

March 2022



PLANNING & HERITAGE STATEMENT

99 Dudley Road, Whalley Range,
Manchester M16 8BW

Side extension & rear dormers to dwelling



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1.0 INTRODUCTION

- 1.1 This Statement has been prepared by Urban Future Planning Consultancy Ltd on behalf of the Applicant, to accompany a planning application seeking householder consent for a two-storey side extension and the insertion of two rear dormers at 99 Dudley Road, Whalley Range, Manchester. This Statement should be read alongside the accompanying plans and other supporting information submitted.
- 1.2 The application property comprises a two-storey, semi-detached residential dwelling house (Use Class C3). The Applicant seeks to extend the property to bring about much-needed additional living space for the familial household. The site is located within a designated Conservation Area.
- 1.3 The National Planning Policy Framework (NPPF) sets out the approach to determining planning applications in relation to heritage assets. The framework recognises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance. Heritage assets are irreplaceable, any harm or loss of significance through their alteration should require clear and convincing justification.
- 1.4 This report considers the significance of the application property and the designated Conservation Area and will demonstrate that the modifications sought would be acceptable from a heritage and conservation viewpoint. The report concludes that the modifications to the application building would not adversely impact the buildings' character or result in harm to the setting of the Conservation Area. Consequently, it is concluded that consent ought to be granted.

2.0 SITE & SURROUNDINGS

- 2.1 The application property comprises a two-storey semi-detached residential dwelling house (Use Class C3) located along Dudley Road near to the junction with Manor Avenue. The property is located within the Whalley Range Conservation Area¹. The property is constructed of red brick with white render finish and a slate roof. The principal elevation features a bay window to the ground and first floor. The property sits behind a brick constructed boundary treatment and has a modest sized front garden and driveway. The presence of mature trees and vegetation give the locality a pleasant, verdant feel.

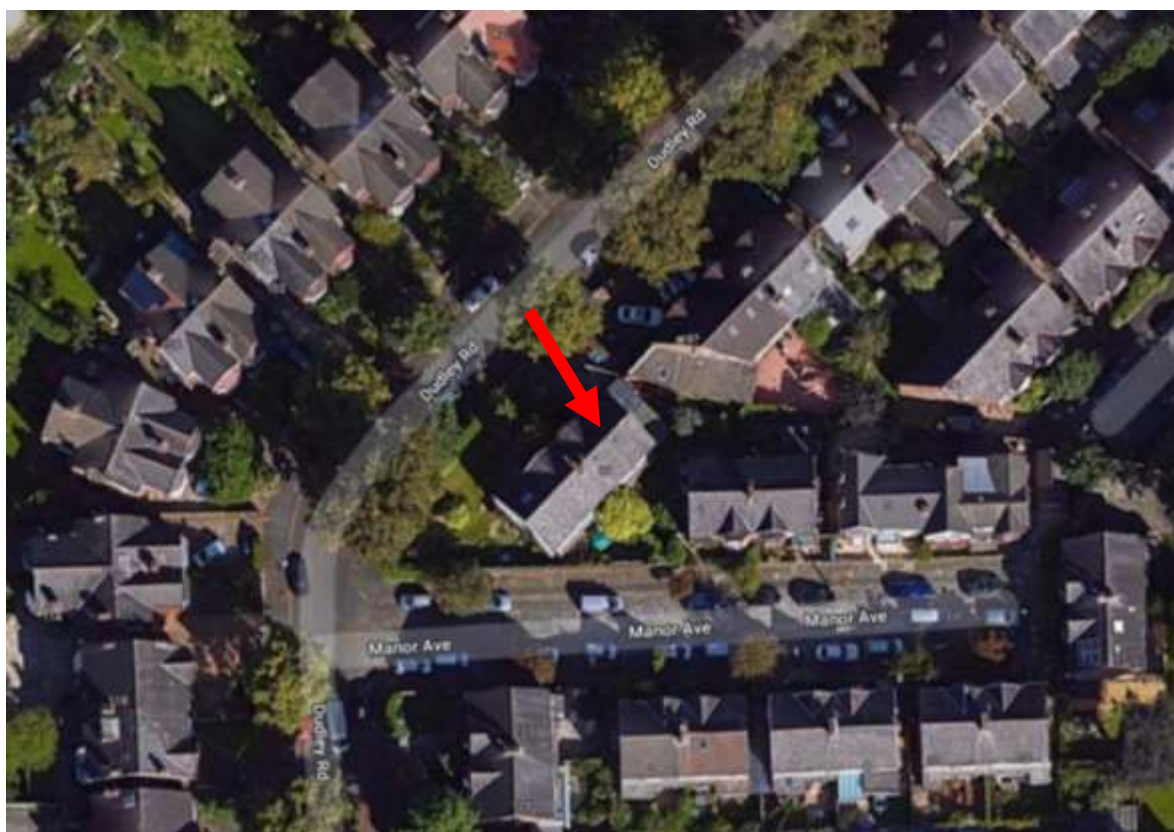


Figure 1. Application site

¹ See Appendix 1 & 2 showing Conservation Area map



Figure 2. The application property



Figure 3. Properties in the locality feature part render part brick finish

Whalley Range Conservation Area

- 2.2 During the Industrial Revolution, Manchester rapidly expanded beyond the confines of what is now known as the city centre. It took in existing townships and established new residential areas some distance out, separated from the town as it was then by fields.
- 2.3 Whalley Range was one of the first suburbs, creating what Samuel Brooks termed "a desirable estate for gentlemen and their families" where people could escape the increasing congestion in the growing industrial city. Roads were laid out and building plots were sold with certain conditions to ensure that development was appropriate to Samuel Brooks's vision
- 2.4 The most prominent building in the Whalley Range conservation area is the former Lancashire Independent College on College Road. It is a gothic-style stone building with octagonal tower and pinnacles, completed in 1843. Recent refurbishment has converted the building into a residential college for the General and Municipal Boilermakers' Union. The entrance gates and octagonal gate piers are in the same style and are also listed buildings.



Figure 4. The presence of mature trees and vegetation give the locality a pleasant, verdant feel

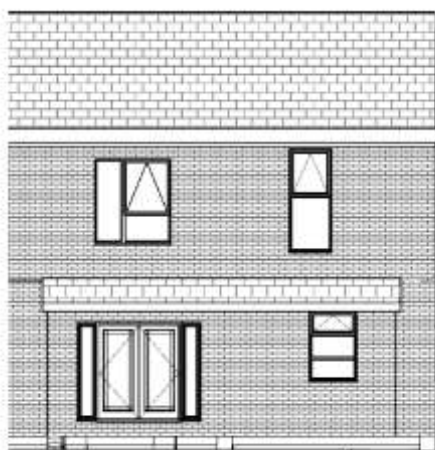
- 2.5 St Bede's College is an ornate red brick and terracotta building in the Italian renaissance style, which incorporates the redundant aquarium building. The eleven bays of the college form an incomplete facade as construction ceased in 1880. A chapel to the rear was added in 1898, followed by several subsequent additions.
- 2.6 St Edmund's Church is a stone building with a steeply-pitched slate roof. Designed in the geometrical Gothic style, it has paired clerestory windows with tracery. The building typifies the problem of overly large premises for modern use as a church but it is of a quality which justifies an imaginative proposal.



Figure 5. Carlton Road, in 1908
(Image: Manchester Local Image Collection at Manchester City Council)

3.0 PROPOSED DEVELOPMENT

- 3.1 Consent is sought for the erection of a two-storey side extension and the insertion of two dormers to the rear to provide additional living accommodation in the roof space. The accompanying plans fully set out the Applicant's intentions for the property including the intended internal layout and should be referred to for further details.



Existing



Existing



Proposed



Proposed

Figure 6. Existing and Proposed (not to scale)



Figure 7. The proposed two storey side extension is set back and would appear as a subordinate addition to the main house

- 3.2 The proposed materials would match the host property, namely red brick and render finish. The proposed roof form also matches the existing roof style while the fenestration is also of the same style.

4.0 RELEVANT PLANNING POLICY

- 4.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes duties requiring special regard to be had to the desirability at Section 72(1), of preserving or enhancing the character or appearance of a Conservation Area
- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application. The Council's decision notice makes references to the Manchester Core Strategy (adopted 2012) and Saved Policies from the Unitary Development Plan (UDP) for the City of Manchester adopted in July 1995. The National Planning Policy Framework (NPPF) sets out the Government's planning agenda and should also be considered.

Manchester Core Strategy (2012)

- 4.3 The following policies are considered to be of relevance:

- **Policy DM1 – Development Management** - states that proposals should have regard to a range of specific issues such as impacts upon neighbouring residential amenity, accessibility, highway safety, access and car parking provision.
- **Policy EN3 – Heritage** - addresses historic and heritage features, the aim being to preserve or enhance the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

Unitary Development Plan (UDP)

- 4.4 The following policies are cited within the LPA's decision notice:

- **DC18.1 – Conservation Areas** - The Council will seek to preserve and enhance the character of its designated conservation areas.



National Planning Policy Framework (NPPF)

- 4.5 The NPPF is also relevant and sets out the Government's planning agenda. According to the NPPF, the purpose of the planning system is to contribute to the achievement of sustainable development. The general perspective from the NPPF is that planning should proactively drive growth and support sustainable economic development. It also states that planning should make effective use of land by reusing land that has been previously developed.
- 4.6 With regards to proposals which affect heritage assets, the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.
- 4.7 The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
- 4.8 The NPPF also attaches great importance to the design of the built environment, seeing design as a key aspect of sustainable development and should contribute positively to making places better for people. Development should be high quality and inclusive. The NPPF requires planning authorities to take into account the desirability of new development making a positive contribution to local character and distinctiveness.

The Setting of Heritage Assets, 2011

- 4.9 This document sets out Historic England's guidance on managing change within the settings of heritage assets and is intended to assist in the implementation of the NPPF which defines setting as follows:



“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

- 4.10 The document outlines the necessity for a systematic and staged approach to assessing the impact of development proposals in the setting of a heritage asset. This will be based on an understanding of the significance of the heritage assets affected and the contribution of setting to that significance.

Other Relevant Policy documents / information

Whalley Range Conservation Area Appraisal

- 4.11 The Conservation Area² was designated in October 1991, with boundaries drawn to include some later housing, extending to Alexandra Road to the east and Upper Chorlton Road to the west. The Appraisal sets out the main characteristics of the Conservation Area and provides an overview of how the area has developed over time with particular reference to the re-use of original generous sized dwellings. The following guidance is of relevance:

- *When submitting an application for a new building, designers should look at the wider area rather than just the site. It is important to see how the proposal fits into its context. In this regard, the elevations, form and massing of adjacent buildings should be included in a submission for a new building.*
- *Walls are generally red or orange-red brick with stone dressings. Roofs on Whalley Range houses were originally predominantly blue slate, and this as opposed to other materials, should be used as a replacement.*

- 4.12 The appraisal recognises that small-scale development and refurbishment will take place within the Conservation Area. The main aim of designation is to ensure that the character and quality of both the buildings and the spaces between them is retained. As with all

² See Appendix 2



conservation areas, attention must be paid to maintaining harmony with regard to building heights, the type and the colour of materials.

Guide to Development in Manchester SPD (2007)

- 4.13 The Guide reflects the growing recognition of the importance of attractive, well designed, well maintained, neighbourhoods, in supporting sustainable development and 'neighbourliness'. According to the guidance, a high-quality environment is created by buildings, which reflect their purpose and respect the place in which they are located and new development should be designed having full regard to its context and the character of the area. New developments within Conservation Areas should acknowledge the character of these areas and will only be acceptable if they preserve or enhance the special nature of these varied parts of the City.

5.0 PLANNING APPRAISAL

5.1 The purpose of this section of the Statement is to identify and assess the main planning considerations raised by the proposals in the context of relevant national and local planning policy and guidance. The key issues, were an application to be submitted, would be;

- *the effect of development on the character and appearance of the area*
- *the effect of development on the local highway network*
- *the effect of development on residential amenity*

5.2 Each of these matters is considered below.

The effect of development on the character and appearance of the area

5.3 The application property comprises a two-storey, semi-detached residential dwelling house (Use Class C3). The Applicant seeks to extend the property to bring about much-needed additional living space for the familial household. Given the site is located within a designated Conservation Area, consideration is given to the Conservation Area Appraisal.

5.4 Consent is sought for the erection of a two-storey side extension and the insertion of two dormers to the rear to provide additional living accommodation in the roof space. The proposed two storey side extension is set back and would appear as a subordinate addition to the main house. It would be of materials that match the host property, namely red brick and render finish. The proposed roof form also matches the existing roof style while the fenestration is also of the same style.

5.5 With regards to the proposed dormers; they would comprise a modest and subservient addition to the rear roofscape, sensitively designed to be set in from the sides of the roof form. The fenestration is consistent with that featured on the rear elevation of the property. The dormers would be clearly set down from the ridge height of the dwelling, in proportion to the host property. The design of the dormer element is



considered to be a cohesive addition to the rear elevation of the dwelling with matching materials.

- 5.6 As shown in Section 2, properties in the locality feature part render part brick finish and the proposed finishing style of the extension matches this. Moreover, the property is not located near to any of the 'key defining features' of the Conservation Area and is not located within a readily visible location. The dormers would be sited to the rear and would not be viewed from the street scene. The modifications proposed to the property would have a negligible impact on the Conservation Area setting. Permitting the proposal would not jeopardise the intentions of Policy EN3 *Heritage* or DC18.1 *Conservation Areas*.

The effect of development on residential amenity

- 5.7 The siting of the extension would not result in adverse impacts to living conditions of the neighbouring dwelling. The existing windows to the side elevation of the neighbouring dwelling serve non-habitable rooms and are frosted glazed, as shown below. As such, the siting of the extension would not result in significant loss of light or outlook and would not impact living conditions of adjacent occupiers. In these respects, the proposal is compliant with Policy DM1 *Development Management*.



Figure 8. The windows to the side elevation of the neighbouring dwelling serve non-habitable rooms

The effect of development on the local highway network

- 5.8 The property features a generous sized driveway for off-road parking provision. Moreover, there is plentiful on-street provision with much capacity as shown below. The proposal is unlikely to have an adverse impact on parking demand in the locality.



Figure 9. There is plentiful on-street provision with much capacity. The proposal is unlikely to have an adverse impact on parking demand in the locality.

6.0 CONCLUSION

- 6.1 This Statement has justified the merits and acceptability of the proposed two-storey side extension and the insertion of two rear dormers at 99 Dudley Road, Whalley Range, Manchester. The proposal comprises a well-designed, suitable addition to the host property that would not adversely impact the Conservation Area setting for the reasons presented in this Statement.
- 6.2 The NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. It goes on to state that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.
- 6.3 For the reasons provided throughout, the Local Planning Authority is kindly requested to grant planning permission.

Appendix 2. Whalley Range Conservation Area Boundary Map

