

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140786/FO/2024
Date registered valid: 15 August 2024
Proposal: Erection of two storey rear extension and external staircase
Address: 1 Byrom Parade, Barlow Road, Manchester, M19 3HH
Ward(s): Levenshulme Ward

Applicant: Mr Michel Keti Ket Building Ltd
Agent (if any): Mr Muhammad Dabeer Rana MD Design Consultancy
Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 26 September 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 3 September 2024

Standard consultations:

Printed: 27 August 2024 Expired: 17 September 2024

Neighbour notifications

Printed: 27 August 2024 Expired: 17 September 2024

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: No

Tree Preservation Order: No

Description of area

The application site is located at the western end of an 8 unit shopping parade situated on the northern side of Barlow Road. It is understood that the application property has been vacant for many years. There is no evidence that the former Class E use has been interrupted by and unauthorised development. The parade comprises of ground floor retail and commercial uses, with residential accommodation predominantly located within the upper floors. The area to the north and south of the site predominantly comprises of two storey terraced houses. Greenbank Playing Fields are located to the north and west of the site. The application property comprises of two storeys, with a gable end elevation and a red brick construction. The front roof plane, in common with the adjoining parade incorporates a pediment detail that breaks the line of the eaves. To the rear a two storey outrigger with a hipped pitched roof spans the shared boundary with the adjoining No 2 and extends to a mid-point on the rear elevation (of the application property). The outrigger projects into an enclosed rear yard and incorporates an external staircase linking a raised (ground level) platform with the entrance to an existing first floor flat. Paired windows are located within the rear roof planes. Access to the rear yard is via an alleyway that runs adjacent to the northern boundary before returning to Bournville Grove.



Fig.1 – Existing elevations



Fig. 2 – Views to the rear of the planning application site

Description of development

At the time of the site visit refurbishment have been undertaken. However, it was not apparent that works relating to proposed extension had commenced.

The proposed development would comprise of:

- i. A two storey extension that would be related to the width of the existing outrigger. The extension would have a mono-pitched roof that would set marginally below the ridge line of the existing roof but would be aligned to its eaves. The extension would project by 3 metres from the rear elevation of the rear elevation of the existing outrigger.
- ii. Existing windows in the northern and western elevations would be maintained. The extension would incorporate a door and window to its western elevation at ground and first floor level facing toward the adjacent playing fields. The applicant has the existing and proposed elevation comprising the existing property would incorporate grey render.
- iii. Access to the extended first floor flat would be gained via a doorway in the western elevation linked to the retained ground floor platform via a metal staircase and balustrade. Access to the rear yard would be improved through the introduction of a metal staircase and balustrade leading from the raised platform.
- iv. Bin storage has been indicated on the raised platform. Collection could be undertaken via the adjacent alleyway following the reinstatement of a new door to an existing opening on the northern elevation.

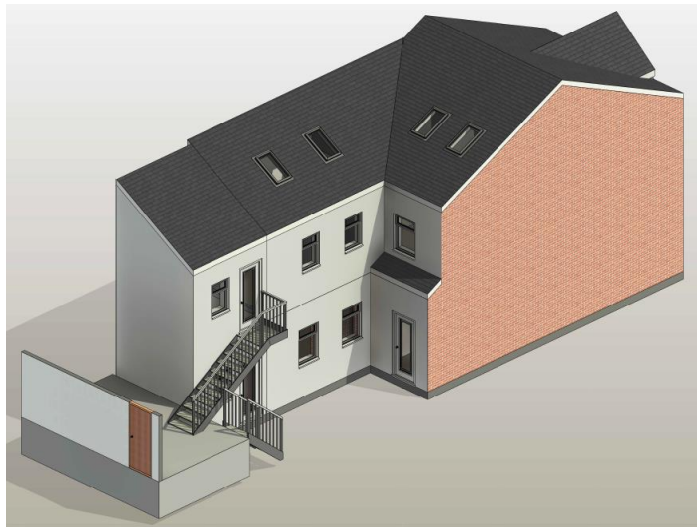


Fig.3 – External elevations

Internally, the development would facilitate the formation of:

- i. Ground floor – Retail area, 2 x offices, break room and new storeroom.
- ii. First floor - Landing area, sitting room, bathroom, bedroom and ling room.

Access between the ground and first floor would be retained via an internal staircase. The application forms indicate that a Class E office would occupy the ground floor.

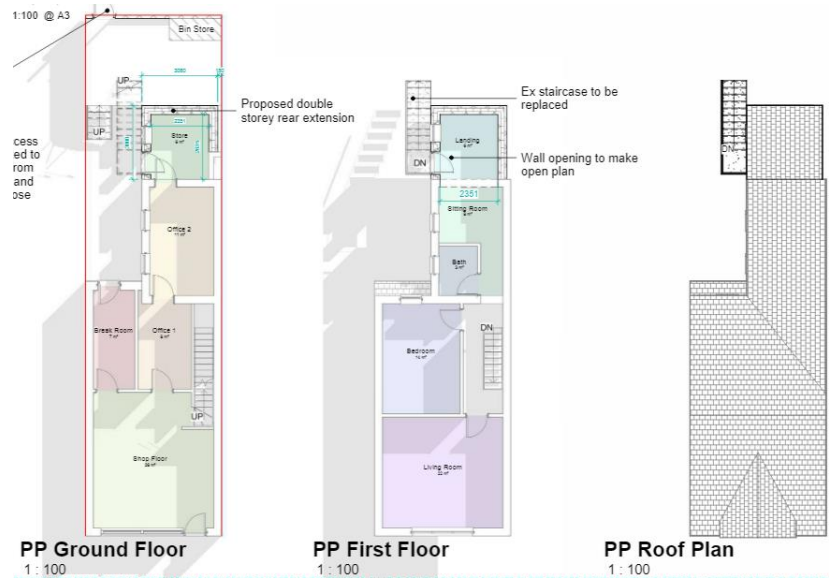


Fig.4 – Proposed layout

Site history

- i. 032207 - Construction of new shop front
Approved 5 September 1988

Consultations & Notification Responses

Local residents and businesses – No comments received.

Environmental Health – No objection. There appears to be sufficient space within the site to secure satisfactory bin storage.

Greater Manchester Police Design for Security – No comments received.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended most recently in December 2023. It represents key up to date national policy and is an important material consideration in determining the current application. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs' (paragraph 7). The purpose of the planning system is to achieve sustainable development. Paragraph 8 of the NPPF states that to achieve this, the following three overarching objectives need to be pursued mutually:

- i. The economic role should contribute to sustainable development by building a strong, responsive and competitive economy and ensuring the sufficient amount of and right type of development to support growth.
- ii. The social role is required to support communities by creating a high quality built environment with accessible local services to reflect the needs of the community.
- iii. The environmental role should protect and enhance the natural, built and historic environment.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations

indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. The following aspects of the Framework are relevant.

Chapter 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion. The development would secure an appropriate arrangement of windows that would aid natural surveillance. The development would improve the quality of the existing is capable of incorporating appropriate security measures, including CCTV cameras and lighting. The development would improve the quality of residential accommodation and there would be no change in circumstances regarding access to the building. Chapter 8 would be positively responded to.

Chapter 9: Promoting sustainable transport - States that in assessing specific applications for development, it should be ensured that:

- i. The potential impact of development on transport networks can be addressed;
- ii. Provide opportunities for walking, cycling and public transport use.

The development would enlarge and existing unit rather introducing a new flat. The development would marginally increase Class E floorspace. It is not considered that the development would depart significantly from the existing circumstances. The site is highly accessible via public transport. The development would thereby be appropriately related to Chapter 9.

Planning Practice Guidance - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource and is relevant to key planning issues of significance to applicants and local authorities. In considering this application the following aspects of the PPG have been appropriately responded to:

- i. Consultation and pre-decision matters;
- ii. Health and well-being;
- iii. Noise.

It is considered that the development would be appropriately related to the above objectives for the reasons set out in the report.

Places for Everyone - The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'. The nine constituent local authorities will now consider the Inspectors' Report and the adoption of Places for Everyone. The first Council meetings to approve the plan will be Salford and Wigan (28 February). The plan was considered at the Full Council meeting in Manchester on 20 March 2024, and was subsequently approved on 21st March 2024. Given the stage the Plan has reached, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance. The following policies are relevant:

Policy JP-P6 – Health – States that development should maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development. It is considered that the development would result in a proportionate addition to the existing building that is appropriately related to its context. The development would improve the quality of the

accommodation with the benefit of residential amenity. Policy JP-P6 would thereby be accorded with.

Policy JP-S1 – Sustainable development – States that, to address climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. The development would improve the quality of the accommodation, encourage its sustained occupation and connections to the local community and labour market. Policy JP-S1 would thereby be accorded with.

Policy JP-S2 – Carbon and Energy – Seeks to promote retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling. The extension would be constructed using contemporary building techniques and in accordance with building regulations. The environmental performance of the building would thereby be accorded with and policy JP-S2 would be accorded with.

Policy JP-S4 – Flood risk and the water environment – States that in locating and designing development to minimise the impacts of current and future flood risk. The site is in Flood Zone 1 and given the scale of the development, there would be a limited impact on the existing site drainage arrangements.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the 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.' The following policies are relevant to the proposed development:

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- c. Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

The development would maintain and improve the ground floor Class E retail offer and its related contribution to local employment. The proposal would secure the adaptation of and existing building to provide a sustained on-going use. The design of the development has been appropriately related to the character of neighbouring built form and has the capacity to secure appropriate on-site security. The improved quality of internal space would be beneficial to residential amenity Policy SP1 would thereby be accorded with.

Policy EN1 (Design Principles and Strategic Character Areas) - States that opportunities for good design to enhance the overall image of the City should be fully realised to reinforce and enhance the local character and context of the development site. In this case, it is considered

that the composition of the development would be appropriately related to the existing building and its context. The increase in height and magnitude of the proposed extension would not significantly impact upon the relationship to the host building to its context. Final details of materials would be addressed by condition. Policy EN1 would thereby be accorded with.

Policy EN8 Adaptation to Climate Change - States that all new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces. In this case, the development would result in a marginal increase in floorspace within an existing building with a limited environmental impact.

Policy EN18 Contaminated Land and Ground Stability - The application relates to developed land and land contamination have not been identified by Environmental Health.

Policy EN19 Waste - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how:

- i. Both construction and demolition waste will be minimised and recycled on site wherever possible;
- ii. The sustainable waste management needs of the end user will be met.

The application site has the capacity to deliver satisfactory bin storage arrangements for the respective Class C3 and Class E uses within the rear yard. Policy EN19 would thereby be accorded with.

Policy T1 (Sustainable transport) - Relates to the delivery of sustainable, high quality, integrated transport system, which encourages a modal shift away from car travel to public transport, cycling and walking and prepare for carbon free modes of transport. In this case, the development would not result in significant traffic generation and the site is in a sustainable transport location. Policy T1 would be appropriately responded to.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. Relevant considerations in this case are:

- o Appropriate siting, layout, scale, form, massing, materials and detail;
- o Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development with due regard to the character of the surrounding area;
- o Effects on amenity;
- o Accessibility - In relation to inclusive access and sustainable transport modes;
- o Community safety and crime prevention;
- o Design for health;
- o Refuse storage and collection.

It is considered that the extension would an appropriate and proportionate addition to the building with a design that relates satisfactorily to the building and its sustainable context. The constraints of the building would prevent the formation of inclusive access. The development not unduly harm residential amenity and provision can be made to provide appropriate security measures. Appropriate waste management would be provided. Policy DM1 would thereby be accorded with.

Unitary Development Plan (UDP) saved policies -The following saved UDP policies are also considered to be relevant:

Policy DC1 (Residential extension) – Although the development relates to a mix of uses, policy DC1 is relevant to the consideration of extensions to flats. It is considered that policy DC1 would be accorded with in respect of:

- i. Maintenance of the character of the property through appropriate design;
- ii. Delivery of development of an appropriate scale and proportion.
- iii. Safeguarding residential amenity.

Policy DC26 (Development and noise) - The extension would be related to an existing circumstance regarding the relationship of the ground floor Class E use and Class C3 use above. As the development would not significantly increase the amount of floorspace, a specific noise insulation condition would be onerous. Safeguards against noise transfer would be addressed through building regulations.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application. In this case, discussions between officers and the applicant's appointed agent resulted in the submission of supplementary details that facilitated the appropriate assessment of the development.

Principle of the development – The development would reinstate historically established ground and first floor uses. As these uses do not appear to have been interrupted by unauthorised development, their resumption would be appropriate and satisfactorily related to the neighbouring commercial / retail parade. The reinstatement of an appropriate use for a vacant building would also be beneficial to the amenities of the area and the viability of the shopping parade. The configuration alleyway, linking the application property to Bournville Close would provide processional route to the rear gated and would benefit from natural surveillance. The principle of the development is therefore considered to be acceptable.

Use – In order to ensure that the development is appropriately managed and related to the capacity of the site, conditions have been related to the future permitted use of the application property and require that:

- i. The use of the ground floor of 1 Byrom Parade as one, Class E unit in connection with the operation of a single business.
- ii. The use of the first floor of 1 Byrom Parade as one, Class C3 one bedroom apartment and for no other purpose.

Height, scale and massing – The height of the proposed extension has been informed by the height of the existing 2-storey outrigger and would align with the established eaves line. Continuity between proposed and existing built form. On balance, the proposed extension would represent a proportionate addition to the existing building.

Siting – The siting of the proposed extension would allow the substantial part of the rear yard to be retained. The rearward projection of the extension would accord with criteria detailed in saved UDP policy DC1. The proposed extension responds to the width of the outrigger allowing the existing characteristic arrangement of built form to be maintained. The siting of the extension would be acceptable.

Highways issues, car parking and cycle storage – The application site would not be supported with car parking. The constraints of the rear yard, including the position of the raised platform,

would prevent the delivery of cycle storage. However, the site is connected to the local bus network and is in walking distance to Levenshulme District Centre. The site is therefore accessible by sustainable transportation modes. The level of traffic generation would be consistent with operation of existing mixed use units in the parage and capable of being accommodated in the local highway network.

Residential amenity – The proposed position of the new external staircase (adjacent to the eastern side elevation) would improve the existing circumstances by removing the potential for overlooking from its platform. The incorporation of a staircase to and from the raised platform into the rear yard thereby improving its functionality.

Noise – The inclusion of noise insulation could only be related to the extension rather than the entire upper floor as the development would not involve a change of use to facilitate residential occupation. Noise attenuation, in such circumstances, would be limited in its effectiveness. However, noise attenuation can be delivered through building regulations.

Design and materials – The development has a simple elevational form, which is related to the existing building through the formation of a mono-pitched roof. The size, style and arrangement of windows would also secure cohesion between the existing and proposed built form.

The applicant has indicated the use of grey render to external elevations (which appears to have been partially applied). There is concern that the use of render across all elevations (including the elevation adjacent to No 2) would not secure an appropriate relationship with existing built form, including the eastern elevation adjacent to 2 Byrom Parade and views of the site from neighbouring playing fields. To address the above, a condition requiring the approval of materials has been included.

Access – The constraints of the application property and its related context would prevent the provision of inclusive access. There would be no change to the existing circumstances.

Crime and security – An access to an apartment via rear alleyway would not usually be supported. However, in this case the alleyway leading from Bournville Close is wide and provides clear views towards the northern boundary of the site. The alleyway also adjoins the railing boundary with the adjacent playing fields. Concerns regarding natural surveillance would thereby be alleviated. The development has the capacity to incorporate appropriate measures to reduce crime and improve security, including the approval of external lighting , CCTV cameras and lock, fittings and gate specifications. These measures would be delivered through the attached condition.

Waste and recycling management – The applicant has identified an area for bin storage within the raised platform. A condition has been included to ensure the provision of separate arrangements for the storage and collection of waste and recycling bins relating to the respective Class E and Class C3 uses, including the provision of storage enclosures. Appropriate waste and recycling management would thereby be achieved.

Opening and servicing hours – As the development would lead to the

Flood risk - The site is in Flood Zone 1 and specific drainage condition is therefore not required.

Conclusion - It is considered that the development would provide an appropriate and proportionate addition to the property and facilitate its sustained occupation.

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. In this case, discussions between officers and the applicant's appointed agent resulted in the submission of supplementary details that facilitated the appropriate assessment of the development.

Condition(s) to be attached to decision for approval

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

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

2) The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as local planning authority on 27 August 2024 and 4 September 2024:

Planning application forms

Proposed plans (DR) A200 Rev D

Proposed elevations (DR) A201 Rev D

Proposed 3D Views (DR) A202 Rev D

Location and site plan (DR)A206 Rev D.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

3) Notwithstanding the detail of drawings referenced Proposed elevations (DR) A201 Rev D and Proposed 3D Views (DR) A202 Rev D and before the commencement of above ground construction works, samples and specifications of all materials to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details, which shall be maintained in situ thereafter.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy for the City of Manchester.

4) The authorised use of the ground floor of 1 Byrom Parade relates to its occupation as one, Class E unit in connection with the operation of a single business.

Reason - To safeguard the amenities of the occupiers of nearby residential properties pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester, saved policy DC26 of the Unitary Development Plan and Policy JP-P6 – Health and Policy JP-S1 of Sustainable development Joint Development Plan Document – Places for Everyone.

5) The authorised use of the first floor of 1 Byrom Parade relates to its occupation as one, one bedroom apartment (Class C3) and for no other purpose.

Reason - To safeguard the amenities of the occupiers of nearby residential properties pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester, saved policy DC26 of the Unitary Development Plan and Policy JP-P6 – Health and Policy JP-S1 – Sustainable development of Sustainable development Joint Development Plan Document – Places for Everyone.

6) Before the occupation of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority detailing measures to ensure site security and reduce the risk of crime, including the provisions and specification of external lighting, CCTV cameras and door and lock fittings (including the yard gate to be positioned in the northern boundary wall). The approved scheme shall be implemented upon occupation of the development and maintained in situ thereafter.

Reason - To reduce the risk of crime pursuant to policies SP1, EN1 and DM1 of the Core Strategy for Manchester, policies JP-P6 – Health of Sustainable development Joint Development Plan Document – Places for Everyone and the guidance in the National Planning Policy Framework.

7) Before the occupation of the development a scheme shall be submitted to and approved in writing by the City Council as local planning authority relating to the arrangements for the provision of segregated waste and recycling bins and separate arrangements for the storage and collection of waste and recycling bins relating to the respective Class E and Class C3 uses, including the provision of storage enclosures. The approved details shall be implemented before the occupation of the development and maintained in situ thereafter.

Reason - To ensure that the development is supported with satisfactory arrangements of the storage and collection of segregated waste, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester and policies JP-P6 – Health and JP-S1 – Sustainable development Joint Development Plan Document – Places for Everyone.

Informative

1) Information for Developers guidance documents can be downloaded using the following link:
http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Greater Manchester Police

3 Byrom Parade, Barlow Road, Manchester, M19 3HH
1 Byrom Parade, Barlow Road, Manchester, M19 3HH
2 Byrom Parade, Barlow Road, Manchester, M19 3HH
261 Broom Lane, Manchester, M19 3LZ
1A Byrom Parade, Barlow Road, Manchester, M19 3HH
3A Byrom Parade, Barlow Road, Manchester, M19 3HH
2A Byrom Parade, Barlow Road, Manchester, M19 3HH
23 Bournville Grove, Manchester, M19 3HJ
19 Bournville Grove, Manchester, M19 3HJ
21 Bournville Grove, Manchester, M19 3HJ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: NORTH AREA