



Planning Statement

Replacement dwelling – 44 Kingston Road, Manchester,
M20 2SB

for Mr & Mrs Weinstock

Emery Planning project number: 21-374



Project : 21-374
Site address : 44 Kingston Road,
Manchester M20 2SB
Client : Mr & Mrs Weinstock

Date : 31 January 2022
Author : Alexa Burns

Approved by : Stephen Harris

Important notes:

This report has been prepared for the client by Emery Planning with all reasonable skill, care and diligence.

Unless otherwise stated, any measurement of:

- (1) the Gross External Area (GEA) to calculate the area of a building measured externally at each floor level;
- (2) the Gross Internal Area (GIA) to calculate the internal floorspace;
- (3) the external volume which is a calculation of the external width, length and height of the building;

have been provided by the architect in accordance with the definitions from the RICS Code for Measuring Practice 6th Edition.

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1. Introduction

- 1.1 This planning application is submitted by Emery Planning on behalf of Mr & Mrs Weinstock ('the applicant') to accompany a full planning application for a replacement dwelling at 44 Kingston Road, Manchester, M20 2SB ('the site').
- 1.2 In addition to this planning statement and the design and access statement, the application is supported by the following documents:
- Application form and Certificate A;
 - Planning Statement by Emery Planning;
 - Site Location Plan (red and blue line): ZT19-196-00;
 - Existing Site Plan: ZT19-196-01;
 - Existing Floor Plans: ZT19-196-02;
 - Existing Elevations: ZT19-196-03;
 - Proposed Site Plan: ZT22-196-04;
 - Proposed Ground and First Floor Plans: ZT22-196-05;
 - Proposed Second Floor Plans: ZT22-196-06;
 - Proposed Elevations: ZT22-196-07;
 - Existing and Proposed Street Elevations: ZT22-196-08;
 - Existing Site Plan with Tree Locations: ZT22-196-09;
 - Design and Access Statement by Thorp Design Services; and
 - Heritage Statement by Pegasus Group.
- 1.3 This statement demonstrates that the proposed development is consistent with the development plan and that there are no material considerations which indicate otherwise. Applying

paragraph 11(c) of the Framework, the application should therefore be granted planning permission without delay.

2. The application

2.1 This application seeks planning permission for a replacement dwelling on the site.

2.2 The description of development is:

“Full application for the erection of an infill dwelling with associated works.”

2.3 The proposal is a 5 bedroomed detached house over 2 full storeys with additional rooms in the roof. The proposed dwelling is sited on the plot of the existing detached dwelling at 44 Kingston Road. The existing house will be almost entirely demolished in order for the new dwelling to be constructed.

3. Context

Site location and description

3.1 The site is located within the urban area of Didsbury, within close walking distance of the services, facilities and amenities of East Didsbury.

3.2 The main site access and driveway are off Kingston Road, however there is also a pedestrian access to the rear of the site off Millgate Lane. The original property on the site of 44 and 46 Kingston Road was orientated with the main access off Millgate Lane. The neighbouring properties vary in their orientation: some take their main access off Kingston Road and others off Millgate Lane.

3.3 In the vicinity site along Kingston Road, particularly along the western side, is generally characterised by Nineteenth-century houses, although the southern part of the road is of a more mixed character. Kingston Road and the surrounding area has a sylvan character due to the high number of trees present.

3.4 The gradient of the site is relatively flat, although the site level is significantly above Millgate Lane to the rear of the property, hence the site access from Millgate Lane is up a series of steps.

Relevant planning history

- 3.5 Prior to Emery Planning's engagement, there was a previous application (reference 129790/FO/2021) by the same applicant for a replacement dwelling on the site, however the application was withdrawn on 1 July 2021 following feedback from the Council and the Council's suggestion that the application be withdrawn to allow their comments to be addressed.
- 3.6 The Local Planning Authority's comments were via two e-mails on 29 June 2021. There were also brief previous e-mail comments dated 8 January 2020 following the submission of a pre-application enquiry.
- 3.7 The 2021 comments confirmed that there is no objection in principle, but they raised issue with the fact that *'the proposal has not paid enough regard to the characteristics of the surrounding context ...this has resulted in a development that appears shoe-horned onto the site and if incongruous appearance.'*
- 3.8 This application is a significantly different scheme to the previous application in design terms and the design has been reviewed and revised alongside a specialist Heritage Consultant, taking into account the matters previously raised by the Local Planning Authority.
- 3.9 The Heritage Consultant at Pegasus Group was instructed by the applicant following the withdrawal of the previous application and the revised scheme as submitted has taken a conservation led approach to design, where the advice of the heritage specialist has been integral to this process.

4. Policy context

Site specific designations

- 4.1 The site is within the urban area and the Didsbury St James Conservation Area. There are no other site-specific designations.

National Planning Policy Framework (July 2021)

- 4.2 The Framework, paragraph 11 states that there should be a presumption in favour of sustainable development and where proposals accord with an up-to-date development plan they should be approved without delay.

- 4.3 Given that this site is within an existing residential area, the key matters to address are its Conservation Area status and policies within the Development Plan relating to matters of design and residential amenity.

Development plan context

- 4.4 The Development Plan (Manchester Local Plan) consists of The Core Strategy 2012 – 2027 and the saved policies of the Extant Unitary Development Plan.

Core Strategy 2021-2027

- 4.5 The key policies in the adopted Core Strategy are as follows:

- DM 1 – Development Management; and
- Policy CC 9 – Design and Heritage.

Unitary Development Plan (saved policies)

- The key saved policy in the Unitary Development Plan is Policy DC18.1 – Conservation Areas

Neighbourhood Plan

- 4.6 There is no Neighbourhood Plan for this location.

Guide to Development in Manchester Supplementary Planning Document (April 2007)

- 4.7 The Guide to Development in Manchester SPD has three parts: Part 1: Supplementary Planning Document and Part 2: Guidance; and Part 3 Implementation.
- 4.8 The document is primarily focussed on guiding the preparation of Design and Access Statements for larger scale developments and is therefore not of much direct relevance to this application.

5. Planning considerations

Principle of development

- 5.1 The site is located in the urban area of Didsbury, within the Didsbury St James Conservation Area. Aside from the Conservation Area designation, there are no other site specific policies relating to the site.
- 5.2 Core Strategy Policy CC 9 and Policy DC18.1 of the saved UDP state that ‘the Council will seek to preserve and enhance the character of its designated conservation areas.’
- 5.3 A Built Heritage Statement, by Pegasus Group has been prepared to support the application.
- 5.4 As noted in the Planning History section of this Statement, the Heritage Consultant at Pegasus Group was instructed by the applicant following the withdrawal of the previous application and the revised scheme as submitted has taken a conservation led approach to design, where the advice of the heritage specialist has been integral to this process.
- 5.5 The Heritage Statement sets out the heritage considerations in detail and concludes that:

‘Number 44 Kingston Road is a modern (c.1970) house within the Didsbury St James Conservation Area. The house is not of heritage significance and does not contribute to the special character and appearance of the Conservation Area. The house at best might be considered to offer a neutral contribution. The statutory duty is to preserve or enhance the special character of the Conservation Area. Preservation in heritage terms means to do no harm. It is considered that no harm shall arise to the Conservation Area from demolition of the existing house. The proposed replacement dwelling recognises the predominant 19th-century character of the area, especially along Kingston Road, through its architectural style. The proposed house does not attempt to be a copy of any 19th-century house in the area but suitably adopts the predominant details to ensure that the replacement dwelling is in harmony with the area, whilst recognising it is a modern dwelling to suit modern needs. The proposed house will have no harmful impact on the character and appearance of the Conservation Area and thereby ensure it is preserved. It is reasonable to also conclude that through its well thought out design and appearance it will enhance this part of the Conservation Area. Overall, it is considered that when considered against Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990; Local Plan policies; the NPPF; and guidance, the proposals are acceptable in heritage terms.’

- 5.6 Given the above conclusion that the existing house offers at best a neutral contribution to the Conservation Area and proposed replacement dwelling will enhance the Conservation Area,

and the fact that there are no other site-specific designations to take into account, the principle of the of development is acceptable and the proposals accords with Policies CC 9 and DC18.1.

- 5.7 In addition, the site is within easy walking distance of a wide variety of services, facilities and amenities, meaning that the location is very sustainable and provides a good opportunity for increased floor area.
- 5.8 Aside from the in-principle considerations, the detailed policy considerations against which the proposal should be assessed relating to design; impact on neighbour amenity and parking provision. These matters are considered below.

Design and neighbour amenity

- 5.9 Core Strategy Policy DM 1 relates to detailed design matters such as siting, layout, scale, form, materials and privacy.
- 5.10 The application is supported by both a Design and Access Statement and a Heritage Statement which explain the design evolution and the design principles of the proposals.
- 5.11 The proposal is to replace the existing detached dwelling with a new detached dwelling and although the proposed replacement dwelling is larger, its design has been led by the character of the Conservation Area and the objective of achieving an enhancement to it. The existing and proposed streetscenes (refer to extract below) illustrate that the proposed replacement dwelling will respect both of the existing neighbouring properties which are of vastly different styles and scales and will find a balance in terms of its scale and massing between the two, reflecting the design guidance in Policy DM 1 and the Guide to Development SPD.

Existing and proposed streetscenes (extract):



- 5.12 The proposed dwelling will be slightly further away from the boundary with 42 Kingston Road and this gap between properties will increase further should the application for 42 Kingston Road (ref. 132453/FH/2021) be approved, as the existing garage would be demolished.
- 5.13 The only side windows proposed towards 42 Kingston Road would be an obscure glazed window to the first floor, so there will be no impact on neighbour amenity.
- 5.14 The proposed design is led by the character of the Didsbury St James Conservation Area. The proposal is a careful balance between taking suitable design leads from the predominant features of the area whilst avoiding attempting to replicate the 19th century houses and addressing the needs of a modern home.
- 5.15 The use of details such as vertical windows, brick work with stone cills and chimneys is adopted in the proposals to reflect the original buildings around. The materials palette has been guided in the same way.
- 5.16 Based on the above, it is concluded that the proposal is of appropriate design for its Conservation Area Setting and will provide an enhancement to the Conservation Area in line with Policies, CC 9 DM 1 and the Guide to Development SPD.

Highways / Parking

- 1.1 The proposal will retain the existing site access and maintain a suitable level of car parking on the driveway.

Other Considerations

Ecology

- 1.2 The proposed dwelling is to be constructed on the site of the existing dwelling as a replacement. The existing front and rear gardens are to be retained. The potential impact on ecological matters will therefore be marginal.

1.3 Trees

- 1.4 The proposal will not have any impact on existing trees.

6. Summary and conclusions

- 6.1 This planning application is submitted by Emery Planning on behalf of Mr & Mrs Weinstock ('the applicant') to accompany a full planning application for a replacement dwelling at 44 Kingston Road, Manchester, M20 2SB ('the site').
- 6.2 This application seeks planning permission for a replacement dwelling on the site.
- 6.3 The description of development is:

"Full application for the erection of an infill dwelling with associated works."

- 6.4 The proposal is a 5 bedroomed detached house over 2 full storeys with additional rooms in the roof. The proposed dwelling is sited on the plot of the existing detached dwelling at 44 Kingston Road. The existing house will be almost entirely demolished in order for the new dwelling to be constructed.
- 6.5 The site is located in the urban area of Didsbury, within the Didsbury St James Conservation Area. Aside from the Conservation Area designation, these are no other site-specific policies relating to the site.

- 6.6 The existing house offers at best a neutral contribution to the Conservation Area and proposed replacement dwelling will enhance the Conservation Area. Given that there are no other site-specific designations to take into account, the principle of the development is acceptable and the proposals accords with Policies CC 9 and DC18.1.
- 6.7 Furthermore, the design of the proposed development has been led by the character of the Conservation Area and the objective of achieving an enhancement to it. The existing and proposed streetscenes illustrate that the proposed replacement dwelling will respect both of the existing neighbouring and maintain appropriate separation and privacy in line with Policies, CC 9 DM 1 and the Guide to Development SPD.
- 6.8 The site is within easy walking distance of a wide variety of services, facilities and amenities, meaning that the location is very sustainable.
- 6.9 This statement demonstrates that the proposed development is consistent with the relevant policies, within the development plan as a whole. It also demonstrates that there are no other material considerations to outweigh this. Therefore, in accordance paragraph 11 of the Framework planning permission should be granted without delay.