

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130690/FO/2021

Date registered valid: 24 May 2022

Proposal: Installation of balconies to residential dwellings

Address: 48A, 50A, 52A And 58A Oldham Road , Manchester, M4 5EE

Ward(s): Ancoats & Beswick Ward

Applicant: Mrs Rose Fairweather Northwards Housing Unit 11 Hendham Vale Industrial Estate, Manchester, M8 0AD

Agent (if any):

Case officer: Katie
Tel: 0161 234 Raw
Email: katie.raw@manchester.gov.uk 4164

Recommendation: Approve

Date of recommendation: 19 July 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 14 April 2022

Standard consultations:

Printed: 28 March 2022 Expired: 18 April 2022

Neighbour notifications

Printed: 6 May 2022 Expired: 27 May 2022

Site notice

Posted: Expired:

Press advert

Published: 5 April 2022 Expired: 26 April 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order:

Description of area

The application site relates to 48A, 50A, 52A and 58A within the Ancoats and Beswick ward of central Manchester. The properties relate to flats above shop units facing onto Oldham Road and are accessible via an entrance along this stretch of Oldham Road. The balconies are visible from the alleyway to the rear.

The row of flats sit within the Ancoats Conservation Area which comprises of numerous historic mill buildings, following cotton mill architecture. The proposal site is adjacent to the Grade 2 listed building Victoria Square, used as a sheltered social housing scheme for the over 55s, and the rear of the flats look onto Anita Street (formerly Sanitary Street), a street containing redevelopment of back to back workers cottages.

Description of development

The submitted application seeks planning permission for the installation of balconies to residential dwellings. The reason for the replacement of the balconies is due to excessive oxidation. Once the replacement work had started (planning ref. 120124/FO/2018), the original design was found not to be suitable, as the Structural Engineer confirmed the brick wall is not strong enough to sustain the original balcony design.

The proposal would see the replacement of 4 balconies and would reflect the original design as closely as possible. The design would include the installation of 2no. 150x75x18PFC rear uprights with 10mm plate welded to rear laid flat against the wall and fixed to the existing masonry and 2no. 50x50x5 SHS back props to take the load of the balconies.

The balcony width and length would match the existing and would have open mesh flooring fixed to steelwork, Steelway FL65H or similar product approved, to be formed of two adjacent panels of minimum 300mm width to suit balcony length. It would include 100x100x10 SHS front rail with bolted connections to form balcony support and PFC rear rail fixed to uprights and adjacent external wall, 3No. fixings to wall.

All steelwork would be appropriately prepared and hot dip galvanised to BS EN ISO 1461 : 2009.

The scheme has been amended following conversations with the Heritage & Urban Design Manager who had concerns about the steel structures used to support the balconies. The Heritage & Urban Design Manager felt the scheme appeared overengineered and wanted to reduce the impact of the steel structures, through the addition of a cross brace. The revised drawing addressed concerns by making some slight adjustments, including the introduction of a propping brace which allowed the section sizes to be reduced, as well as tweaking the uprights fixed back to wall to a PFC section.

Planning history

120124/FO/2018- 48-58 Oldham Road- Installation of balconies to rear of the property following removal of existing.

Approved 26 September 2018.

114628/FO/2016- 44-68 Oldham Road, 1-35 Anita Street, 2-34 Anita Street And 23-57 George Leigh Street- Installation of replacement windows and doors to front and rear elevations and roof repairs to identified properties.

Approved 25 April 2017.

088117/FO/2008/N1- 1 To 36 Anita Street And 48a To 54a And 58a To 60a And 68a Oldham Road- Elevational alterations incorporating timber window replacement and associated elevational treatments.

Approved 23 February 2009.

020899- Leigh Street, 1-35, 2-36, Anita Street and 44-68, Oldham- CITY COUNCIL DEVELOPMENT Environmental improvements, including provision of gardens, residents car parking, closure and pedestrianisation of Anita Street.

Approved 7 March 1984.

Consultations & Notification Responses

Local residents

Local residents were consulted and one neighbour responded in support of the scheme. A number of comments that are not considered material to the application were raised and these were passed onto the agent for action.

Highway Services

Highways were consulted on the application and provided the following comments. The proposed balconies are replacements of existing balconies. The balconies will not extend over the adopted highway network therefore a Projection over License will not be required. A sufficient headroom clearance will be provided. No information is given at this stage on intended arrangements for the fit-out or storage of materials. This should be accommodated within the site and that there will be no impact on the adjacent highway. The applicant should note that this activity should not detrimentally impact the operation of adjacent units. The applicant should take into account the traffic restrictions in the surrounding area. The applicant is advised that any requirements for licensing, hoarding / scaffolding, building maintenance and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Email - highwaylicenses@manchester.gov.uk

Issues

POLICY

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and

appearance of public and private spaces.

iii. Chapter 16. Conserving and enhancing the historic environment- States that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 197- In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

Policy DM1 (Development Management); which 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. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The impact; on the surrounding areas; in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area. The effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 (Spatial Principles); which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Policy EN3 (Heritage); states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC18.1 states that the Council will give particularly careful consideration to development proposals within Conservation Areas.

- a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:
 - i) the relationship of new structures to neighbouring buildings and spaces;
 - ii) the effect of major changes to the appearance of existing buildings;
 - iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
 - iv) the effect of signs and advertisements;
 - v) any further guidance on specific areas which has been approved by the Council.
- b. The Council will not normally grant outline planning permission for development within Conservation Areas.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from

an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

Paragraph 11.45 stresses that proposals should preserve or enhance the character of the conservation area. It is important that new developments in conservation areas or elsewhere are not designed in isolation. This does not prevent or inhibit creative design. Considerations of design and layout must be informed by the wider context, having regard not just to any immediate neighbouring buildings, but also to the townscape and landscape of the wider locality. The local pattern of streets and spaces, building traditions, materials and ecology should all help to determine the character and identity of a development.

Paragraph 11.46 states that planning submissions within conservation areas must be supported by sufficient information to enable the Council to assess in detail the context of the area. This will include full contextual drawings, photomontage, and where appropriate, a model of the proposed development.

Listed Building Act

Section 72 provides an exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

ISSUES

Principle of development

The submitted development application is for the installation of balconies to residential dwellings. This is considered acceptable in principle as the proposal would replace the balconies and the design would mirror the original, as close as possible. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area, impact on the neighbouring properties' residential amenity and impact to the Conservation Area. The proposal would not give rise to any significant additional waste or car parking pressures.

Visual /Residential Amenity

The proposal would replace the existing balconies and would allow residents to utilise their balconies again. They would be sited to the rear of the properties facing into the alleyway between Oldham Road and Anita Street. The proposal would not give rise to any loss of light or overshadowing implications, nor privacy or overlooking implications.

Design and Appearance

The scheme has been amended so that the proposal replicates the original design as closely as possible. Therefore, the design of the extension would not adversely affect the appearance of the existing dwellings and in turn would create a more sympathetic design within the surrounding area. The introduction of a propping brace which allows the section sizes to be reduced and the tweaked uprights fixed back to wall to a PFC section has reduced the amount

of engineering work used for the design. Therefore, the scheme is considered appropriate in its form and design. All steelwork would be appropriately prepared and hot dip galvanised to BS EN ISO 1461 : 2009 and a materials condition to that effect would be attached to any consent granted.

Ancoats Conservation Area

Ancoats Conservation Area comprises of a number of historic mill buildings, following cotton mill architecture. Although the area is dominated by the massive mill buildings, it also contains other listed buildings of differing character. The proposal site is adjacent to the grade II listed building Victoria Square, used as a sheltered social housing scheme for the over 55s. The rear of the flats look onto Anita Street (formerly Sanitary Street), a street containing redevelopment of back to back workers cottages. The character of the area remains largely industrial, therefore any new development must ensure retention of that character through detailing and the use of compatible materials.

The application site sits along Oldham Road and the balconies to be installed at the rear would face onto an alleyway, as well as the rear of those properties along Anita Street. The properties along Oldham Road are red brick, 5 storeys with pitched slate roofs with numerous sash windows within the rear elevation.

Policy EN3 requires that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas including, conservation areas. Saved policy DC18 of the UDP requires consideration of the relationship of new structures to neighbouring buildings, in relation to conservation areas. According to the agent, none of the balcony structures along Oldham Road were part of the original construction. However, these balconies have long been at the site and additional balconies are located along this stretch of Oldham Road. As the proposal has been amended to replicate the original design as close as practically possible, the proposal is considered to contribute positively to the Conservation Area. The addition of the propping brace allows the section sizes to be reduced and reflects the design seen elsewhere along the street. The amount of steel to be used for the balconies has been significantly reduced from the original scheme proposed and so minimises the impact to the Conservation Area by being as discrete and streamline as possible. The design of the proposal aims to be sympathetic to the conservation area whilst acknowledging the design of the original is no longer structurally sound. On balance, it is considered that the proposed development would cause a low level of less than substantial harm to the conservation area.

In line with paragraph 202 of the NPPF, where less than substantial harm occurs, public benefits are required to mitigate against that harm. In this instance, the scheme would allow the residents to utilise outside space connected to the properties. The design of the proposal has been amended to ensure that the proposal is sympathetic to the Conservation Area.

Bin storage

Bin storage would be unaffected by the proposal.

Car parking

Off-street car parking would be unaffected by the proposal.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the properties and local area, and the proposal has been amended to minimise risk and enhance the conservation area.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner.

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 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:

-Supporting Information- Performance Requirements for Balconies Replacement, numbered DR-S-2960 P02, stamped as received by the City Council as Local Planning Authority on 27 June 2022.

-Drawing- Proposed- Elevation, stamped as received by the City Council as Local Planning Authority on 18 July 2022.

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

3) Notwithstanding the 'Supporting Information- Performance Requirements for Balconies Replacement, numbered DR-S-2960 P02', stamped as received by the City Council as Local Planning Authority on 27 June 2022, prior to the installation of the balconies hereby approved details of the metal work and railings (including dimensions, colour and fixings) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and thereafter retained and maintained in situ.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Informatives

- 1) No information is given at this stage on intended arrangements for the fit-out or storage of materials. This should be accommodated within the site and that there will be no impact on the adjacent highway. The applicant should note that this activity should not detrimentally impact the operation of adjacent units. The applicant should take into account the traffic restrictions in the surrounding area.
- 2) The applicant is advised that any requirements for licensing, hoarding / scaffolding, building maintenance and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Email [-highwaylicenses@manchester.gov.uk](mailto:highwaylicenses@manchester.gov.uk)

Appendix 1 – List of consultees & neighbours notified

Highway Services

Jungle Jazz Cafe Limited, 44 Oldham Road, Manchester, M4 5EE
68 Oldham Road, Manchester, M4 5EE
68A Oldham Road, Manchester, M4 5EE
New Cross Dental Surgery, 50 - 52 Oldham Road, Manchester, M4 5EE
64A Oldham Road, Manchester, M4 5EE
62 Oldham Road, Manchester, M4 5EE
54 Oldham Road, Manchester, M4 5EE
62A Oldham Road, Manchester, M4 5EE
58A Oldham Road, Manchester, M4 5EE
46B Oldham Road, Manchester, M4 5EE
52A Oldham Road, Manchester, M4 5EE
17 Anita Street, Manchester, M4 5DU
11 Anita Street, Manchester, M4 5DU
54A Oldham Road, Manchester, M4 5EE
46A Oldham Road, Manchester, M4 5EE
50A Oldham Road, Manchester, M4 5EE
60A Oldham Road, Manchester, M4 5EE
66 Oldham Road, Manchester, M4 5EE
60 Oldham Road, Manchester, M4 5EE
58 Oldham Road, Manchester, M4 5EE
56 Oldham Road, Manchester, M4 5EE
9 Anita Street, Manchester, M4 5DU
7 Anita Street, Manchester, M4 5DU
5 Anita Street, Manchester, M4 5DU
35 Anita Street, Manchester, M4 5DU
33 Anita Street, Manchester, M4 5DU
31 Anita Street, Manchester, M4 5DU
3 Anita Street, Manchester, M4 5DU
29 Anita Street, Manchester, M4 5DU
27 Anita Street, Manchester, M4 5DU
25 Anita Street, Manchester, M4 5DU
23 Anita Street, Manchester, M4 5DU
21 Anita Street, Manchester, M4 5DU
19 Anita Street, Manchester, M4 5DU
15 Anita Street, Manchester, M4 5DU
13 Anita Street, Manchester, M4 5DU
1 Anita Street, Manchester, M4 5DU
48A Oldham Road, Manchester, M4 5EE

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Ancoats Conservation Area 1989
Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRL