

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144176/FO/2025
Date registered valid: 3 October 2025
Proposal: Glazed Enclosure to Dining Area Forecourt
Address: 378 Barlow Moor Road, Manchester, M21 8AZ
Ward(s): Chorlton Park Ward

Applicant: Mr Morteza Abazari, Amor Ltd
Agent (if any): Mr Ronald Gonshaw, Gonshaw Associates
Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Refuse
Date of recommendation: 25 November 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 22 October 2025

Standard consultations:

Printed: 17 October 2025 Expired: 7 November 2025

Neighbour notifications

Printed: 17 October 2025 Expired: 7 November 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 378 Barlow Moor Road within the south Manchester ward of Chorlton Park. The applicant site relates to an end-terraced, ground floor commercial unit situated within a parade of shops along the east side of Barlow Moor Road. A green decorative canopy runs along the parade of shops and offers shelter and enclosure. At the time of the site visit (22 October 2025), the existing raised decking was being removed from the forecourt connected with the site (see Figure 1).

As confirmed by the agent via email on 20 November 2025, the consent of 106387/FO/2014/S1 had been implemented and the unit had been previously used as a restaurant and hot food takeaway.



Figure 1, Applicant site as seen on 22 October 2025

Description of area

The property sits within the Chorlton District Centre. The east side and the west side of this section of Barlow Moor Road had a strong precedence of commercial uses, with residential uses above and residential uses further away from the applicant site.

Description of development

The current application seeks consent for the Glazed Enclosure to Dining Area Forecourt. This would involve fixed glazing to the north, west and south to create a pod. The framework would be self-supporting and constructed off new plinths, not to be connected to the existing canopy construction and supports. The previously central ramp would be relocated to the south of the site and glazing would be sited either side of such ramp. Fixed glazing would be sited close to the public footpath of Barlow Moor Road. Composite boards would be used for the decking and would be used for the facing to the masonry plinth under the new framework. Non-slip inserts would be added to the ramp to avoid slipping.

The description of development does not reflect the full extent of the works proposed within this application. This application would also seek to remove the existing shop front and relocate the access door. As such, the existing glazed windows and doors would be removed. This application would seek to increase the amount of fully enclosed floor space available for the business' use. The shop front would then effectively be the fixed glazing positioned close to the public footpath.

Further, the plans show the cycle stand on the public footway would be removed. As such development sits on the highway, consent for the removal of such equipment would need to be issued by Highway Services and so the planning service cannot consider such development.

Following concerns raised to the agent, the aluminum fixed glazed enclosures would be coloured green to match the existing framework.

Negotiations during the Course of the Application

During the course of the application, the agent confirmed the consent of 106387/FO/2014/S1 had been implemented and the unit had been previously used as a restaurant and hot food takeaway. The agent did not disclose the proposed use of the premise and so it is assumed no change of use would occur with the re-opening of the unit. The agent confirmed the outside area would be in accordance with the opening hours for the outside area as conditioned within 106387/FO/2014/S1 states that "The outdoor area to the front shall not be in use outside of the following hours: Monday to Sunday 10am to 10pm" (condition 11). A note to this effect was added to the drawings.

Further information was provided in respect of the ramp, and of the forecourt enclosure and glazing details.

Following concern raised, the aluminum fixed glazed enclosures would be coloured green to match the existing framework. Initially a grey colouration was proposed.

Following review of the information received by the agent on 20 November 2025, the LPA cannot support the application. The agent was advised of such and the application is therefore progressed in a timely manner.

Planning History

106387/FO/2014/S1- Change of use from Retail Shop (Use Class A1) to Restaurant and Hot Food Take-Away (Sui Generis) together with new gate to boundary to access bin store. Approved 24 September 2014.

F09375- Use of brick store rear of cycle shop for the storage of crated new motorcycles. Approved 6 December 1978.

F03403- Use of shop as offices and storage. Not proceeded with.

Consultations & Notification Responses

Local Residents

Local residents were consulted and 1no. objection was received. The neighbour raised concern that a number of enclosures on the parade may not benefit from the necessary consent and the LPA should not consider potentially unlawful structures as acceptable examples of works.

The resident explained the circumstances attached to the existing green canopy running along the parade including the need to be maintained and not modified, to be painted in the same colour and the signage should not be changed. The neighbour explained the canopy was intended for cover as opposed to support additional development. The neighbour raised concern that granting permission for the structure would add to the degradation of this part of Chorlton.

Environmental Health

Environmental Health made the following comments:

Condition 11 from planning application 106387/FO/2014/S1 states that "The outdoor area to the front shall not be in use outside of the following hours: Monday to Sunday 10am to 10pm". If the applicant intends on adhering to these hours for the glazed area, then Environmental Health have no comments to make. If they intend on using them for longer hours, then Environmental Health request a NSE1 (Premises sound insulation) condition added to any consent granted.

Greater Manchester Police

GMP make the following recommendations:

1. The glazing should be toughened so that it cannot easily be smashed.
2. The new entrance door should be certified to a burglary resistant standard i.e. BS PAS 24.

Chorlton Civic Society

Chorlton Civic Society raised concerns with the proliferation of enclosures along this parade. The Society is happy in principle of the cafes to utilise the frontages; however, any approval should be subservient to the existing canopy and should be capable of being replicated along the streetscene. The Society have reservation about the full enclosure of the forecourt but provided the proportion can be reflected elsewhere have no objection. The Society requested the Enforcement Team review the structures in place along the parade.

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; and,
- c) an environmental objective.

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

Chapter 6. Building a strong, competitive economy

Chapter 7. Ensuring the vitality of town centres

Chapter 8. Promoting healthy and safe communities

Chapter 12. 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 SP1 (Spatial Principles)

Policy EN1 (Design Principles and Strategic Character Areas)

Policy DM1 (Development Management)

Policy EC2 (Existing Employment Space)

Policy EC9 (South Manchester)

Policy C1(Centre Hierarchy)

Policy C2 (District Centres

Policy C6 (South Manchester District Centres- Chorlton, Didsbury, Fallowfield, Levenshulme and Withington)

Policy C10 (Leisure and the Evening Economy)

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:

DC14 Shop Fronts and Related Signs

This policy applies to all retail premises and to other commercial premises which have similar physical characteristics e.g. betting shops, banks, building society offices, opticians premises etc.

DC14.1 In determining applications relating to these premises for shop fronts, security grilles, advertisement signs, canopies and awnings, the Council will seek to ensure that proposals are in keeping with the character of the building and adjoining buildings, of adjoining shopfronts, where appropriate, and of the area within which the premises are located.

DC14.2 Shopfronts should allow full access for people whose mobility is impaired. The only exceptions which the Council will normally permit are where the cost is unreasonably high or where there are particularly difficult physical constraints, or where the architectural character of a listed building would be damaged.

DC26 Noise

DC26.1 The council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the city. In giving effect to this intention, the council will consider both

- (a) the effect of the new development proposals which are likely to be generators of noise and
- (b) the implications of new development being exposed to existing noise sources which are effectively outside planning control.

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. 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 policies of relevance are:

i.JP- S1- Sustainable development

Manchester City Council Shopfront and Signage Design Guide (2024)

Manchester City Council Shopfront and Signage Design Guide (2024) is supplementary guidance which is to be considered material consideration in the determination of applications including shop front alterations and/or signage.

This document sets out best practice for shopfronts and signage design across the City in order to promote positive change in the context of its urban environment. High-quality and well considered shopfronts and advertisements should therefore be an aspiration for all involved in the commission, design and installation of shopfronts.

This guide does not set out to prescribe specific shopfront design across the city, but seeks to set out the principles and standards of design, in order to inform the design process and decision making.

ISSUES

Principle of Development

The proposed development seeks permission for a glazed enclosure to dining area forecourt. Although not specifically mentioned in the description of development provided by the agent, the application would also seek to remove the existing shop front and relocate the access door. As such, the existing glazed windows and doors that can be seen within Figure 1 would be removed. This application would seek to increase the amount of fully enclosed floor space available for the business' use. The shop front would then effectively be the fixed glazing positioned close to the public footpath.

In general, a new shop front within a district centre would be acceptable in principle subject to the consideration of the above policies within the development plan. However, in this instance, the proposal cannot be supported as the benefit to the applicant site would be outweighed by the harm to the surrounding area and Chorlton District Centre. Such issues will be discussed in turn.

Design and Visual Amenity

The proposal would involve fixed glazing to the north, west and south to create a pod. The framework would be self-supporting and constructed off new plinths, not to be connected to the existing canopy construction and supports. Glazing would also be sited either side of the proposed ramp. Fixed glazing would be sited against the public footpath of Barlow Moor Road. Composite boards would be used for the decking and would be used for the facing to the masonry plinth under the new framework. Non-slip inserts would be added to the ramp to avoid slipping. This application would also seek to remove the existing shop front and relocate the

access door. The shop front would then effectively be the fixed glazing positioned close to the public footpath.

Manchester City Council's Shop Front and Signage Design Guide (2024) states that shopfronts should reflect and respond positively to the architectural expression and proportions of the existing building (section 4.1). With the removal of the existing windows and central door (as can be seen within Figure 1), the proposal would remove such features and the shopfront would become the fixed glazing. This would be out of character with the existing shop fronts along this section of Barlow Moor Road and would be more in keeping with city centre development or development associated with new commercial builds. Whilst it is acknowledged there has been several structures to the forecourt along this stretch (some of which do not benefit from the necessary consent), they retain a legible front door and windows which would remain if the forecourt elements were to be removed. As a result of this proposal, if the applicants later wished to remove such glazing, the windows and doors which define the character and legibility of the commercial unit would be lost.

The Guide also states that 'in the interest of a cohesive streetscene, shopfronts should relate to one another in terms of siting, scale, design, definition and the use of materials, finishes and colour' (section 4.1). It is considered that the proposed glazing pod would not relate well to the shop fronts along this stretch whereby the shop fronts sit within the primary elevation of the buildings and the glazing to the extent that is proposed would be out of keeping with the approved forecourts in the immediate context, extend the primary elevation up to the public footpath and would adversely increase the dimensions of the property into the streetscene.

The parade of shops on the east side of Barlow Moor Road benefit from a decorative green canopy with decorative elements which provide continuity along this stretch of the parade, and has the same adverts attached to the parade. The proposal would involve the fixed glazing extending up to the sloped roof of the canopy and would sit behind the supporting structures of the canopy. Whilst the new framework is to be self-supported and would not be connected to the existing canopy construction and supports, the glazing extends up to the roof, with a pod like system. As a result, the legibility of the existing canopy is lost and the decorative features within the supports would be lost from view from Barlow Moor Road. This would adversely impact the streetscene and Chorlton District Centre, as a historic feature within the streetscene would be diminished for the benefit of the applicant. Whilst the change in the colouration of the glazing frame to a green to be in keeping with the existing canopy is welcomed, this amendment does not go far enough, given the extent of glazing proposed.

Whilst it is noted applications have been approved along the parade for the insertion of glazing to the forecourt, such glazing has not extended up to the roof of the canopy and so there is a separation between any development and the existing canopy at the site (see planning history 120308/FO/2018- no.366 Barlow Moor Road and 111836/FO/2016/S1- no.362 Barlow Moor Road for examples). Whilst it is noted an enclosed canopy has been previously approved at no.380 Barlow Moor Road (Lux Lounge), the property does not sit within the parade of shops along a terraced row of properties and sits as a freestanding unit. In addition, such permission involved the retention of the shop front and did not impact a historic architectural feature of a canopy, as the applicant site does (see planning ref: 102695/FO/2013).

In short, the proposal is contrary to policies SP1 and DM1 of the Manchester Core Strategy, saved policy DC14 of the Unitary Development Plan, Policy JP-S1 of the Places for Everyone Joint Development Plan - 2022 to 2039, Manchester City Council's Shopfront and Signage Design Guide (2024) and the National Planning Policy Framework.

Disabled Access

The development plan policies in particular DM1 of the Core Strategy and saved policy DC14 of the UDP states shop fronts should be accessible. The submitted drawings show the relocation of the existing ramp positioned centrally to be relocated to the south of the site. Such forecourts are extremely cramped in length and the proposed ramp would be longer in length and so would result in a reduced inclined than previously seen. Whilst the LPA are mindful as to whether the gradient of the ramp and associated handrails would be compliant with Building Regulations, given the improvement to the previous situation, it would be considered unreasonable to refuse consent on this basis.

Residential Amenity

There is a flat above (378a Barlow Moor Road) the premises and other flats in close proximity. Given the seating that was previously in situ at the site where customers could eat outside, the full enclosure of the forecourt is considered to have a negligible impact on residential amenity and complies with policies SP1 and DM1 of the Core Strategy and National Planning Policy Framework.

Highway Safety

The proposal does not extend onto the public highway. There are no concerns in terms of highway safety from the proposed shop frontage and complies with policies SP1 and DM1 of the Core Strategy and National Planning Policy Framework.

Security Implications

GMP reviewed the application and made the following recommendations:

1. The glazing should be toughened so that it cannot easily be smashed.
2. The new entrance door should be certified to a burglary resistant standard i.e. BS PAS 24.

Whilst GMP do not raise concern in respect of the proposed materiality associated with the application, the impact in respect of design and visual amenity cannot be supported by the LPA.

Opening Hours

During the course of the application, the agent confirmed the consent of 106387/FO/2014/S1 had been implemented and the unit had been previously used as a restaurant and hot food takeaway. The agent did not disclose the proposed use of the premise and so it is assumed no change of use is required. The agent confirmed the outside area would be in accordance with the opening hours for the outside area as conditioned within 106387/FO/2014/S1 states that "The outdoor area to the front shall not be in use outside of the following hours: Monday to Sunday 10am to 10pm" (condition 11). A note to this effect was added to the drawings. As such, Environmental Health concerns have been addressed during the course of the application and no concern is raised in respect of opening hours and noise, pursuant to policy DC26 of the UDP, and Core Strategy policies SP1 and DM1.

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

Having reviewed such additional information, officers have communicated their concerns about this proposal to the agent during the course of the planning application. The proposal is considered to be contrary to the development plan and therefore refused in a timely manner.

Reasons for recommendation to refuse

1) The proposed glazed enclosure to dining area forecourt and subsequent loss of the existing shop front would have a detrimental impact on the visual amenity of the area as it would introduce a visually incongruous and obtrusive structure, which would not be sympathetic to the appearance of the application site or the Chorlton District Centre, to the detriment of visual amenity and, as such, is contrary to policies SP1 and DM1 of the Manchester Core Strategy, saved policy DC14 of the Unitary Development Plan, policy JP-S1 of the Places for Everyone Joint Development Plan, Manchester City Council's Shopfront and Signage Design Guide (2024) and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Greater Manchester Police
Chorlton Civic Society

485 Barlow Moor Road, Manchester, M21 8AE
380A Barlow Moor Road, Manchester, M21 8AZ
380 Barlow Moor Road, Manchester, M21 8AZ
483A Barlow Moor Road, Manchester, M21 8AG
Front, 483A Barlow Moor Road, Manchester, M21 8AG
Ground Floor, 483 Barlow Moor Road, Manchester, M21 8AG
481A Barlow Moor Road, Manchester, M21 8AG
Vehicle Repair Workshop Rear Of 483A, Barlow Moor Road, Manchester, M21 8AG
First Floor, 483 Barlow Moor Road, Manchester, M21 8AG
Flat 1, 485 Barlow Moor Road, Manchester, M21 8AG
372A Barlow Moor Road, Manchester, M21 8AZ
378A Barlow Moor Road, Manchester, M21 8AZ
481 Barlow Moor Road, Manchester, M21 8AG
479 Barlow Moor Road, Manchester, M21 8AG
374 - 376 Barlow Moor Road, Manchester, M21 8AZ
372 Barlow Moor Road, Manchester, M21 8AZ
4 Sandy Lane, Chorlton, Manchester, M21 8TN
2 Sandy Lane, Chorlton, Manchester, M21 8TN

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