

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 144191/FO/2025  
**Date registered valid:** 16 December 2025  
**Proposal:** Erection of a part single/part two-storey side and rear extension to provide enlarged kitchen and store on the ground floor with enlarged dining facilities above; installation of extraction flue at rear.  
**Address:** 10 Whitechapel Street, Manchester, M20 6UB  
**Ward(s):** Didsbury West Ward  
  
**Applicant:** Mr Tufail Ahmed Renovive  
**Agent (if any):**  
**Case officer:** David Lawless  
Tel: 0161 234 4543  
Email: david.lawless@manchester.gov.uk  
  
**Recommendation:** Refuse  
**Date of recommendation:** 2 April 2026

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## **Application details**

**Type of application:** Full Application Consent

**Development type:** Minor Retail

**Date of site visit:** 29 January 2026

### **Standard consultations:**

Printed: 22 December 2025

Expired: 15 January 2026

### **Neighbour notifications**

Printed: 22 December 2025

Expired: 15 January 2026

### **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/area**

10 Whitechapel Street is a two-storey end-terraced property located on the edge of Didsbury District Centre. The property was formerly used as a sandwich shop but is now fully operational as a café (Class E). Whitechapel Street runs from Wilmslow Road to Churchwood Road and consists predominantly of residential properties, namely two storey terraced dwellings and a larger 3 storey apartment complex. To the east of the property there is a car park that serves the commercial properties on Wilmslow Road. Immediately adjoining it there is a dwellinghouse (no. 12 Whitechapel Road). Opposite the site there is a turning head. Whitechapel Street is bollarded off approximately a quarter of the way along from the Wilmslow Road end, immediately to the east of the application property. This allows access to the rear of the commercial properties on Wilmslow Road and prevents rat-running along Whitechapel Road.

**Listed building:** No

**Conservation area:** No

**Tree Preservation Order:** No

## **Description of development**

The applicant is proposing to erect a part single/part two-storey side and rear extension to provide enlarged kitchen and store on the ground floor with enlarged dining facilities above. In addition, they are proposing to install an extraction flue at rear of the premises.

## **Consultations & Notification Responses**

**Local Residents** – Correspondence has been received from seven local residents. Five object to the proposal while the remaining two have made representations.

The objections are as follows:

- Loss of light and residential impact – Residents have raised concerns that the proposed first-floor rear extension would overlook neighbouring gardens, reduce sunlight (especially in winter), and appear out of character with surrounding residential properties.
- Noise, traffic, and parking issues – Residents have reported existing problems with increased footfall, illegal parking, and vehicle damage. This proposal would exacerbate these problems. They note that previous applications were refused/conditioned due to these issues and fear further expansion will worsen noise, congestion, and parking availability.
- Non-compliance with previous planning conditions – Residents have highlighted that past approvals restricted customer numbers and opening times and required waste storage at the rear. They argue that the business is now seeking to reverse these conditions despite not complying with them previously.
- Waste management concerns – Residents believe the current arrangements are inadequate and have raised concerns that increased capacity will worsen waste, odours, litter and increase vermin risks.

The representations are:

- Parking concerns – A resident, who supports the café and does not object to the application, has raised concerns about the existing parking pressures on the street and has requested that the Council consider introducing residents' permit parking, noting that the café's customers could use the nearby public car park instead.
- Biodiversity enhancement – A separate representation requests that Swift bricks be incorporated into the extension.

**Highway Services** – Highway Services have made the following comments:

- The site is located on the adopted highway Whitechapel Street. This street has been blocked off for through traffic, in the vicinity of the site it has 'No Waiting' restrictions to both sides of the road and is subject to a 20mph Order. Unrestricted parking fronts 14 to 32 Whitechapel Street. When considering the proposals in relation to its impact on the highways, the development is of a minor nature.
- Trip generation, access and car parking arrangements are to remain as existing.
- Refuse collection remains as previously agreed.
- Cycle storage has not been identified; however the additional new area total is only 20 metres. As a result cycle storage will not be requested.
- There are no changes to the boundary between the highway and the property.
- Highways are satisfied this development offers no adverse impact on the highways.

**Environmental Health** – Suggests the imposition of fumes extraction and noise insulation conditions.

## **Policies**

**Draft National Planning Policy Framework (December 2025)** - The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. A draft revised NPPF was published for consultation on 16 December 2025. The consultation period runs for 12 weeks and will close on 10 March 2026.

The draft NPPF proposes significant changes to the structure and content of national policy. These include a move to Local Plan-style policy sections, a clearer distinction between plan-making and decision-making policies, and the reintroduction of strategic planning through Spatial Development Strategies. Other notable changes include an expanded presumption in favour of sustainable development, policies promoting higher densities around transport hubs, and support for small and medium-scale housing schemes through a new “medium development” category. The draft also integrates National Development Management Policies, strengthens climate change and biodiversity policies, and introduces measures to encourage clean energy and critical minerals development.

Once adopted, the revised NPPF will replace the current framework and form a key part of national planning policy. At this stage, as the document is subject to consultation and has not yet been finalised, while still a material consideration, it can only be afforded limited weight in the determination of planning applications. In this instance, the relevant sections are outlined below:

**Policy DM3 (*Determining development proposals*)** – When considering development proposals, local planning authorities should:

- a) 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;
- b) Take a proportionate approach to the consideration of the planning matters raised by the proposals, in a way that reflects their scale, complexity and potential impact;
- c) 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;
- d) Consult statutory or internal consultees only where it is necessary to do so. Decisions on development proposals should not be delayed in order to secure advice from a statutory or internal consultee beyond their statutory deadlines unless there is insufficient information to make the decision or more detailed advice may enable an approval rather than a refusal;
- e) Consider whether otherwise unacceptable development proposals could be made acceptable through the use of planning conditions or planning obligations; and
- f) Not refuse applications for development which should clearly be approved, having regard to its accordance with the development plan, the policies in this Framework and any other material considerations.

**The National Planning Policy Framework (December 2024)** – The National Planning Policy Framework sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

In addition to the above, Section 12 (Achieving well-designed places) and 15 (Conserving and enhancing the natural environment) are of relevance.

In paragraph 135 (Section 12), the guidance states that planning policies and decisions should ensure that developments:

*f) create places that are safe, inclusive and accessible and which promote health and well being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

In paragraph 187 (Section 15), the guidance states that planning policies and decisions should contribute to and enhance the natural and local environment by:

*e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans;*

**Core Strategy Development Plan Document** – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy 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. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below.

Policy SP1, Spatial Principles – Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy C10, Leisure and the Evening Economy – New development and redevelopment that supports the evening economy, contributes to the vitality of district centres and supports a balanced and socially inclusive evening/night-time economy will be permitted, subject to the following considerations:

1. Cumulative impact – in areas where there is already a concentration of bars (A4), hot food takeaways (A5) and other night-time uses which are detrimental to the character or vitality and viability of the centre, there will be a presumption against further facilities.

2. Residential amenity – the proposed use should not create an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance.
3. Balance - new uses in Manchester centres should support both the day-time and evening/night-time economies whilst not undermining the role of the primary shopping area.

Policy DM1, Development Management – This policy states that all development should have regard to a number of specific issues, of which the following are of most relevance:-

- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Community safety and crime prevention.
- Design for health.

**Saved UDP Policy DC26, “Development and Noise”** – Policy DC26.1 states that 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 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.

Policy DC26.2 states that new noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

## **Issues**

**Principle of the Proposal** – The principle of café use on the site has been established since March 2019, when planning permission (ref. 119951/FO/2018) was granted for the change of use of the property to what was then classified as a Class A3 café/restaurant. Notwithstanding this, the current proposal to extend the first floor to provide additional seating is considered to result in a material intensification of the existing use. It is considered that such intensification would be detrimental to the residential amenity of occupants within this predominantly residential street, particularly in terms of activity levels and associated disturbance. For this reason the proposal is not supported.

**Residential Amenity** – The proposed first-floor extension would facilitate additional café seating, resulting in an increase in noise, activity, and customer movement associated with the use. It is considered that the resulting increase in activity, particularly from customers accessing and using the additional seating area, would have a detrimental impact on the residential amenity of the occupants of the adjoining property at No. 12 Whitechapel Street. Furthermore, the increase in seating capacity is likely to lead to a corresponding increase in customer numbers and associated comings and goings throughout the day. Taken cumulatively, the intensified use and related noise and disturbance would have an adverse impact on the levels of residential amenity experienced by nearby occupiers, including those along Whitechapel Street as a whole, within this predominantly residential area.

**Car Parking** – No off-street parking provision was proposed as part of the original planning permission and this remains the case in the current application. At the time, off-street parking was not considered necessary given the site's close proximity to a pay-and-display car park located on the eastern section of Whitechapel Street, the availability of on-street parking on Wilmslow Road, and the expectation that a significant proportion of customers would arrive on foot.

With regard to on-street parking, only the section of Whitechapel Street between Nos. 12 and 32 is unrestricted, with the remainder of the street subject to waiting restrictions, either single yellow lines (No Waiting Monday–Saturday, 8am–6pm) or double yellow lines (No Waiting at Any Time). As a result, parking availability on Whitechapel Street is limited and the unrestricted spaces are typically occupied by residents, particularly during the evening period. Nonetheless, it is recognised that customers do attempt to park on-street.

It is considered that the provision of additional seating would lead to an increase in customer numbers and associated vehicle movements to and from the site. Such an increase would be likely to exacerbate traffic activity along Whitechapel Street, including manoeuvring vehicles, engine noise, car-related music, and general customer conversation. Taken cumulatively, these impacts are considered to result in a detrimental effect on the residential amenity of occupiers along Whitechapel Street.

## **Conclusion**

While the principle of café use at the site has been established through the grant of planning permission in 2019, it is considered that the proposed first-floor extension to provide additional seating would result in a material intensification of that use. The increased seating capacity would lead to higher levels of activity, noise, customer movements, and associated vehicle trips, which would be harmful to the residential amenities of nearby occupiers. In particular, the proposal would have an adverse impact on the adjoining property at No. 12 Whitechapel Street and, more generally, on the amenity of residents along Whitechapel Street, which is a predominantly residential street with limited parking availability.

The proposal is therefore considered unacceptable due to its detrimental impact on residential amenity arising from increased noise, disturbance, and parking-related activity. As such, the development is not supported and is recommended for refusal.

## **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**

The proposal was assessed against the policies within the Manchester Core Strategy Development Plan Document (2012) and the guidance contained within the National Planning Policy Framework (2021). As the nature of the proposal is considered to be unacceptable and a solution that was acceptable to both the Local Planning Authority and the applicant could not be reached the application is recommended for refusal.

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

1) The proposed development would result in an intensification of the existing café use on the site and this increased level of activity would give rise to unacceptable levels of disturbance. As a consequence, the development would have a detrimental impact on the levels of residential amenity currently enjoyed by the occupants of neighbouring dwellings on Whitechapel Street. The proposal is therefore contrary to Policy DM1 in the Manchester Core Strategy and Saved UDP Policy DC26.

### **Appendix 1 – List of consultees & neighbours notified**

Highway Services

Environmental Health

2A Whitechapel Street, Manchester, M20 6UB

2 Whitechapel Street, Manchester, M20 6UB

748A Wilmslow Road, Manchester, M20 2DW

748 Wilmslow Road, Manchester, M20 2DW

758 Wilmslow Road, Manchester, M20 2DW

Fress Restaurant, 762 Wilmslow Road, Manchester, M20 2DR

760 Wilmslow Road, Manchester, M20 2DP

Ground Floor, 748 Wilmslow Road, Manchester, M20 2DW

Didsbury House, 748 - 754 Wilmslow Road, Manchester, M20 2DW

750 Wilmslow Road, Manchester, M20 2DW

756 Wilmslow Road, Manchester, M20 2DW

22 Whitechapel Street, Manchester, M20 6UB

19 Whitechapel Street, Manchester, M20 6UB

14 Whitechapel Street, Manchester, M20 6UB

27 Whitechapel Street, Manchester, M20 6UB

752 - 754 Wilmslow Road, Manchester, M20 2DW

Second Floor, Didsbury House, 748 - 754 Wilmslow Road, Manchester, M20 2DW

758A Wilmslow Road, Manchester, M20 2DW

758C Wilmslow Road, Manchester, M20 2DW  
First Floor, Didsbury House, 748 - 754 Wilmslow Road, Manchester, M20 2DW  
25 Whitechapel Street, Manchester, M20 6UB  
23 Whitechapel Street, Manchester, M20 6UB  
18 Whitechapel Street, Manchester, M20 6UB  
758B Wilmslow Road, Manchester, M20 2DW  
21 Whitechapel Street, Manchester, M20 6UB  
16 Whitechapel Street, Manchester, M20 6UB  
12 Whitechapel Street, Manchester, M20 6UB  
20 Whitechapel Street, Manchester, M20 6UB  
29 Whitechapel Street, Manchester, M20 6UB

## **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