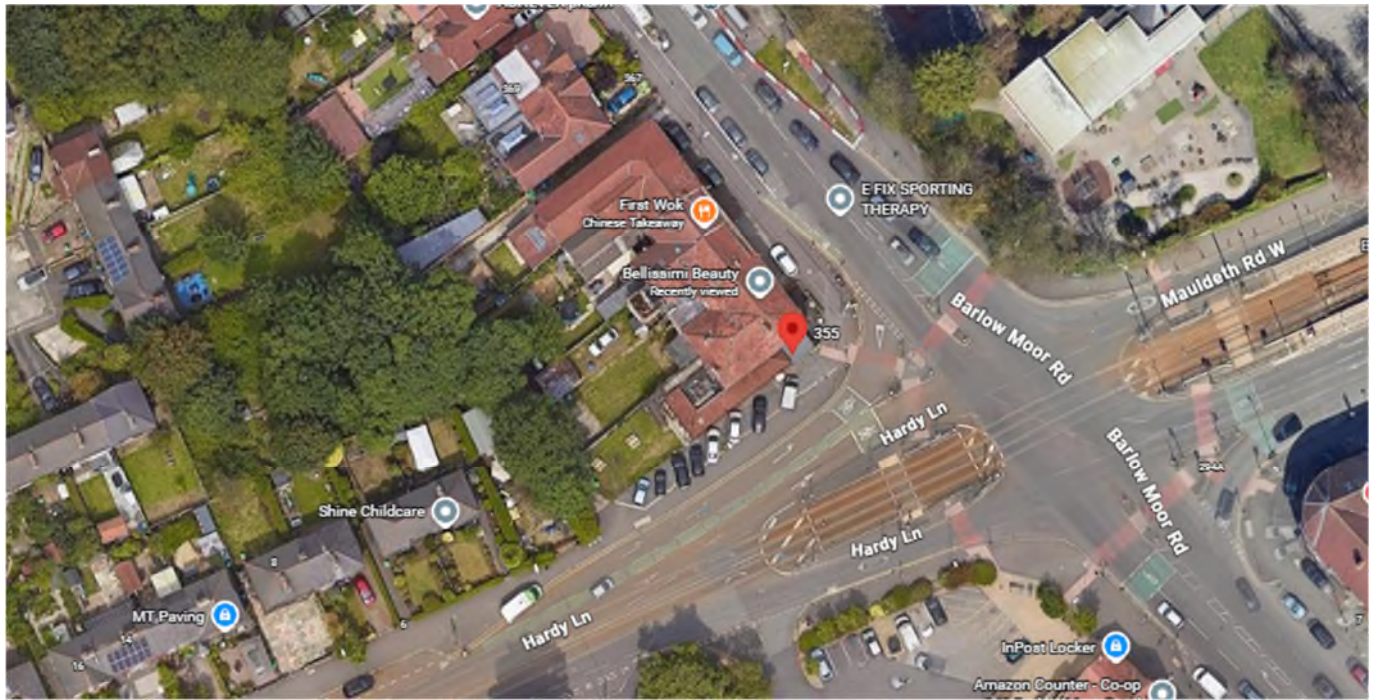
Tree Preservation Order: Not applicable

The application relates to a two-storey end-terraced building of redbrick with a red tile hipped roof. The property features white uPVC-framed windows, a glazed shopfront at ground floor level to its Barlow Moor Road and Hardy Lane frontages with fascia signage above, a retractable awning, to the side, an outdoor seating area bordered by timber planters to the front and side, a single storey side and rear extension, an external staircase to the rear, and an open garden/yard space to the rear.

The property appears to exhibit a café use (Class E) across both floors.

The surrounding area is mixed in terms of its character with a variety of commercial premises evident on either side of Barlow Moor Road (some with residential flats above) and terraced and semi-detached residential properties situated on the surrounding streets, including Hardy Lane, Hough End Avenue, and Dagnall Avenue.

The property is not listed, nor is it sited within a conservation area.





Description of development

The applicant is seeking planning permission for the erection of a first floor rear extension and associated canopy to form cold storage room in association with the existing café use with associated condensing units.

Planning history

129098/P3CPA/2021 – Prior approval for change of use from betting shop (sui generis use) to Cafe (A3 Use Class) – Approved (17.03.2021).

130177/FO/2021 - Installation of window and door to shop front and creation of outdoor seating area on the Hardy Lane frontage – Approved (02.07.2021).

Consultations & Notification Responses

One letter of objection was received from **one resident** in response to the application; the comments are summarised as follows:

- The commercial fridges and compressor units associated with this development already create constant, intrusive noise, which we can clearly hear inside our home, particularly during the night. This has significantly disrupted our sleep, wellbeing and daily enjoyment of the property.
- The structure at the rear is an eyesore, visually intrusive, and has already blocked our view and reduced natural light.
- The lighting from the canopy/storage area shines directly into our home and bedroom windows, causing sleep disturbance.
- Customers frequently leave litter directly outside our home, cause noise disturbance late into the evening, generate increased footfall. This extension would intensify these problems and further harm residential amenity.
- Concerns relating to the retrospective nature of the application.
- This development directly conflicts with the Council's obligations under the Environmental Protection Act 1990 to prevent statutory nuisances, including noise and artificial light.
- This proposal clearly fails to protect residential amenity, breaches multiple sections of both the NPPF and Manchester Local Plan and is causing ongoing harm.

One neutral letter was received from **one resident** in response to the application; the comments are summarised as follows:

- To improve the biodiversity of the site, a minimum of one Swift nest brick should be included within the proposal.

MCC's Environmental Health Services requested a condition relating to the control of external plant be attached in the event of an approval.

TfGM made no objection to this application, indicating "whilst the development proposals are unlikely to affect Metrolink operations the site does adjoin the highway in which Metrolink operates and therefore we would like the applicant to be advised that the details of working safely near Metrolink can be found on the Metrolink Website".

Policies

Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require that decisions must be made in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework reinforces this requirement in paragraphs 2 and 47, whilst paragraph 12 indicates that the presumption in favour of sustainable development does not alter the statutory status of the development plan as a starting point for decision-making and that, where a planning application conflicts with an up-to-date development plan, permission should not normally be granted.

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

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC26 – Development and Noise
- Policy E3.3 – Environment Improvement and Protection

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas

The National Planning Policy Framework (NPPF, 2024)

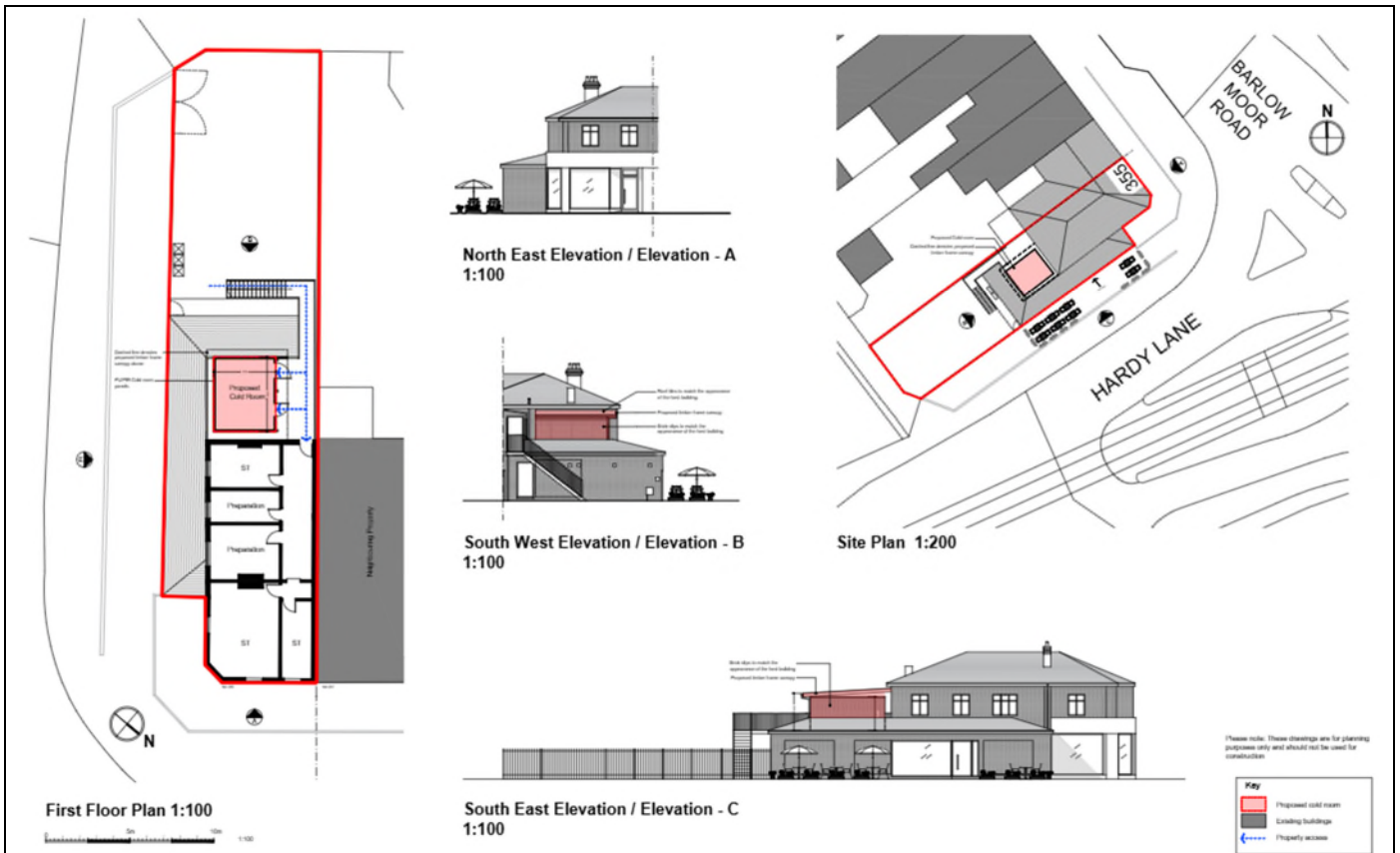
- Chapter 12 – Achieving Well-Designed Places

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.

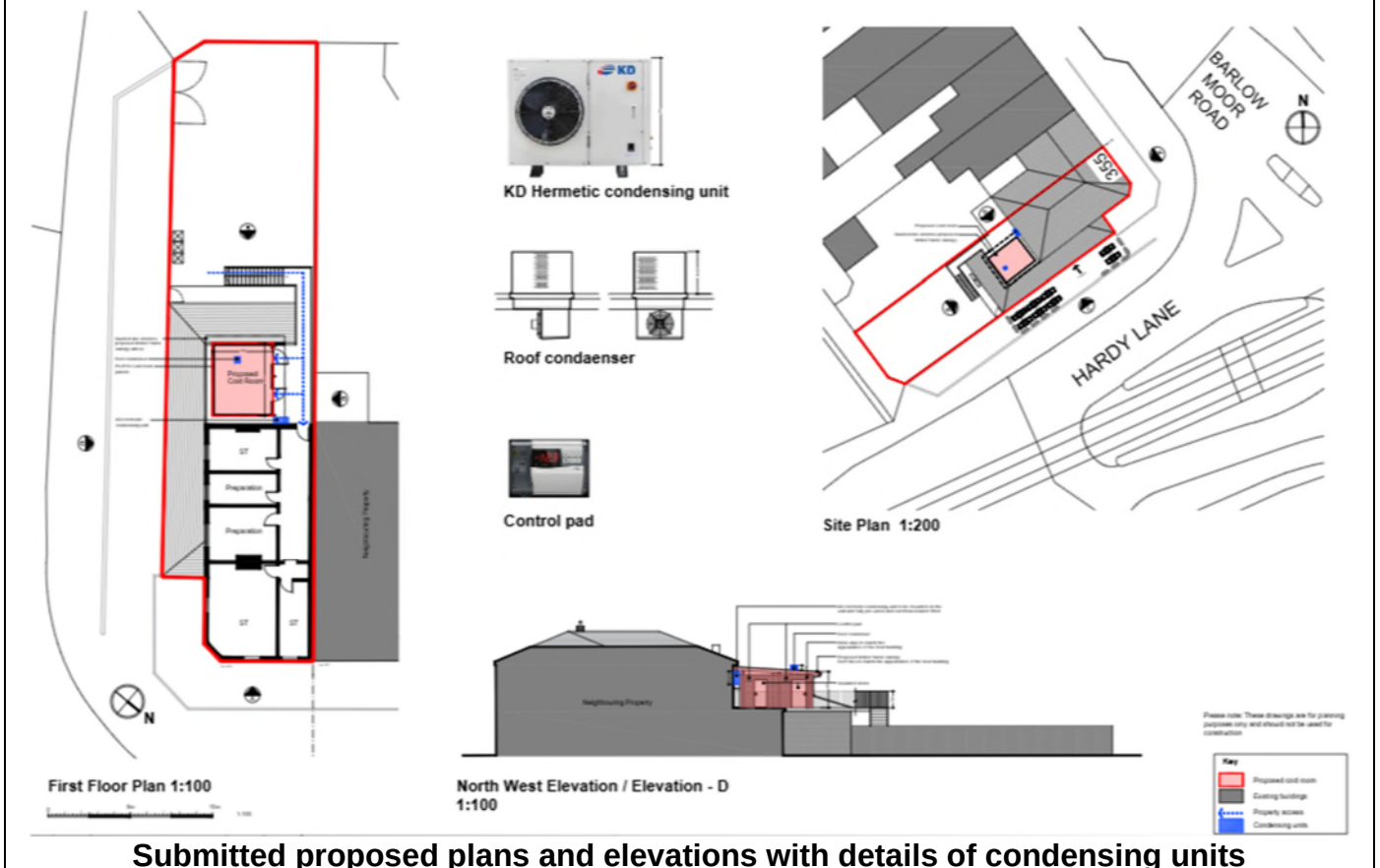
- Policy JP-P1: Sustainable Places

Draft National Planning Policy Framework (NPPF, 2025) – The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

- Chapter 14 – Achieving Well-Designed Places
 - Policy DP3: Key principles for well-designed places



Submitted proposed plans and elevations



Submitted proposed plans and elevations with details of condensing units

Issues

Principle – in the case of this application, the principle of the proposal is considered unacceptable and cannot be supported as it conflicts with the development plan policies and associated guidance listed in the preceding section. There are factors of sufficient weight in terms of visual amenity and harm caused to the character and appearance of the application property and surrounding street scene that warrant the refusal of the application.

On this basis, the proposal is deemed to conflict with the principles set out under saved policy E3.3 of the Unitary Development Plan for the City of Manchester, policies SP1, EN1, and DM1 of the Manchester Core Strategy, chapter 12 of the National Planning Policy Framework (2024), policy JP-P1 of Places for Everyone, and policy DP3 (chapter 14) of the Draft National Planning Policy Framework.

Design and visual amenity – the proposed development comprises a rear extension and associated canopy structure, sited to the rear of the building atop the existing single-storey side and rear extension, projecting in a south-easterly direction from the application property. The works would accommodate a cold store room, together with two associated condensing units, one positioned along the rear elevation of the existing building, and one located on top of the proposed canopy structure.

The cold store room would measure 4.5m in length, with a width of 3.7m at its closest point to the existing building, widening to 4.4m at its rearmost point. It would have a flat roof with a height of 2m, equating to approximately 4.946m above ground level. The structure would be separate from the existing building, leaving a 0.5m gap to its rear elevation, and would be set in by 0.14m from the southeastern side elevation of the host building. A separation distance of approximately 2.4m would be maintained to the adjoining property at No.357 Barlow Moor Road. Its elevations would be finished in brick slips to match the appearance of the existing building. Its southeast and southwest elevations would be blank, whilst its northwest elevation would incorporate two outward-opening insulated doors and two control pads.

The canopy structure would adjoin the existing building and provide shelter over the cold store room. It would measure 5.3m in length and 4.8m in width, with a pitched roof reaching a maximum height of 2.5m (approximately 5.42m above ground level), which would sit 0.1m below the existing eaves. The eaves height would measure 1.971m (approximately 4.8m above ground level). The canopy would sit flush with the southeastern side elevation of the existing building and would maintain a separation distance of approximately 1.7m from the adjoining property at No.357 Barlow Moor Road. It would be constructed with a timber frame and finished with roof tiles to match the host building. The sides of the canopy would remain open and unscreened.

The overall design and appearance of the proposal is considered to be inappropriate and cannot be supported, as it would result in an unduly harmful impact upon the visual amenity of the area, the surrounding street scene, and the character and appearance of the application property itself.

Rather than representing a well-designed, subservient, and visually cohesive addition to the host building, the proposal would read as a poorly conceived and ad-hoc form of development. In its current form, it would relate poorly to the application property due to its inappropriate layout, structure and roof form. The pitched roof proposed beneath the existing eaves would neither lead from nor visually integrate with the host building's roofscape, resulting in an awkward and incongruous relationship. The poor design of the proposal is further evident in the physical separation proposed between the cold store and the rear elevation of the building,

meaning the cold store would read as a standalone structure rather than as a coherent and integrated extension to the host building, thereby exacerbating the overall visual disconnection.

The level of visual harm would be further intensified by the use of inappropriate and poor-quality materials. Most notably, the timber-framed canopy would appear incongruous in both quality and character when viewed against the original building materials, which include red brickwork, brick detailing and a red tiled roof. This disparity would serve to dilute the architectural integrity of the host building and contribute to an unsympathetic and visually discordant form of development.

No public benefits of sufficient weight have been identified which would outweigh the identified harm. Taken together, the proposal's inappropriate design, poor relationship to the host building and unsympathetic materiality would result in a visually intrusive and harmful addition. The development would detract from the visual amenity of the street scene and would diminish the character and appearance of the application property.

The extent of harm is considered to be further amplified by the site's prominent corner position at the junction of Hardy Lane and Barlow Moor Road, adjacent to the Metrolink tram line and along a key arterial route into the city. As such, the proposal would be particularly conspicuous and would fail to make a positive contribution to a site that is readily visible within the wider street scene.

The development would therefore be contrary to saved policy E3.3 of the City of Manchester Unitary Development Plan, which seeks to enhance the appearance of the city's major radial routes, as well as policies SP1, DM1 and EN1 of the Manchester Core Strategy, Chapter 12 of the National Planning Policy Framework (2024), policy JP-P1 of Places for Everyone, and policy DP3 (Chapter 14) of the Draft National Planning Policy Framework.

Residential amenity – it is acknowledged that concerns have been raised regarding the proposal's potential impact on residential amenity, particularly in terms of loss of outlook and light pollution.

However, given the 1.7m gap maintained to the adjoining property together with the reduced height of the canopy structure (set below the existing eaves) with no side-facing windows, the proposal is not considered likely to result in any significant adverse impacts on neighbouring amenity. In particular, it would not give rise to unacceptable levels of overshadowing, loss of natural light, loss of outlook, or loss of privacy for adjoining occupiers.

In addition, no external lighting is proposed or detailed as part of the current application. As such, the scheme does not raise concerns in relation to light pollution, with no harm identified in this regard.

Condensing units – the proposal includes two KD Hermetic condensing units, both to be sited to the rear of the existing building. One unit would be positioned along the rear elevation at first-floor level, set approximately 1.4m from the boundary shared with the adjoining property at No.357 Barlow Moor Road. The second unit would be located atop the proposed canopy structure and would project approximately 0.3m above the canopy roof.

It is acknowledged that concerns have been raised in relation to the potential noise impacts arising from the operation of the proposed condensing units. However, any such impacts are considered capable of being satisfactorily mitigated through the imposition of an appropriately worded planning condition requiring the submission of a post-installation noise verification report. This report would be required to demonstrate that the resulting rating level of the plant

does not exceed a level 5dB below the prevailing background noise level (LA90) at the nearest noise-sensitive receptor, to the satisfaction of the Local Planning Authority.

On this basis, the potential noise impacts associated with the proposed condensing units are not considered to be of sufficient severity to warrant refusal of the application

Parking and highways impact – the current parking arrangements would be unaffected by the proposal.

Waste storage and management – concerns have been raised in relation to litter and the generation of waste. However, the proposal would not alter the existing waste storage or management arrangements. As such, the development is not considered likely to give rise to any additional waste-related impacts beyond the existing.

Increased customer activity – concerns have been raised regarding the potential for increased customer activity during the evening and a corresponding increase in footfall. However, the proposal would not result in any increase to the amount of customer seating associated with the site. As such, the development is not considered likely to intensify the use of the premises or materially increase levels of customer activity beyond those already established.

Conclusion – the proposal, by virtue of its inappropriate design, scale, positioning, materiality, and poor relationship to the host building would result in undue harm to the visual amenity of the area, the character and appearance of the application property and the surrounding street scene.

The proposal is deemed to conflict with saved policy E3.3 of the Unitary Development Plan for the City of Manchester, policies SP1, EN1, and DM1 of the Manchester Core Strategy, chapter 12 of the National Planning Policy Framework (2024), policy JP-P1 of Places for Everyone, and policy DP3 (chapter 14) of the Draft National Planning Policy Framework..

The agent of the application was informed of the above issues and notified of the LPA's intent to refuse the proposal.

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

Officers have worked with the agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Significant issues have arisen during the consideration of this application, and a satisfactory resolution has not been reached.

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

1) The proposal, by reason of its inappropriate scale, massing, design, materials, and siting adjacent to a key radial route, would introduce detrimental visual elements to the street scene and would form a visually dominant and overly prominent structure which would relate poorly to the application property and its surrounding area, to the detriment of visual amenity and, as such, is contrary to saved policy E3.3 of the Unitary Development Plan for the City of Manchester, policies SP1, EN1, and DM1 of the Manchester Core Strategy, chapter 12 of the National Planning Policy Framework (2024), policy JP-P1 of Places for Everyone, and policy DP3 (chapter 14) of the Draft National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Transport For Greater Manchester
Chorlton Civic Society

Flat 2, 296A Barlow Moor Road, Manchester, M21 8HA
Flat 1, 296A Barlow Moor Road, Manchester, M21 8HA
Flat 3, 365A Barlow Moor Road, Manchester, M21 7FZ
Flat 2, 365A Barlow Moor Road, Manchester, M21 7FZ
Flat 1, 365A Barlow Moor Road, Manchester, M21 7FZ
365 Barlow Moor Road, Manchester, M21 7FZ
363A Barlow Moor Road, Manchester, M21 7FZ
355A Barlow Moor Road, Manchester, M21 7FZ
11 Hardy Lane, Manchester, M21 7JY
5 Hardy Lane, Manchester, M21 7JY
7 Hardy Lane, Manchester, M21 7JY
Top Flat, 649 Mauldeth Road West, Manchester, M21 7SA
Flat, 649 Mauldeth Road West, Manchester, M21 7SA
651A Mauldeth Road West, Manchester, M21 7SA
First Floor Flat, 649 Mauldeth Road West, Manchester, M21 7SA
Chorlton Park Primary School, Mauldeth Road West, Manchester, M21 7HH
First Floor, 349 Barlow Moor Road, Manchester, M21 7QH
14 Aveson Avenue, Manchester, M21 8EY
361 Barlow Moor Road, Manchester, M21 7FZ
649 Mauldeth Road West, Manchester, M21 7SA
10 Aveson Avenue, Manchester, M21 8EY
361A Barlow Moor Road, Manchester, M21 7FZ
Ground Floor, 349 Barlow Moor Road, Manchester, M21 7QH
9 Hardy Lane, Manchester, M21 7JY
12 Aveson Avenue, Manchester, M21 8EY
Flat Above, 363 Barlow Moor Road, Manchester, M21 7FT
296 - 298 Barlow Moor Road, Manchester, M21 8HA
2 Hardy Lane, Manchester, M21 7JZ
651 Mauldeth Road West, Manchester, M21 7SA
359 Barlow Moor Road, Manchester, M21 7FZ
357 Barlow Moor Road, Manchester, M21 7FZ
357A Barlow Moor Road, Manchester, M21 7FZ
369 Barlow Moor Road, Manchester, M21 7FZ
367 Barlow Moor Road, Manchester, M21 7FZ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA