MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144054/FO/2025
Date registered valid:	6 October 2025
Proposal:	Erection of a single storey extension at the front of the premises to form a covered seating area
Address:	4 Kingsway Buildings, Kingsway, Manchester, M19 1PH
Ward(s):	Burnage Ward
Applicant:	Mr Humayun Shaukat
Agent (if any):	Mr Reuben Ramelize, Arch Designs
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Refuse
Date of recommendation:	**24 November 2025**

Application details

Type of application: Full Application Consent

Development type: Minor Retail

Date of site visit: 28 October 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 14 October 2025 Expired: 4 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey mid-terraced building of redbrick with a red tile dual pitch roof. The property features a glazed shopfront with fascia signage above to its southwestern elevation, a private forecourt and outdoor seating area with timber boundary treatment, white uPVC windows, a single storey rear extension and a rear yard.

The property appears to exhibit a Class E (Commercial, Business, and Service) use at ground floor level with a residential use above.

The application site is located off Kingsway (A34) in the Burnage ward of Manchester, close to Burnage Academy for Boys, Heaton Moor, and Ladybarn Park. The surrounding area is mixed in terms of its character with a strong commercial precedent evident within the immediate vicinity of the site and residential properties located to the north, east, and west.


Grace Unisex Hair and Beauty Salon
Dot's Frocks
Dress Shop
TMC Solicitors
Ebbe Rose Gallerie
Pound Island
Discount Store
Chandni Restaurants
Chunky Chicken
Fast Food
AF Solutions
Burger Shack
Kingsway Cres
Kingsway
A34
Green End Rd
Broadlea Rd
Thornfield Rd


Chandni
Authentic Pakistani
Restaurants
Chai - Nashta - All Day Food
DESI STREET FOOD | NASHTA | CHAI | LAMB | CHICKEN HANDI | PAYA | NIHARI | BBQ GRILL
OPEN
Customer Parking Only
KT KERR MAC
LUXURY FLOWERS, BALLOONS & EVENTS


KM KERRY MAC
chunky chicken


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Same Day Delivery
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0161 5112035
0739 3213103
JUST EAT


KM KERRY MAC
Flowers by KerryMac
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0161 5112035
0739 3213103

Description of development

The applicant is seeking planning permission for the erection of a single storey extension at the front of the premises to form a covered seating area.

Planning history

F02912 – Alterations and new shop front to shop to form a retail Off Licence (Approved 1975).

F/AD00665 – Illuminated single sided fascia name and emblem box sign on front elevation of shop (Approved 1975).

023643 - Illuminated facia name sign (Approved 1985).

056473/FO/SOUTH1/99 – Conversion of loft area of 1st floor flat into a self-contained flat (Approved 1999).

138971/FO/2024 - Installation of fume extraction system to the rear of the property (Approved 2024).

CDN/24/0611 - Discharge of conditions 3 (fumes and odours) and 4 (external plant) attached to planning permission 138971/FO/2024 (Refused 2024).

Consultations & Notification Responses

1no. letter of objection was received from **a local resident** in response to the application; the comments are summarised as follows:

- The applicant has already blocked the site's emergency access.
- The front extension would result in loss of privacy for neighbouring occupiers.

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 DC14 – Shopfronts and Related Signs

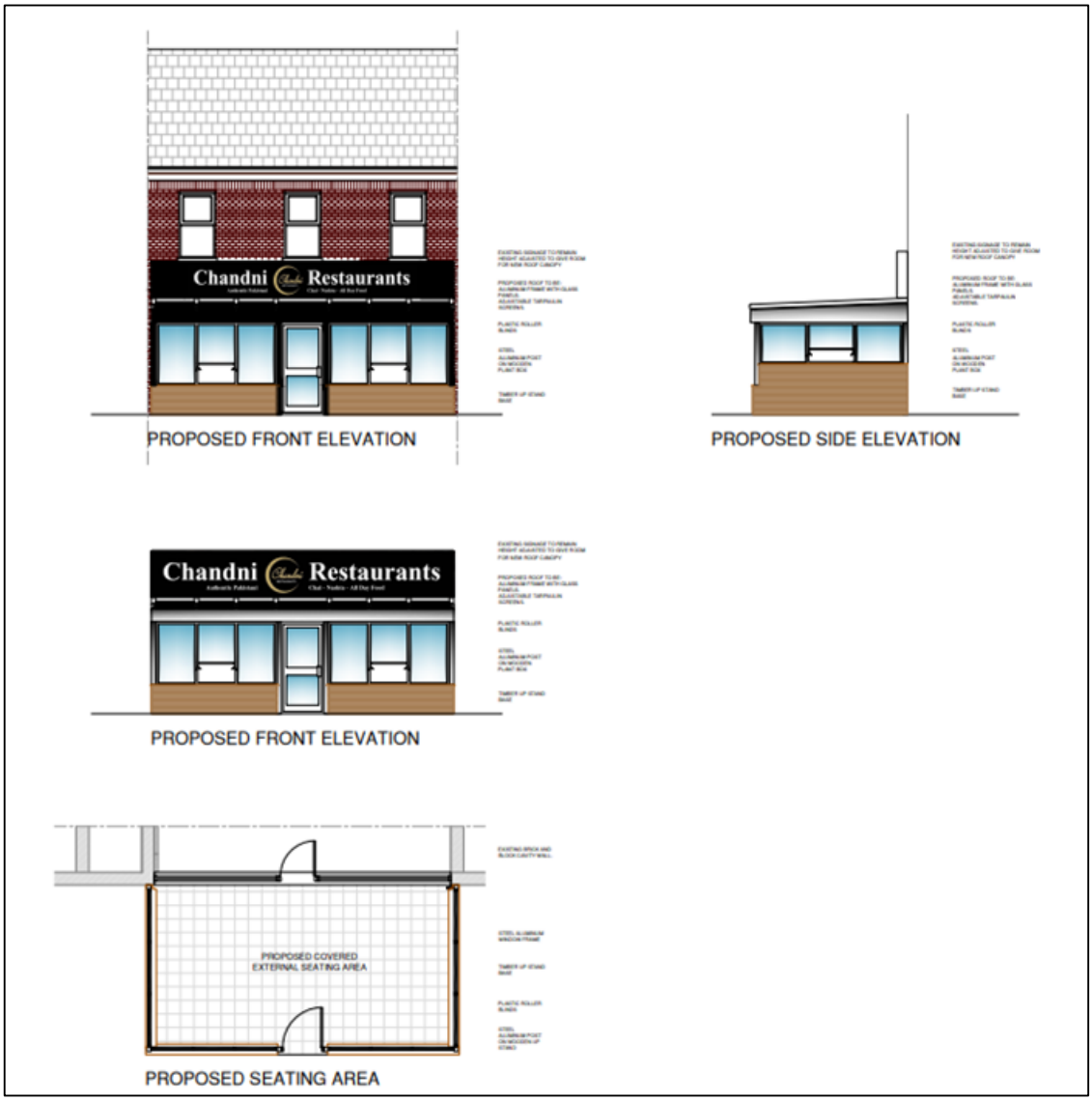
The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas

Shopfront and Signage Design Guide (2024)

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



Submitted proposed plans and elevations



Submitted location plan

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.

It is considered that the front extension would have an unduly harmful impact upon the visual amenity of the area, the character and appearance of the street scene, and would be out-of-keeping with the application property itself on account of its excessive mass and bulk, inappropriate materiality and design choices, visual prominence and incongruity with the surrounding area.

On this basis, the proposal is considered to conflict with the principles set out under saved Policy DC14 of the Unitary Development Plan for the City of Manchester, policies SP1, EN1, and DM1 of the Manchester Core Strategy, the Shopfront and Signage Design Guide, chapter 12 of the National Planning Policy Framework and policy JP-P1 of Places for Everyone.

Design and visual amenity – the front extension would project 4m frontwards from the application property, with a width of 7.33m, a pitched roof height of 2.7m, and an eaves height of 2.46m. It would be sited along the boundaries shared with No.3 and No.5 Kingsway Buildings. The front extension would consist of a timber upstand base, measuring to 0.7m in height at the front and 1.19m at the sides, with a steel aluminium frame/posts, plastic roller blinds, adjustable tarpaulin screens and an aluminium frame roof with glazing panels. The existing fascia signage would be retained with its height adjusted to allow sufficient space for the roof of the proposed front extension. No existing or proposed site plan has been provided; therefore it is difficult to determine the impact of the proposed front extension upon the car parking area located in front of the site.

The overall design and appearance of the front extension is considered to be unacceptable on the basis that its excessive scale and massing, including its considerable frontward projection, width, and bulk, would result in a visually dominant and incongruous addition to the shopfront that would disrupt the rhythm and uniformity of the parade, appearing overly prominent and out-of-keeping with the surrounding commercial units as well as the application property itself. The degree of visual harm caused by the extension would be further exacerbated by its use of inappropriate and poor quality materials (including a timber upstand base, an aluminium frame, plastic roller blinds, and adjustable tarpaulin screens) which would juxtapose with the traditional appearance and materials featured elsewhere on the application property and on the adjacent units (including redbrick, stone cills, decorative stone features, and a centralised pitched roof form detail), would detract from the visual amenity of the surrounding street scene and would fail to respond positively to the character of the area. Further to this, the extension would also relate poorly to the front façade of the existing building on account of it eliminating the sense of space and openness currently extant to the front of the unit, generating a cluttered appearance in and around the site and obscuring views of the shopfront.

On this basis it is considered that the proposal would ignore the architectural form of the application property, its frontage, and the surrounding buildings, contrary to the principles of saved policy DC14 of the Unitary Development for the City of Manchester which stipulates that ‘long canopies [and extensions] which ignore the architectural form of frontages will not normally be permitted’. Further to this, the proposal is also considered to conflict with MCC’s Shopfront and Signage Design Guide which indicates that canopies and extensions should be appropriately and discretely located and finished to match existing features in order to minimise their bulk, visual clutter and ensure a congruous appearance. Moreover, given that the extension would fail to make a positive contribution to the neighbourhood, would not create a

well-designed place that enhances or creates character, would not protect or enhance the built environment and would fail to employ appropriate siting, layout, scale, form, massing, materials, and detail, having a detrimental impact upon the character of the surrounding area, the proposal is also considered to conflict with policies DM1, SP1, and EN1 of the Manchester Core Strategy.

The proposal is therefore considered to cause demonstrable harm to the visual amenity of the area and the character and appearance of the application property, contrary to the principles of saved policy DC14 of the Unitary Development Plan for the City of Manchester, policies SP1, DM1, and EN1 of the Manchester Core Strategy, policy JP-P1 of Places for Everyone, Manchester's Shopfront and Signage Design Guide and chapter 12 of the National Planning Policy Framework which seek to ensure high-quality design and contextual integration.

Lack of a precedent - whilst it is noted that an adjacent unit, No.3 Kingsway Buildings, features a front canopy extension, it should be noted that this development does not appear to benefit from planning permission and, therefore, does not represent a lawful precedent which could be used to justify the current proposal. Its existence along this stretch of Kingsway does not justify nor warrant further harm to the visual coherence, character, and amenity of the area.



Canopy present at No.3 Kingsway Buildings



Canopy present at No.3 Kingsway Buildings

The front canopy/extension present at No.5-7 Green End Road also does not appear to benefit from planning permission and, therefore, does not represent a lawful precedent which could be used to justify the current proposal. Its existence along this stretch of Kingsway does not justify nor warrant further harm to the visual coherence, character, and amenity of the area.



Canopy/extension present at No.5-7 Green End Road



Canopy/extension present at No.5-7 Green End Road

No other commercial units along this section of Kingsway and Green End Road feature a lawful projecting front canopy/extension or frontward projecting elements that are akin to the current proposal. Moreover, it should also be noted that projecting front canopies and extensions do not constitute part of the original architectural design of this parade of shops, as evidenced by historic photographs. Such additions are therefore considered to represent a departure from the established historic character and visual coherence of the parade. It is the Council's view that these interventions introduce incongruous visual elements that detract from the original design intent and place-making of the area and, as such, they cannot be supported under the current

policy framework, given their resultant harm to the character and appearance of the street scene and surrounding area.

Residential amenity – given the single storey nature of the proposal, it is unlikely to give rise to issues relating to overshadowing, loss of light, loss of outlook, or loss of privacy for neighbouring occupiers. While some degree of noise and disturbance may be generated through its use, such impacts are not considered to be materially different from those associated with an outdoor seating arrangement involving movable tables and chairs. Notably, such a setup could be implemented without the need for planning permission, provided it does not include a fixed canopy or structural enclosure. As such, the level of impact on residential amenity is not considered to be unduly harmful.

Parking and highways impact – no existing or proposed site plan has been provided; therefore it is difficult to determine the impact of the proposed front extension upon the car parking area located in front of the site.

Waste storage and management – the current waste storage and management arrangements would be unaffected by the proposal.

Conclusion - it is considered that the front extension would have an unduly harmful impact upon the visual amenity of the area, the character and appearance of the street scene, and would be out-of-keeping with the application property itself on account of its excessive mass and bulk, inappropriate materiality and design choices, visual prominence and incongruity with the surrounding area.

On this basis, the proposal is considered to conflict with the principles set out under saved Policy DC14 of the Unitary Development Plan for the City of Manchester, policies SP1, EN1, and DM1 of the Manchester Core Strategy, the Shopfront and Signage Design Guide, chapter 12 of the National Planning Policy Framework and policy JP-P1 of Places for Everyone.

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 polices 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

The proposal does not improve the social and environmental conditions of the area, nor does it comply with the development plan and therefore does not comprise sustainable development. There are no conditions which could reasonably have been imposed, which would have made the development acceptable, and it is therefore not possible to approve the application.

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

1) The proposal, by reason of its inappropriate siting, scale, massing, design, and materials, would introduce detrimental visual elements to the street scene, would eliminate the area's sense of space and openness, and would form an overly dominant, visually incongruous and obtrusive structure which would not be sympathetic to the appearance of the application property or its surrounding area, to the detriment of visual amenity and, as such, is contrary to Manchester City Council's Shopfront and Signage Design Guide, saved policy DC14 of the Unitary Development Plan for the City of Manchester, policies SP1, EN1, and DM1 of the Manchester Core Strategy, policy JP-P1 of the Places for Everyone joint development plan document and chapter 12 of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Flat 1, Kingsway Buildings, 6A Kingsway, Manchester, M19 1PH
Flat 2, Kingsway Buildings, 6A Kingsway, Manchester, M19 1PH
Flat 3, Kingsway Buildings, 6A Kingsway, Manchester, M19 1PH
Kingsway Buildings, 6A Kingsway, Manchester, M19 1PH
242 Kingsway, Manchester, M19 1DE
Aldi Burnage, Kingsway, Manchester, M19 1LJ
Flat 3, 2A Kingsway Buildings, Kingsway, Manchester, M19 1PH
Flat 2, 2A Kingsway Buildings, Kingsway, Manchester, M19 1PH
Flat 1, 2A Kingsway Buildings, Kingsway, Manchester, M19 1PH
2A Kingsway Buildings, Kingsway, Manchester, M19 1PH
1 - 2 Kingsway Buildings, Kingsway, Manchester, M19 1PH
5 Kingsway Buildings, Kingsway, Manchester, M19 1PH
4A Kingsway Buildings, Kingsway, Manchester, M19 1PH
3 Kingsway Buildings, Kingsway, Manchester, M19 1PH
6 Kingsway Buildings, Kingsway, Manchester, M19 1PH
3A Kingsway Buildings, Kingsway, Manchester, M19 1PH
1 Kingsway Crescent, Manchester, M19 1GA
5A Kingsway Buildings, Kingsway, Manchester, M19 1PH
2 Kingsway Crescent, Manchester, M19 1GA

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