MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-000887
Application type:	Full planning permission
Proposal:	Change of Use of Flat 4 and part of Flat 1 from residential accommodation (Class C3) to restaurant floorspace associated with the existing restaurant (Class E(b)); reconfiguration and loft conversion to retained Flat 1; together with single-storey rear extension and associated elevational alterations.
Site address:	478 Wilmslow Road Manchester M20 3BG
Ward(s):	Old Moat
Date application valid:	13 August 2026
Applicant name:	Mr Mohammad Yousaf Haq
Agent (if any):	Mr Vikas Alyas
Case officer:	Holly Wright
Recommendation:	Refuse
Date of recommendation:	30 September 2026

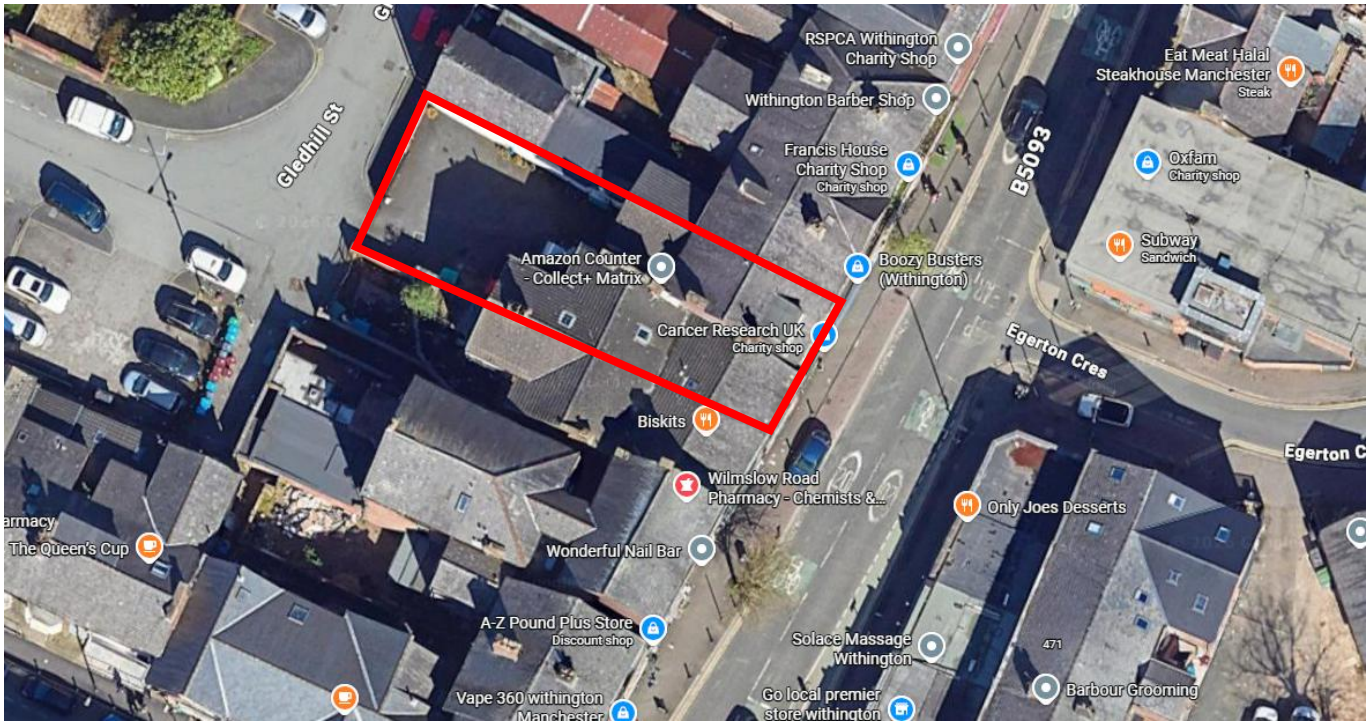
Description of site, building and/or area

The application relates to Nos.476-478 Wilmslow Road located in the Old Moat ward of Manchester within Withington District Centre.

No.476 Wilmslow Road consists of a part-two / part-three storey building constructed of pale buff brick with a grey slate dual-pitch roof. The property appears to feature a commercial retail use at ground-floor level with residential accommodation above. To its Wilmslow Road frontage, it features a glazed shopfront with fascia signage above, an access door to the upper flats, white uPVC-framed windows at first-floor level, and a front-facing dormer. To the rear, it features a two-storey rear outrigger, an external roller shutter at ground-floor level, and a rear yard space (shared with No.478 Wilmslow Road) which is bordered by a high-level brick wall with a gated access and is used for the parking of vehicles and storage of waste receptacles.

No.478 Wilmslow Road consists of a part-two / part-three storey building constructed of redbrick and brown render with a grey slate dual-pitch roof. The property appears to feature a commercial café/restaurant use at ground-floor level with residential accommodation above. To its Wilmslow Road frontage, it features a glazed shopfront with letter signage above and white uPVC-framed windows at first-floor level. To the rear it features, a three-storey outrigger/extension partially clad in hanging tiles, an extract flue, and an external roller shutter at ground-floor level. No.478 also benefits from access to the rear yard space which is shared with No.476.

The properties are bounded to the east by Wilmslow Road, to the north and south by other commercial units, and to the west by Gledhill Street which features residential properties. The application properties are not listed; however, they are sited within Withington conservation area.






BISKITS



Description of development

The applicant is seeking planning permission for the “Change of Use of Flat 4 and part of Flat 1 from residential accommodation (Class C3) to restaurant floorspace associated with the existing restaurant (Class E(b)); reconfiguration and loft conversion to retained Flat 1; together with single-storey rear extension and associated elevational alterations.”

Consultation, notification and publicity responses

Local residents – no responses received.

Environmental Health requested conditions relating to the control of fumes, vapours, and odours, demolition/construction hours, premises sound insulation, external plant/equipment/servicing, waste storage and management, premises opening hours, deliveries/servicing/collection hours, and illuminated signage be attached in the event of an approval.

Highways made the following comments on the application:

- The site currently comprises a restaurant at ground-floor level, with four residential flats located above.
- The site fronts onto the adopted highway at Wilmslow Road, where the extent of highway adoption extends to the rear of the footway.
- The section on the front of the proposed development on Wilmslow Road is subject to Goods Vehicle Loading and Unloading Mon-Sat 7am-7pm 30 Minutes Only.
- A 20 mph speed limit is in operation the Area.
- Given that the proposal relates to Change of Use of Flat 4 and part of Flat 1 from residential accommodation (Class C3) to restaurant, the increase in vehicle movements is anticipated to be minimal. It is therefore accepted that the adjacent highway network can facilitate such additional operational capacity demands.
- The site is located in an established student, residential/ commercial area with a number of services/facilities within walking distance of the site.
- Access to various bus services can be achieved from Wilmslow Road.
- No parking provision is proposed as part of the development.
- Pedestrian access to the site is provided from both the front and rear via Wilmslow Road.
- It is recommended that all fencing / railings in the vicinity of the driveway access are visually permeable from a distance of 600mm upwards to ensure adequate visual permeability for child pedestrians.
- Access to the rear of the premises is proposed through sliding doors.
- Highways recommend that sheltered and secure cycle parking is provided.
- The application demonstrates satisfactory refuse storage and collection arrangements.
- Due to the scale of works proposed, Highways request submission of a Construction Management Plan.

Relevant policies

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 DC5 – Flat Conversions
- Policy DC10 – Food and Drink Uses
- Policy DC12 – Commercial Uses Above Shopping Frontages
- Policy DC18 – Conservation Areas
- Policy DC26 – Development and Noise

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
- Policy EN3 – Heritage
- Policy EN19 – Waste
- Policy C6 – South Manchester District Centres
- Policy T1 – Sustainable Transport
- Policy H1 – Overall Housing Provision
- Policy H6 – South Manchester

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-H1: Scale, Distribution, and Phasing of New Housing Development
- Policy JP-H3: Type, Size, and Design of New Housing
- Policy JP-P1: Sustainable Places
- Policy JP-P2: Heritage

National Planning Policy Framework (NPPF, 2026)
- Chapter 6 – Delivering a sufficient supply of homes
- Chapter 12 – Making effective use of land
- Chapter 14 – Achieving well-designed places
- Policy DP3: Key principles for well-designed places
- Chapter 20 – Conserving and Enhancing the Historic Environment
- Policy HE4: Securing the conservation of heritage assets
- Policy HE5: Assessing effects on heritage assets
- Policy HE6: Proposals affecting designated heritage assets
- Policy HE9: Conservation areas

Manchester Residential Quality Guidance (2017)
- Appendix - Manchester's Emerging Space Standards

Technical Housing Standards – Nationally Described Space Standard (2015)

Assessment

Principle – Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 3 of chapter 1 (introduction) of the National Planning Policy Framework (2026) require that decisions must be made in accordance with the development plan, unless material considerations indicate otherwise.

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 proposal would result in a poor standard of accommodation for existing and future occupiers. Flat 1 would fail to meet the applicable national and local space standards for accommodation of this type. Additionally, occupiers of Flats 1, 2 and 3 would experience unacceptable levels of noise and disturbance arising from the proposed restaurant use at first-floor level. The proposed window within the north-facing gable elevation of No.478 would also increase opportunities for overlooking, resulting in an unacceptable loss of privacy. Its position would additionally prejudice the future development potential of the neighbouring site.

On this basis, the proposal is considered to conflict with saved policies DC5, DC10, DC12, and DC26 of the Unitary Development Plan for the City of Manchester, policies SP1, DM1, H1 and H6 of the Manchester Core Strategy, policies JP-H1 and JP-H3 of Places for Everyone, the requirements of the National Planning Policy Framework (2026), Manchester's Emerging Space Standards, and the Technical Housing Standards.

Standard of accommodation – policy L2 of the National Planning Policy Framework (2026) requires development proposals to maintain acceptable living conditions for existing and future occupiers, including in respect of daylight, sunlight, privacy and external amenity space.

The proposal would result in the loss of Flat 4 at first-floor level to facilitate the proposed restaurant use. It would also alter the layout and floorspace of Flat 1, a one-bedroom, one-person dwelling occupying part of the first floor and loft space of No.478.

The amended floor plans received on 17 September 2026 state that Flat 1 would provide 45 square metres of internal floorspace. However, measurements scaled from the submitted drawings indicate that the actual internal floorspace would be approximately 31 square metres. This would fall substantially below the Nationally Described Space Standard, which requires a one-bedroom, one-person dwelling to provide a minimum gross internal floor area of 39 square metres, or 37 square metres where a shower room is provided instead of a bathroom.

The submitted drawings indicate that the layouts and internal floorspaces of Flats 2 and 3 would remain unchanged. However, no external amenity space would be available to any of the existing or altered flats.

Flat 1 would therefore fail to comply with the applicable minimum internal space standard. Its restricted floorspace would result in cramped and substandard living accommodation for future occupiers. The proposal would consequently conflict with policy JP-H3 of Places for Everyone, which requires all new dwellings to comply with the Nationally Described Space Standard, and policy JP-H1, which requires new homes to be of a high quality and appropriately designed.

In addition to the inadequate internal floorspace, there are significant concerns regarding the relationship between the retained residential accommodation and the proposed first-floor restaurant use.

Flat 1 would be located immediately adjacent to and above the proposed customer toilets, bar

and office. Flat 2 would be situated close to the bar and dining area, separated from those uses only by a narrow corridor. Flat 3, within the loft space of No.476, would also be in close proximity to the restaurant accommodation.

The restaurant would provide approximately 40 to 50 additional covers, as stated in the submitted Design and Access Statement. Given the scale of the use and its close physical relationship with the flats, future occupiers would be likely to experience noise, odour and general disturbance arising from customer and staff activity, amplified sound, mechanical ventilation and extraction equipment, servicing operations, staff movements, and customers arriving at and leaving the premises. The nature, intensity and duration of these activities would be incompatible with the quiet enjoyment reasonably expected within a residential accommodation.

The Design and Access Statement identifies preliminary acoustic mitigation measures, including independently lined separating walls, acoustic mineral wool, high-density acoustic plasterboard, resilient floor layers, independently supported acoustic ceilings, sealed junctions and service penetrations, and anti-vibration mounts and flexible connections for mechanical plant. It also proposes that speakers, plant and ductwork would not be rigidly fixed to separating walls or floors adjoining residential accommodation.

Whilst these measures are noted, they are preliminary and are not supported by sufficiently detailed technical information to demonstrate that an acceptable residential environment could be secured. Environmental Health has requested conditions requiring further details of sound insulation. This reinforces the need for a comprehensive and technically substantiated mitigation scheme and does not demonstrate that the submitted design would satisfactorily address the identified impacts.

Further to this, acoustic insulation alone would not address all effects arising from the proposed relationship between the uses. In particular, it would not fully mitigate disturbance associated with customer movements, servicing activity, comings and goings, odour, or the perception of disturbance arising from a restaurant operating immediately adjacent to and beneath residential accommodation.

As such, although efforts have been made to reduce potential impacts, the submitted information does not demonstrate that the restaurant and residential uses could coexist without materially harming the living conditions of existing and future occupiers. The proposal would therefore result in an unacceptable standard of residential accommodation and cannot be supported.

For these reasons, the proposal is considered to conflict with saved policies DC5, DC10, DC12 and DC26 of the Unitary Development Plan for the City of Manchester. In particular, policies DC10 and DC12 require regard to be given to the effects of food and drink uses and commercial uses above shopping frontages on the amenity of nearby residents, while policy DC26 requires appropriate consideration of noise impacts. The proposal would also conflict with policies DM1, SP1, H1, and H6 of the Manchester Core Strategy, policies JP-P1, JP-H1 and JP-H3 of Places for Everyone, and the requirements of the National Planning Policy Framework (2026).

Loss of dwelling – the proposal would involve the loss of Flat 4, an existing two-bedroom dwelling with an internal floorspace of approximately 61 square metres, to facilitate the proposed restaurant use at first-floor level. Although the loss of a single dwelling would have a limited effect upon the overall housing supply, it is nevertheless regrettable in the context of the identified demand for housing.

Appearance and visual amenity – the proposal would not involve any alterations to the front elevations of the properties. Their existing appearance within the Wilmslow Road street scene would therefore remain unchanged.

A new uPVC-framed window would be installed within the north-facing gable elevation of No.478, and two chimney stacks would be removed. The proposed window would be modest in scale and, as such, would not appear unduly prominent or cause significant harm to the appearance of the building or the visual amenity of the surrounding area. The removal of the chimney stacks would alter the roof profile and has a number of heritage impacts which are discussed in the following sections of this report.

The proposal would also include a single storey rear extension and an associated external metal staircase. The extension would measure approximately 3.4m in depth, 4.3m in width and 4.3m in height. It would have a flat roof and would be set approximately 0.5m from the shared boundary. The metal staircase would project approximately 1.7m beyond the rear elevation of the extension and would be approximately 1.7m wide.

The application form states that the extension would be constructed using brick and roof tiles to match the existing building. However, the submitted drawings show a flat-roofed extension. The side elevations would be blank, whilst the rear elevation would contain an external roller shutter and a door annotated as being reused from the existing building.

The rear extension and external staircase would be visible from Gledhill Street, Morris Street and surrounding rear viewpoints. However, they would be positioned away from the principal frontage and viewed within the context of the rear elevations, service areas and associated commercial features of properties fronting Wilmslow Road. The use of brickwork matching the existing building would help integrate the extension with the rear elevation and reduce its visual prominence.

The extension would not align with the side wall of the existing rear outrigger and would be set approximately 0.5m from the shared boundary. This would create some visual separation between the extension and the established built form, resulting in a slightly disjointed appearance. Nevertheless, given its rear location, limited scale and use of matching materials, this relationship would not cause significant harm to the appearance of the building or the visual amenity of the surrounding area.

The external staircase and roller shutter would introduce functional and utilitarian features to the rear elevation. However, these would be compatible with the established character of the rear service environment and would not appear unduly prominent or incongruous.

Impact upon Withington Conservation Area – the application site lies within the Withington Conservation Area. Its significance derives, in part, from its historic commercial frontages, surviving traditional buildings and the character of Wilmslow Road as a long-established district centre.

The retention of the principal shopfront is welcomed. The proposal would preserve the building's established relationship with the commercial frontage and avoid the unnecessary loss of historic fabric at the upper-floor level.

The proposal would, however, involve the removal of two chimney stacks. Chimney stacks are characteristic features of traditional buildings within the Conservation Area and contribute to the architectural integrity of individual buildings and the character of the historic roofscape. Although the affected stacks are located to the rear of the property and are not prominent in key public views from Wilmslow Road, their removal would result in the loss of historic fabric and

would diminish the architectural completeness of the host building.

The submitted Heritage Statement maintains that the chimney stacks are located on a service elevation and make only a limited contribution to the appreciation of the historic high street. Whilst their rear position reduces their prominence within the principal street scene, this does not remove their contribution to the historic form, fabric and roofscape of the building and the wider Conservation Area. The submitted information does not demonstrate that the retention and incorporation of the chimney stacks into the proposal has been fully explored.

The proposed rear extension would be modest in scale and positioned away from the principal public frontage. However, it would project beyond the existing side wall of the rear outrigger. This would create a poorly aligned and disjointed form of development that would not respond satisfactorily to the established plan form and proportions of the host building. Although the extension would not be readily visible from Wilmslow Road, it would be visible from the rear alleyway and neighbouring residential properties. Its effect upon the rear elevation and the wider character of the Conservation Area is therefore relevant to the assessment.

As submitted, the proposal would result in harm through the loss of two historic chimney stacks and the associated erosion of historic building fabric and roofscape character and the excessive width and poor alignment of the rear extension, which would create a disjointed addition that would not respond appropriately to the form and proportions of the host building.

It is considered that overall, these elements would cause a low degree of harm to the significance of the Withington Conservation Area.

Residential amenity – given its modest scale, single storey form and blank side elevations, the proposed rear extension is not considered to result in an unacceptable loss of daylight, sunlight, outlook or privacy to neighbouring occupiers.

The proposed window within the northern gable elevation would, however, introduce an additional opportunity for overlooking towards the adjoining property. Its position close to the shared boundary could also prejudice the future development of the neighbouring site by creating a potentially sensitive relationship between the window and any subsequent built development.

The amenity implications arising from the relationship between the proposed restaurant and the existing residential accommodation are considered separately within the standard of accommodation section of this report.

Opening hours – the proposed opening hours of the restaurant have not been specified, despite this information having been requested from the agent. The applicant has stated only that the opening hours would remain unchanged but has not identified the existing or proposed hours of operation.

Opening hours are necessary to assess the likely effects of the proposed restaurant use on the living conditions of neighbouring and future residential occupiers, particularly in relation to evening and late-night noise, customer activity, servicing, deliveries, and customers and staff arriving at and leaving the premises.

In the absence of clearly defined opening hours, the nature, duration and timing of these activities cannot be properly assessed. It has therefore not been demonstrated that the proposed restaurant could operate without causing unacceptable noise and disturbance to neighbouring and future residential occupiers.

Waste storage and management – the submitted information estimates that the additional 40 to 50 restaurant covers would generate approximately 3,750 litres of commercial waste per week. Two 1,000-litre Eurobins would be provided for residual waste and collected twice weekly, providing a total weekly collection capacity of 4,000 litres. Separate containers would be provided for food waste and recyclable materials.

Waste would be stored within the identified rear bin storage area and collected by a licensed commercial waste contractor from the indicated collection point. The bin store would be secured against public access, positioned away from the Wilmslow Road frontage and located close to the rear servicing route. The operator would review collection frequencies as necessary to prevent overfilling and minimise the potential for odour, litter and vermin.

Environmental Health has raised no objection to the proposed waste storage and collection arrangements.

Parking and highways – Highways considers that the change of use of Flat 4 and part of Flat 1 from residential accommodation to a restaurant would generate only a limited increase in vehicle movements. The surrounding highway network is capable of accommodating the additional demand and no objection has been raised on highway-safety or capacity grounds.

Cycle parking – Highways recommends the provision of secure, covered cycle parking to support sustainable travel to the site. No cycle-parking facilities are shown on the submitted drawings.

Landscaping – no landscaping measures are proposed as part of the development. Given the nature and location of the site, this does not raise a significant concern.

Inaccuracies within submission – the planning submission contains several inaccuracies and inconsistencies.

First, the Design and Access Statement refers to a replacement illuminated sign and states: “The replacement sign uses discrete individual letters with a restrained halo effect rather than a bulky illuminated box. Its gloss-black finish, limited projection, maximum luminance and static illumination produce a contemporary but controlled intervention that remains subordinate to the host façade”. However, the Council has no record of an associated application for advertisement consent having been submitted. The current application is also not accompanied by sufficient details of the proposed signage, including its dimensions, position, materials, method of illumination, luminance levels or detailed elevations. The acceptability of the signage, including its effect on the character and appearance of the host building and the Withington Conservation Area, cannot therefore be assessed as part of this application.

Second, the application form identifies the site address as 478 Wilmslow Road. The submitted drawings and proposed development relate to both Nos. 476 and 478 Wilmslow Road. The site address should therefore be amended to accurately reflect the full extent of the application site.

Third, the residential units section of the application form states that the proposal would result in the loss of four residential units. However, the submitted plans indicate that the proposal would involve the loss of one dwelling, Flat 4, with Flats 1, 2 and 3 being retained, albeit with alterations proposed to Flat 1. The application form should be amended to accurately record the existing and proposed number and type of residential units.

Conclusion – on balance, It is considered that the proposal would result in a poor standard of accommodation for existing and future occupiers. Flat 1 would fail to meet the applicable national and local space standards for accommodation of this type. Additionally, occupiers of

Flats 1, 2 and 3 would experience unacceptable levels of noise and disturbance arising from the proposed restaurant use at first-floor level. The proposed window within the north-facing gable elevation of No.478 would also increase opportunities for overlooking, resulting in an unacceptable loss of privacy. Its position would additionally prejudice the future development potential of the neighbouring site.

On this basis, the proposal is considered to conflict with saved policies DC5, DC10, DC12, and DC26 of the Unitary Development Plan for the City of Manchester, policies SP1, DM1, H1 and H6 of the Manchester Core Strategy, policies JP-H1 and JP-H3 of Places for Everyone, the requirements of the National Planning Policy Framework (2026), Manchester's Emerging Space Standards, and the Technical Housing Standards.

The applicant's agent was notified of the LPA's intent to refusal the application.

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 the inadequate internal floorspace of Flat 1 and the close relationship between the retained flats and the proposed first-floor restaurant, would provide a poor and unacceptable standard of accommodation for existing and future occupiers. Flat 1 would provide approximately 31 square metres of internal floorspace, substantially below the Nationally Described Space Standard, whilst occupiers of the retained flats would experience unacceptable levels of noise, odour, disturbance, and activity associated with the proposed restaurant use. The proposal is therefore contrary to saved policies DC5, DC10, DC12 and DC26 of the Unitary Development Plan for the City of Manchester, policies DM1, SP1, H1, and H6 of the Manchester Core Strategy, policies JP-P1, JP-H1 and JP-H3 of Places for Everyone, the requirements of the National Planning Policy Framework (2026), Manchester's Emerging Space Standards and the Nationally Described Space Standard.

2) The proposal, by reason of the position of the proposed north-facing window at No.478 close to the shared boundary, would result in unacceptable overlooking and loss of privacy to the

adjoining property and would prejudice the future development of the neighbouring site. The proposal is therefore contrary to policies DM1 and SP1 of the Manchester Core Strategy, policy JP-P1 of Places for Everyone, and the requirements of the National Planning Policy Framework (2026).