

DESIGN, ACCESS & PLANNING STATEMENT

162 HAMILTON ROAD M13 0PG

Date: 8th December 2025

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1. Introduction

- 1.1. Cedar Planning Ltd has been instructed by Virtual Property Solutions ('the Agent') to produce a Design, Access and Planning Statement on behalf of the Applicant for a planning application for proposed side extensions at 162 Hamilton Road, M13 OPG.
- 1.2. Section 38(6) of the Town and Country Planning Act requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 1.3. The Development Plan for the area consist of the Places for Everyone Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan as well as the Manchester City Core Strategy and the extant policies of the Unitary Development Plan.
- 1.4. This revised application follows proactive pre-application engagement with the Council. During which, the Applicant has worked with their assigned design team to overcome the previous reasons for refusal for a similar extension to the host property. Following these important design changes, it is considered that the proposal accords with the development plan and should be granted planning permission. Further discussion on the important design changes are set out in the subsequent chapters of this Design, Access and Planning Statement.

2. Site, Location, Planning History and Proposed Development

- 2.1. No. 162 Hamilton Road is a former end-terrace dwellinghouse situated at the junction of Hamilton Road and Campbell Road, and is used as a centre for worship and education. The property is of traditional design, and originally formed a part 3, part 2 storey residential property, with a further single storey extension permitted to the rear.
- 2.2. The existing property provides a two-storey bay window to the front elevation, with a similar, yet smaller square bay window located on the side elevation facing Campbell Road. The three-storey element of the property has a central ridge running north to south with front bays above the dormers. The two-storey element is hipped to the rear, with the adjoining single storey extension extending to the rear boundary.
- 2.3. The surrounding area is formed of a mixture of residential uses and commercial and religious buildings. The boundary treatments are formed of a low-level brick wall with railings set between brick pillars.
- 2.4. The general extent of the site is illustrated below.

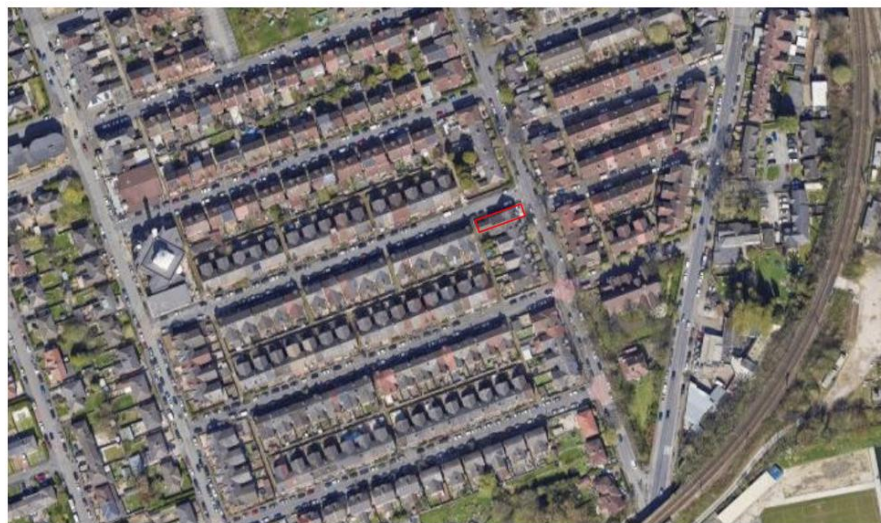


Figure 1 – Site Location (Source: GoogleMaps)



Figure 2 – Satellite Images of Site (Source: GoogleMaps)

- 2.5. The Council's Policies Map confirms that the site is not located within a Conservation Area, nor is the host building statutorily listed. Furthermore, the property is not located within the designated Green Belt, nor is it within a protected landscape.
- 2.6. The proposal seeks planning permission for the erection of a single storey side extension with a new pitched roof. The proposal will provide a new consultation room to the rear of the property, as well as disabled toilet facilities. It is noted that the premises currently does not provide disabled toilet facilities, and therefore fails to meet the needs of disabled pupils and/or worshippers. New rooms will be provided to improve the current levels of provision offered at the premises.
- 2.7. Planning permission was refused in December 2017 for a similar proposal at the site, which was subsequently refused at appeal in July 2018 (LPA Ref: 117918/FO/2017). The Applicant has carefully addressed the concerns raised by the Council and the Planning Inspector and has made some important design changes to the proposal. The revised proposal has also been discussed with planning officers at the Council, with discussions helping shape this final proposal.

3. Planning Policies

- 3.1. The starting point for determining any planning application is 38(6) of the Planning and Compulsory Purchase Act 2004, which states that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. This requirement is repeated within the NPPF itself.
- 3.2. The development plan for the area consists of the Places for Everyone Plan, the Manchester City Core Strategy and the saved policies of the Unitary Development Plan.
- 3.3. The following policies of the development plan are considered to be relevant to the determination of this application.

Places for Everyone

- 3.4. The Places for Everyone Plan was adopted by the Council on March 21, 2024.
- 3.5. **Policy JP-S1: Sustainable Development.** This policy states that to help tackle 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.
- 3.6. **Policy JP-P1: Sustainable Place.** Policy JP-P1 states that Manchester's aim is to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be consistent with:
 1. Distinctive with a clear identity.
 2. Visually stimulating, creating interesting and imaginative environments.
 3. Socially inclusive:
 - a. Responding to the needs of all parts of society;
 - b. Enabling everyone to participate equally and independently;
 - c. Providing opportunities for social contact and support; and
 - d. Promoting a sense of community.
 4. Resilient, capable of dealing with major environmental events.
 5. Adaptable, able to respond easily to varied and changing needs.
 6. Durable, being built to last and using robust materials that reflect local character.
 7. Resource efficient.
 8. Safe, including by designing out crime.
 9. Supported by critical infrastructure, such as energy, water and drainage and green spaces.
 10. Functional and convenient.
 11. Incorporating inclusive design within all spaces with support for tackling inequality and poverty to form part of creating sustainable places.
 12. Legible, being easy to understand and navigate.
 13. Easy to move around for those of all mobility levels.
 14. Well-connected to other places, particularly by public transport and digital infrastructure.

15. Comfortable and inviting.
16. Incorporating high quality and well managed green infrastructure and quality public realm.
17. Well-served by local shops, services and amenities, including education and health facilities.

Manchester City Core Strategy

- 3.7. The Core Strategy was adopted on 11 July 2012, and forms part of the development plan of the area.
- 3.8. **Policy SP1: Spatial Principles.** This is a key policy that guides the strategic development of Manchester to 2027. It also states that development should make a positive contribution to neighbourhoods of choice, including considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- 3.9. **Policy EN1: Design Principles and Strategic Character Areas.** This policy states that all development in Manchester will be expected to follow the seven principles of urban design, and have regard to the strategic character area in which the development is located.
- 3.10. **Policy CC 9 – Design and Heritage.** This policy states that the design of new buildings will need to be of the highest standard in terms of appearance and function. Development is also required to preserve or enhance heritage assets.
- 3.11. **Policy DM 1 – Development Management.** Policy DM 1 of the Manchester Core Strategy states that development should have regard to the appropriate siting, layout, scale, form, massing, materials and detail. It also states that regard will be given to the impact on surrounding areas, and effects on amenity, including privacy.

The National Planning Policy Framework (NPPF)

- 3.12. The NPPF, whilst not part of the development plan, is a material consideration in the determination of planning applications.
- 3.13. Through paragraph 39 of the NPPF, Local Planning Authorities (LPAs) should approach decisions in a positive and creative manner, working proactively and collaboratively with applicants to secure developments that provide social, economic and environmental benefits.
- 3.14. The NPPF encourages applicants to make use of pre-application engagement with Local Planning Authorities. At paragraph 40, the NPPF states that early engagement has significant potential to improve the efficiency and effectiveness of the planning system for all parties, and good quality pre-application discussions enables improved outcomes for all. The applicant took the opportunity for pre-application engagement with the Council, and has used this feedback to shape the proposal accordingly.
- 3.15. Paragraph 48 of the NPPF confirms that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

- 3.16. Paragraph 96 of the NPPF advises that planning decisions should aim to achieve healthy, inclusive and safe places. This includes by promoting social interaction, providing places that are safe and accessible, and enable and support healthy lives.
- 3.17. Paragraph 98 of the NPPF states that planning decisions should plan positively for the provision and use of shared spaces, community facilities (including places of worship) and other local services to enhance the sustainability of communities and residential environments.
- 3.18. Section 12 of the NPPF seeks to achieve well-designed places through the planning system. Paragraph 134 of the NPPF states that high quality design is fundamental to good planning and is a fundamental element of sustainable development. Paragraph 135 of the NPPF requires development to:
- Add to the overall quality of the area over the lifetime of the development;
 - Be visually attractive through good architecture, layout and effective landscaping;
 - Be sympathetic to local character and history, including the surrounding built environment; and
 - Establish a strong sense of place to create attractive, welcoming and distinctive places to live, work and visit.

4. Planning Assessment

- 4.1. Having reviewed the proposal in the context of the development plan, it is considered that the main planning considerations for the proposal are:
- The principle of development;
 - Impact on the design and character of the area;
 - Impact on residential amenity.
- 4.2. Each of these considerations is taken in turn below.

Principle of Development

- 4.3. The site is located within the urban area and has a long established use as a place of worship and teaching. The proposal would not change the established use, instead it would improve the facilities and its offering.
- 4.4. The Applicants have a pressing need to provide additional space at the site, not just to meet projected future demands, but to meet demand on a day-to-day basis. The lack of capacity at the site is causing operational issues, and is often requiring worshippers and pupils to travel away from their local community to access these services in other locations. This is particularly the case with disabled visitors and worshippers who cannot easily use the premises due to a lack of disabled facilities within the site. If a disabled toilet were to be provided within the existing built form of the site, it would remove worship / teaching space from within the building, which would exacerbate the current capacity issues. As a result, the needs of the local community not being met. This also contributes to unsustainable transport movements, as local residents are required to travel further afield to access such services.
- 4.5. Furthermore, access to the premises is currently provided via steps to the rear, which makes it difficult for people with limited mobility to access the location.
- 4.6. The provision of disabled facilities did not expressly form part of the previous application, nor appeal, and is clearly an additional benefit to consider, particularly given that religion and disability are protected characteristics in the Equalities Act (2010). Notwithstanding this, the Applicant has made some important design revisions to the proposal to overcome the previous concerns, which are addressed in detail later on in this statement.

Design

- 4.7. It is noted that in dismissing the previous appeal, the Inspector concluded that:
- "the resultant development would significantly alter the character and form of the host property. The flat roof would not respect the original design characteristics of the host property and the extension's bulk and incongruous box form would be visually conspicuous on this prominent corner."*
- 4.8. The Applicant has taken on board these comments and concerns previously raised by the Council and has revised the proposal to provide a more appropriate design solution for the specific nature of the site.

- 4.9. The proposed extension will be provided with a pitched roof which respects the design characteristics of the host property, and also serves to reduce the bulk and box form of the extension. Furthermore, to add visual interest in the street scene, vertical columns have been incorporated into the side elevation of the extension, the location of which has been informed by the arrangement of brick piers within the existing boundary wall. Moreover, this feature helps reduce the visual bulk and mass of the proposal, ensuring that it is an appropriate addition to the host property and street scene.
- 4.10. As previously stated, the host property provides bay windows on its principal elevation (facing Hamilton Road) and its side elevation (facing Campbell Road). The proposed extension has been drawn away from the bay windows facing Campbell Road, allowing this original architectural feature to be fully appreciated within the street scene. It also retains this feature as a subservient architectural feature compared to the bay windows on the principal elevation.
- 4.11. It is noted that the surrounding area contains many examples of buildings located on corner plots (including religious buildings) which extend across the whole width of their respective plots. This includes examples that are of a much greater massing and scale to the building in question here.
- 4.12. Within the street scene there are numerous examples of properties extending across the width of their respective plots. This includes properties directly opposite the application site (either side of Norburn Road).



Figure 4: Properties in the area extending across their width of their plots (Left: Norburn Road – Right: Palm Street)

- 4.13. Similarly, at the opposite end of Campbell Road, there is an existing religious building which is of a scale and massing which is much greater than the proposal. This includes a 'box-like' two-storey building located on the boundary of Beresford Road and Campbell Road which extends beyond the building line of residential dwellings on Campbell Road. Images of this building are provided overleaf.
- 4.14. An outdoor area for bins will be retained as part of the proposal. In this area it is common for residents and occupants to store their bins in the front / side garden, and as such this is considered to be an acceptable location.



Figure 5: Satellite images of religious building on junction of Beresford Road and Campbell Road / Buller Road.

- 4.15. Externally, the extension will use materials which match the host property as well as properties within the neighbouring area. Thus, the extension will complement the surrounding area.
- 4.16. Having regard to the above, it is considered that this revised proposal responds positively to the character of the area, and avoids issues raised by the Council and the Planning Inspectorate.

Residential Amenity

- 4.17. Policy DM 1 of the Manchester Core Strategy states that regard will be given to the impact of proposals on surrounding areas, including the effects on amenity and privacy.
- 4.18. The proposal has been designed to respect the residential amenity of neighbouring properties and avoid any significant impacts on surrounding areas. As illustrated below, the property previously featured a high-level brick wall on the shared boundary with the property to the rear. It is considered that the proposal would not cause any negative impacts beyond those already present.



Figure 6: Previous boundary treatments

- 4.19. The nearest residential property to the north of the application site provides a bay window to the front elevation which provides ample natural daylight and sunlight. Owing to the single-storey nature of the proposal, it is not considered that there will be a noticeable impact on daylight and sunlight levels.
- 4.20. It is also noted that in determining the previous application the Council raised no concerns in respect of impacts on residential amenity. Similarly, the Inspector did not raise these concerns. The alteration of the proposal from a flat, to a pitched roof, only provides a minimal increase in the building height of the extension. Therefore, it is not considered that the proposal causes harm to the residential amenity of neighbouring properties through a loss of daylight or sunlight.
- 4.21. Furthermore, the proposal does not include the provision of any new windows to the rear elevation of the property. Therefore, the proposal will not provide any new opportunities for overlooking or a loss of privacy.

5. Conclusion

- 5.1. This proposal seeks to provide additional space at the premises, whilst also ensuring that the needs of disabled worshippers and visitors can be accommodated. The Applicant has worked with the Council through proactive pre-application engagement, and has revised the scheme accordingly.
- 5.2. Most notably, the proposed side extension is set back from the bay windows on the side elevation which is a positive architectural feature of the side elevation of the property. The careful design ensures that this architectural feature can fully be appreciated within the streetscene. To add visual interest, the side elevation of the property will feature brick piers to complement and continue the rhythm of the boundary wall brick piers.
- 5.3. The proposal will provide important benefits for the local community, as the premises cannot currently meet its demand, especially for disabled people. It is considered that these benefits should be afforded significant weight in the decision-making process.
- 5.4. As such, it is considered that the proposal accords with the development plan for the area and it is respectfully requested that planning permission is granted for this proposal without delay.