

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142434/FH/2025
Date registered valid: 17 March 2025
Proposal: Proposed glazing and roof infill to existing second floor balcony
Address: 18 Bilsborrow Road, Manchester, M14 7TH
Ward(s): Moss Side Ward

Applicant: James Collins
Agent (if any): Mr Kieran Hibbs, kieranhibbsarchitecture
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 6 May 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 24 April 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 8 April 2025 Expired: 1 May 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 part-two / part-three storey end-terraced C3 dwellinghouse of redbrick and off-white/cream coloured render with a grey concrete tile dual pitch roof. The property features grey aluminium-framed windows, a front porch overhang, a modest front yard bordered by a mid-high level redbrick wall capped by grey steel railings, a three-storey outrigger to the side, accommodating an external terrace to the rear, and a modest rear yard/garden bordered by high-level timber fencing.





Description of area

Bilsborrow Road is a residential street situated within the Moss Side ward of Manchester, close to Platt Fields Park, Alexandra Park, and Princess Road (A5103). The area is predominantly residential in terms of its character, consisting of semi-detached and terraced dwellinghouses and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for the proposed glazing and roof infill to existing second floor balcony to provide improved living accommodation.

Planning history

No previous history.

Consultations & Notification Responses

Local residents, as per appendix 1 – no representations received.

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Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance: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 DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

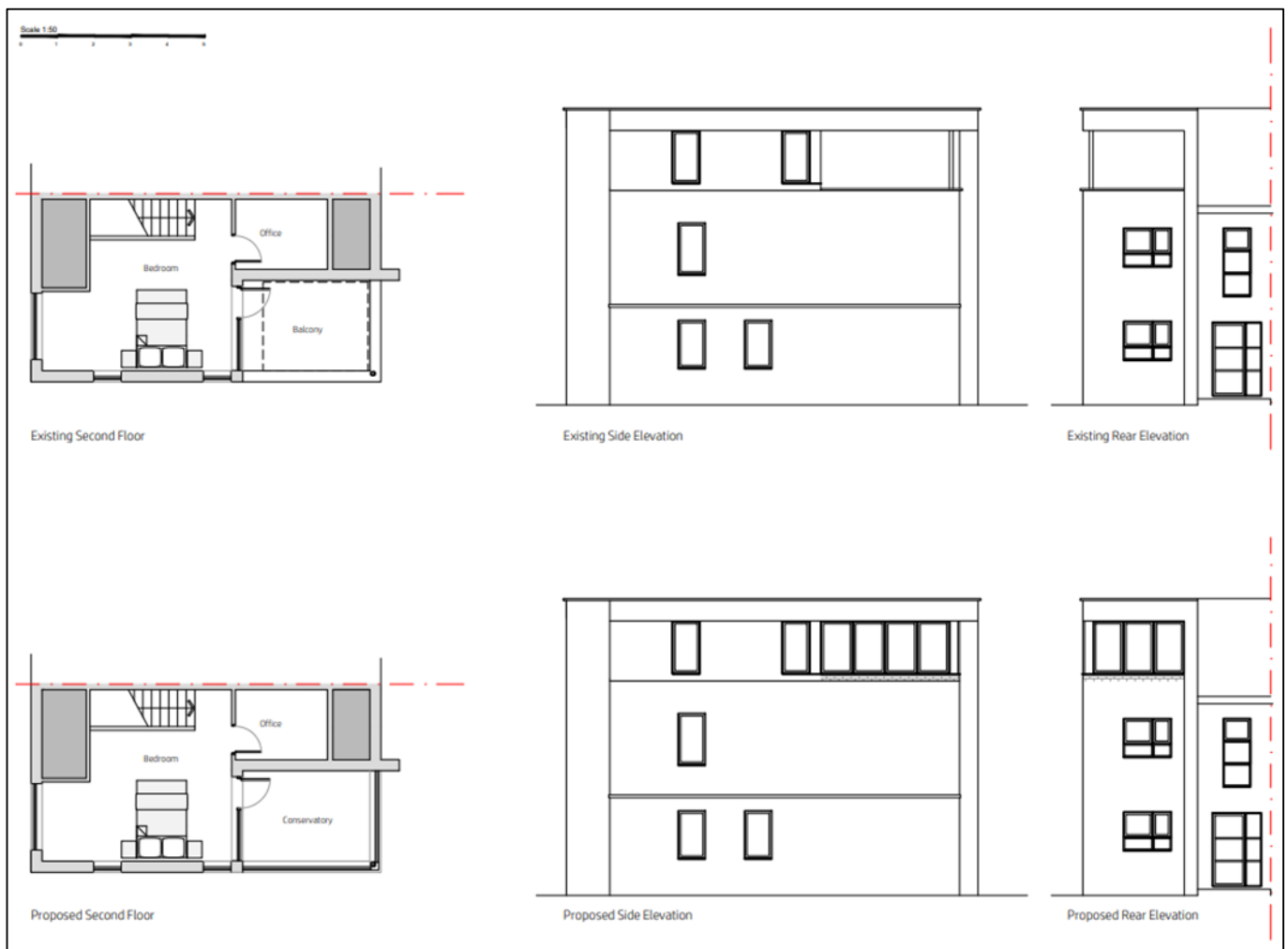
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

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 existing and proposed plans and elevations

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle – the principle of infilling an existing second-floor balcony with glazing to create a covered conservatory area for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Siting, scale, and massing – the proposal would not substantially affect the existing scale, massing, and bulk of the property as the skeletal structure of the build would remain unaltered, with no new extensions proposed, and the only amendments being the infilling and installation of glazing to the existing second-floor balcony area to the rear to create a covered conservatory.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Appearance and visual amenity – the submitted application form indicates that the proposal would utilise dark grey uPVC glazing to match the existing dwellinghouse. The submitted plans and elevations indicate that the proposal would feature 3no. areas of glazing to the property's rear elevation, and 4no. areas of glazing to the property's side elevation (facing west) together with brickwork to match the existing dwellinghouse beneath the proposed windows. The proposal would also feature a flat roof form, which would project no higher than the roof form of the existing outrigger.

Sited at the rear of the property on a corner plot, adjacent to St Edwards Road, elements of the proposal would be visible within the street scene from specific viewpoints, however, its use of matching materials (i.e., dark, grey-framed windows and matching brickwork) should provide a blended appearance with the host dwellinghouse, ensuring that the proposal does not form a prominent visual feature. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the extension therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Residential amenity – the proposal represents a relatively minor alteration to the existing dwellinghouse, consisting of the infilling of an existing second-floor balcony with glazing to create a covered conservatory space. As the proposal would not create any additional massing or bulk beyond that of the existing property, it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, given that the glazing would not substantially

affect the potential for overlooking or loss of privacy at the application site beyond the existing conditions given that the space is currently used as a balcony/open terrace area, it is also considered acceptable in this regard.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

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

Parking - the current parking arrangements would be unaffected by the proposal.

Elevational alterations – none proposed.

Conclusion - given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

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: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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

1) The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents:

'Existing and Proposed Plans', numbered 'KH1046-001', stamped as received by the City Council as Local Planning Authority on the 17th March 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

3) The materials to be used on the external surfaces of the development hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture.

Reason - To ensure the appearance of the building to be developed is not adversely affected by the materials to be used in the construction of the development, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

22 Carnival Place, Manchester, M14 7TN
20 Carnival Place, Manchester, M14 7TN
18 Carnival Place, Manchester, M14 7TN
16 Carnival Place, Manchester, M14 7TN
26 Carnival Place, Manchester, M14 7TN
24 Carnival Place, Manchester, M14 7TN
20 Bilsborrow Road, Manchester, M14 7TH
45 Bilsborrow Road, Manchester, M14 7TH
43 Bilsborrow Road, Manchester, M14 7TH
41 Bilsborrow Road, Manchester, M14 7TH
22 Bilsborrow Road, Manchester, M14 7TH
15 St Edwards Road, Manchester, M14 7TD
11 St Edwards Road, Manchester, M14 7TD
39 Bilsborrow Road, Manchester, M14 7TH
37 Bilsborrow Road, Manchester, M14 7TH

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA