



Appeal Decision

Site visit made on 17 April 2026

by Elaine Moulton BA (Hons) BPI MRTPI

an Inspector appointed by the Secretary of State

Decision date: 5th May 2026

Appeal Ref: 6002648

330 Slade Lane, 332 Slade Lane, and 267 & 269 Moseley Road, Manchester M19 2BY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Hozan Rahman against the decision of Manchester City Council.
 - The application Ref is 143861/FO/2025.
 - The development proposed is roof extension to enlarge the second floor flats and the addition of a veranda to the class E units on the ground floor.
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Decision

1. The appeal is allowed and planning permission is granted for roof extension to enlarge the second floor flats and the addition of a veranda to the class E units on the ground floor at 330 Slade Lane, 332 Slade Lane, and 267 & 269 Moseley Road Manchester M19 2BY in accordance with the terms of the application, Ref 143861/FO/2025, subject to the conditions in the attached schedule.

Preliminary Matters

2. The address of the appeal site set out above is taken from the description of the site location in the planning application form. I have, however, omitted reference to 'six existing first and second floor flats accessed from' and 'plus 3no. Ground Floor Class E units at' from the address in the interests of brevity. I have also amended reference to 322 Slade Lane to 332 Slade Lane, to rectify a clear typographical error in the application form and have used the correct postcode from the decision notice and the appeal submission.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the property and the surrounding area.

Reasons

4. The appeal property is in a prominent position at the junction of Moseley Road and Slade Lane. It is constructed of red brick with a pitched roof containing dormer extensions that have been added at evenly spaced intervals along most of the front roof plane. There are flats at first floor, and at second floor within the roof space. The evidence before me indicates that the ground floor, which on my site visit was largely vacant, has consent for commercial uses.
5. The appeal site is in a mixed commercial and residential area, characterised by buildings that are two- or three-storeys in height. Although most of the properties

have traditional pitched roofs, there are some examples of flat roofed buildings including one diagonally opposite the appeal site on Moseley Road and another at the junction of Moseley Road and Kingsway.

6. The proposal would form a full second floor by extending upwards immediately behind the existing parapet on the front elevation and up from the existing rear wall. The front face of the extension would be clad in contrasting vertical hanging tiles with the side walls built in matching brickwork. The upward extension would have the appearance of a flat roof in most public views.
7. Due to the additional bulk and massing that would be introduced, the appeal property would appear more dominant because of the proposal. Nonetheless, I do not consider that this would be inappropriate, given that buildings on prominent corner plots such as the appeal site are often treated differently in respect of their design and scale to others within the street scene.
8. Whilst different to the architectural style of the existing building, the contemporary appearance of the upper floor would not appear unattractive or poorly designed. Additionally, its roof would not appear as an alien or incongruous addition to the locality given that flat roofs are already a feature of the area. The precise facing materials of the upward extension have not been provided. Nevertheless, subject to appropriate external facing materials, which could be controlled through a planning condition, I find that the proposal would successfully integrate into the street scene.
9. Subject to the use of high-quality materials, the Council raised no objection in principle to the proposed veranda as amended during the application process. Based on the evidence before me, I have no reason to reach a different conclusion. Agreement of the materials could be secured through a condition, as could revised floorplans that reflect the changes to the veranda canopy and balcony shown on the amended southeast front elevation.
10. Accordingly, I find that the proposal would not harm the character and appearance of the property or the surrounding area. It would, therefore, comply with policies SP1, EN1 and DM1 of the Core Strategy, adopted July 2012 which seek to ensure that development is of a high quality, protects the built environment and reflects local character. It would also accord with the similar aims of the National Planning Policy Framework.

Other Matters

11. I have had regard to the concerns raised by interested parties, including the living conditions of future occupants, anti-social parking and driving across the pedestrian crossing, and the use of the shop front as parking by the shop owners. However, I have been presented with no substantive evidence that would lead me to disagree with the Council's conclusions on these matters and determine that the proposal would result in material harm sufficient to justify dismissing this appeal.

Conditions

12. The Council have suggested conditions if I were minded to allow the appeal, which I have reviewed and amended in line with guidance and best practice.
13. I have, in the interests of certainty, imposed a condition that specifies that the development is carried out in accordance with the approved plans. I have also

imposed a condition that would resolve the inconsistency between the first-floor plan and the elevation shown on plan reference P07C in respect of the veranda.

14. In the interests of the character and appearance of the area, I have imposed a condition requiring approval of the external materials of the development. This is a pre-commencement condition as, due to the nature of the development, it is likely that it will begin by starting the construction of the exterior of the extension and/or the veranda. Therefore, such matters require approval at a very early stage.
15. Although I do not consider that it should be a pre-commencement condition, it is necessary to impose a condition to ensure the appropriate bin storage provision. For the same reason, and to promote a sustainable form of transport, it is also necessary to impose a condition to secure the proposed cycle storage.
16. To protect the living conditions of the occupiers of the appeal site and adjacent residential properties, I have imposed conditions requiring the provision of privacy screens on the balcony.

Conclusion

17. For the reasons given above, having regard to the development plan as a whole and all relevant material considerations, I conclude that the appeal should be allowed.

Elaine Moulton

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans and such other plans as may be approved pursuant to other conditions of this permission: P01, P05A, P06A, P07C and P08C.
- 3) No development shall take place until details / samples of the materials to be used in the construction of the external surfaces of the extension and veranda hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details / samples.
- 4) The construction of the veranda and balcony hereby permitted shall not commence until amended floor plans that show the extent of such features in a manner that is consistent with the approved plan P07C have been submitted to and approved in writing by the local planning authority.
- 5) Notwithstanding the waste storage locations shown on approved plan P05A, finalised locations to accommodate the refuse capacities indicated on the submitted waste management proforma, and the design of the bin stores, shall be submitted to and approved in writing by the local planning authority, and the approved

scheme shall be implemented, prior to the commencement of development. The refuse storage facilities shall be retained thereafter.

- 6) The cycle storage arrangements shown on the approved plan P05A shall be implemented in accordance with the approved details prior to the occupation of the accommodation and shall be retained thereafter.
- 7) Before occupation of Flats 1 and 3, a PPC aluminium and glass screen shall be installed at both ends of the balcony, with all glazing to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent. The screens shall be retained thereafter.
- 8) There shall be no occupation of Flats 1-3 until the design details (including materials and colour) of solid 1.8m high privacy screens have been installed on the balcony between the flats in accordance with details which shall have been submitted to and approved in writing by the local planning authority. The privacy screens shall be retained thereafter.