

PLANNING, DESIGN AND ACCESS STATEMENT

FOR THE PROPOSED ERECTION OF A REPLACEMENT DETACHED TWO BAY GARAGE

AT

**24 OLD BROADWAY
WITHINGTON
MANCHESTER
M20 3DF**

Prepared by:

Phil Plant BSc (Hons) MRICS

Rural Planning Consultant
Mid West Planning Ltd
18 Church Street
Shifnal
Shropshire
TF11 9AA

Tel: 01952 276745

December 2021

CONTENTS

1.	INTRODUCTION	3
2.	USE	4
3.	AMOUNT AND SCALE	5
4.	LAYOUT	5
5.	APPEARANCE	6
6.	ACCESS & PARKING PROVISION	7
7.	LANDSCAPING	7
8.	PLANNING CONSIDERATIONS	7
9.	RESPONSE TO PLANNING POLICIES	9
10.	CONCLUSION	10

1. INTRODUCTION

- 1.1 This report has been produced by Philip Plant of Mid West Planning Ltd and is based on the guidelines as set out in the CABE publication: 'Design and Access Statements: How to write, read and use them' 2006 and the National Planning Policy Framework and relevant planning practice guidance.
- 1.2 Philip Plant holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a member of the Royal Institution of Chartered Surveyors.
- 1.3 Philip Plant is the Managing Director of Mid West Planning Limited and is a former Senior Consultant at ADAS and Acorus Rural Property Services. Phil Plant has been the Managing Director of Mid West Planning Ltd since 2010 and he provides mainly rural planning advice to both applicants and to Local Planning Authorities.
- 1.4 This report and planning application have been prepared following the instruction of Mr and Mrs Mansfield, 24 Old Broadway, Withington, Manchester.
- 1.5 The proposal is the erection of a replacement 2 bay garage which is shared between numbers 24 and 26 Old Broadway, Withington, Manchester and straddles the boundary between these properties.

Location of Site and Background Information

- 1.6 Numbers 24 and 26 Old Broadway are located in the Old Broadway Conservation Area 4 miles to south of the City Centre and just beyond Withington. The avenue of properties was built and designed by the architect Emmanuel Nove from 1911 to 1913.
- 1.7 The avenue features detached and semi-detached substantial red brick houses of different design but all in the same design style, drawing on the Art Nouveau and Arts and Crafts movements of the time.

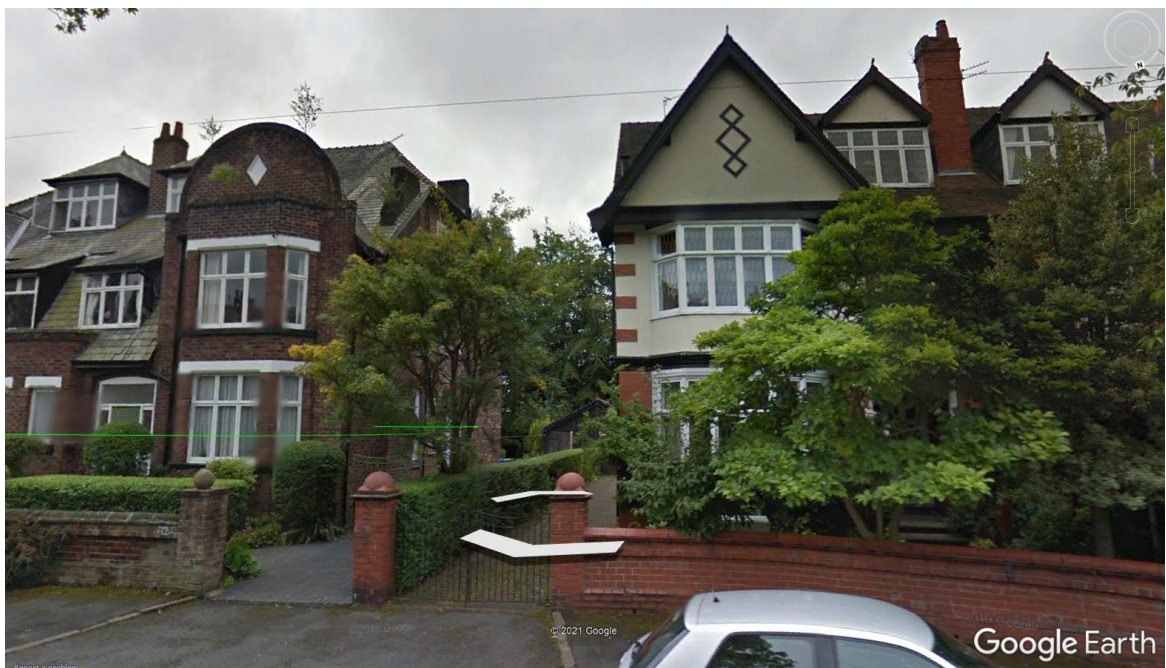


Plate One: 24 and 26 Old Broadway



Plate Two: Existing shared timber garage in between 24 and 26 Old Broadway, to the rear



Plate Three: Shared Garage in between two properties to the rear.

2.0 USE

- 2.1 Numbers 24 and 26 Old Broadway are large red brick semi-detached properties used as residential dwellings by Mr and Mrs Mansfield at Number 24 and Ms O'Connor at Number 26.

The Current Proposal

- 2.2 This application proposes the removal of the existing shared timber two bay garage and the erection of a two-bay oak framed and weather boarded garage. The reason for making one application is to ensure that both garages match and can be built as one.
- 2.3 The proposed garage will be shared by number 24 and number 26 Old Broadway and will straddle the boundary between the two properties.
- 2.3 The proposed garage will be located in the same location as the current timber garage.
- 2.4 The garage is designed and constructed by the company Oakwrights Country Buildings Ltd. The garage will be bought and owned by both parties and Oakwrights Country Building Ltd is contracted to both parties.

3. AMOUNT & SCALE

- 3.1 The footprint of the existing garage is 39m². The proposed garage will also have a footprint of approximately 39m².
- 3.2 The height of the existing garage is 4.5m to ridge. The height of the proposed garage will be 4.75m to ridge.

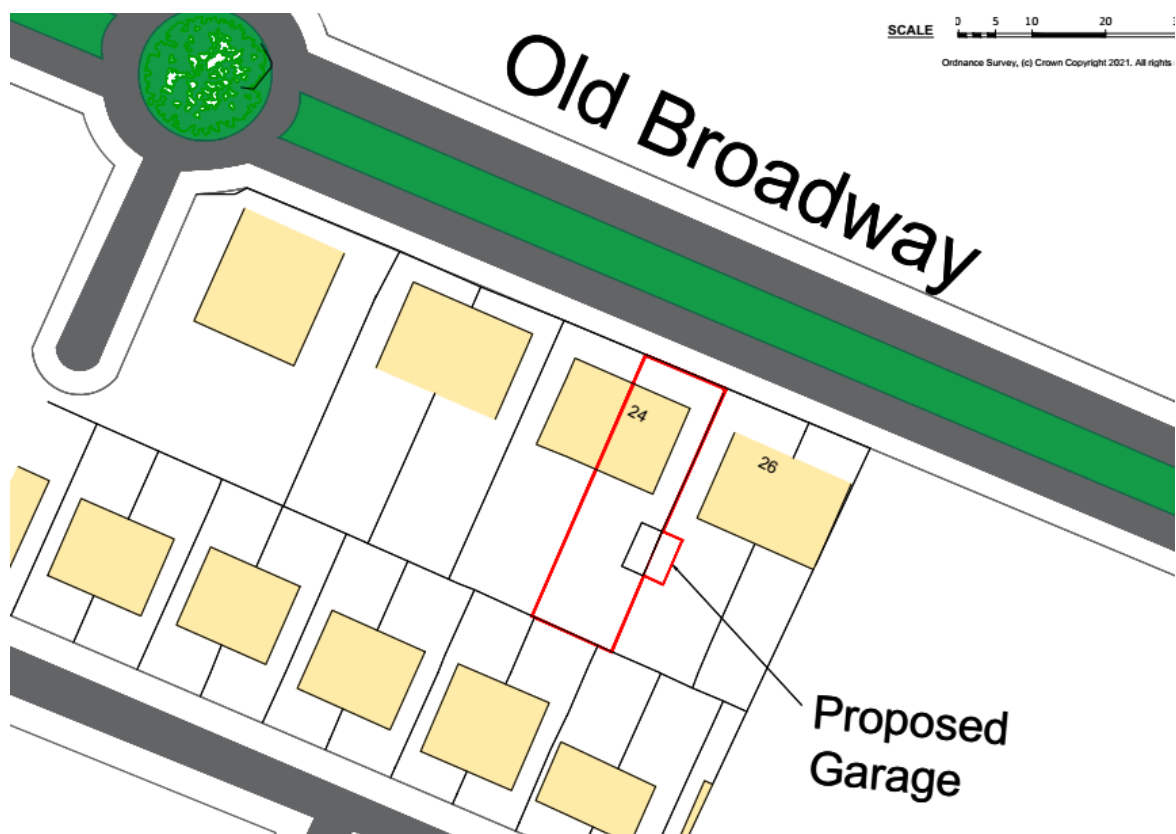


Figure One: Extract from the Site Plan

4. LAYOUT

- 4.1 The extract from the site plan above shows the proposed site layout. The proposed replacement garage will be located to the rear of number 24 and 26 Old

Broadway and equally straddle the boundary between the two properties, in the same location as the existing garage.

- 4.2 The access to the garage will remain as existing from both properties.

5. APPEARANCE

- 5.1 The proposed replacement two bay garage features a green oak frame with horizontally fixed timber cladding. The timber will be left untreated to allow it to 'silver' to a subtle grey colour over time which will blend and harmonise with the general colour and hue of the surrounding built environment.
- 5.2 The roof will feature clay tiles to match the existing residential properties.
- 5.3 The oak frame will sit on a brick plinth; bricks will be chosen to match the bricks of the host residential dwellings.
- 5.3 The garage front elevation will feature two side hung vertically clad timber doors for secure storage of domestic paraphernalia and gardening equipment. Windows will be timber framed.



Figure Two: Elevations of existing garage



Figure Two: Elevations of proposed garage

6. ACCESS & PARKING PROVISION

- 6.1 The proposals would not result in additional traffic generation and there will be no change to highway access, and therefore the proposals would not adversely affect highway safety.
- 6.2 The garage will provide under cover car parking for two cars.

7. LANDSCAPING

- 7.1 The garden benefits from mature trees and planting and comprehensive boundary treatments all of which will serve to screen the development. No further landscaping is proposed.

8. PLANNING CONSIDERATIONS

- 8.1 Central Government Guidance: National Planning Policy Framework
The National Planning Policy Framework (NPPF) was introduced in March 2012, updated July 2018, in February 2019 and again in July 2021, following call for a less elaborate and forbidding planning system which allows sustainable development to take place.
- 8.2 The National Planning Policy Framework, at the outset gives clear guidance about the three dimensions to sustainable development; the economic role, the social role and the environmental role.
- 8.3 At the heart of the NPPF is the presumption in favour of sustainable development – the “golden thread” running through the plan making a decision-making process. The

presumption in favour of sustainable development is the stance to be taken in determining applications in accordance with local development plans unless material considerations indicate otherwise. In the absence of up-to-date local development plans, local planning authorities should refer to the NPPF for guidance when determining applications.

- 8.4 At chapter 12 Achieving Well-Designed places the NPPF states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve and that planning policies should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

- 8.5 At Chapter 14. 'Meeting the challenge of climate change, flooding and coastal change' the NPPF says that the planning system should 'support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.' And at paragraph 158 states that local planning authorities should 'a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions;'

Local Planning Policies

Manchester's Local Development Framework Core Strategy Development Plan Document Adopted 11th July 2012

- 8.6 Spatial Principles -SP1
Development in all parts of the City should: - Make a positive contribution to neighbourhoods of choice including: - 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 or income. protect and enhance the built and natural environment.
- 8.7 Policy DM 1
Development Management
All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document: - Appropriate siting, layout, scale, form, massing, materials and detail.
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.
Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

Community safety and crime prevention.

Design for health. Adequacy of internal accommodation and external amenity space.

Refuse storage and collection.

Vehicular access and car parking. Effects relating to biodiversity, landscape, archaeological or built heritage. Green Infrastructure including open space, both public and private. The use of alternatives to peat-based products in landscaping/gardens within development schemes. Flood risk and drainage. Existing or proposed hazardous installations. Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques as follows (In terms of energy targets this policy should be read alongside policy EN6 and the higher target will apply): - a) For new residential development meet as a minimum the following Code for Sustainable Homes standards. This will apply until a higher national standard is required: Year 2010 – Code Level 3; Year 2013 - Code Level 4; Year 2016 - Code Level 6; and

- 8.6 Policy CC 9 Design and Heritage Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character. Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The Council will support high density and mixed-use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.
- 8.7 Policy EN 3 Heritage 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. 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 and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

9. RESPONSE TO PLANNING POLICIES

- 9.1 The proposal for the replacement shared garage at number 24 and 26 Old Broadway is considered to be sustainable development, and therefore is in accordance with the presumption in favour of sustainable development contained within the NPPF, and Manchester's Core Strategy.
- 9.2 In accordance with the NPPF objectives, and policy DM1 care and consideration has been taken in the design of this proposal with regards to layout, scale, use of materials and design. The adopted design has a simple form and appearance, appropriate for an outbuilding, with traditional materials and building techniques utilised to harmonise with the setting and character of the location within the curtilage of numbers 24 and 26 Old Broadway and the Old Broadway Conservation Area.
- 9.3 The proposed replacement garage will be located to the rear of the two dwelling houses in the same location as the existing garage and will mostly be screened from the public realm by the residential dwellings and by existing vegetation.

- 9.4 The proposal will result in an improvement in the quality of the residential amenity for the applicant through the replacement of an existing dilapidated garage.
- 9.5 The applicant has taken care that the design and appearance of the proposal respects the local distinctiveness of the Old Broadway Conservation Area, being a replacement timber garage building.
- 9.6 The proposals aim therefore to create a sustainable outbuilding through the use of sustainable materials. Oakwrights Country Buildings use sustainably sourced timber and traditional building methods combined with precision engineering to produce a quality product.
- 9.7 The type, siting, materials and design, mass and scale of development and the level of activity would maintain the local distinctiveness of the area. The proposed garage has the same approximate footprint as the existing garage and is just 0.25m taller, therefore the character of the incidental outbuilding will not be greatly changed and will be in keeping with other outbuildings at similar properties along Old Broadway.
- 9.8 The proposed replacement garage at numbers 24 and 26 Old Broadway will not adversely impact on the appreciation and understanding of the heritage values of the Old Broadway Conservation Area and this development will not negatively impact the setting of the Old Broadway Conservation Area and is therefore considered to be in accordance with Policy EN3.
- 9.9 In line with Policy DM1 these proposals will not adversely affect the amenity of the neighbouring properties. The proposals are too far away from the neighbours at numbers 28 Old Broadway and 22 Old Broadway for them to be overbearing or cause overshadowing and overlooking.
- 9.10 The residential amenity of numbers 24 and 26 Old Broadway will be improved through the provision of a modern timber framed replacement garage for the applicants.

10. CONCLUSION

- 10.1 The proposal for this replacement garage is considered to be sustainable development. The replacement garage will replace an existing dilapidated timber garage with an appropriately sized and designed building.
- 10.2 The proposed garage is approximately the same size as the existing garage and is in scale and proportion with number 24 and 26 Old Broadway which are substantial family homes. The proposed shared garage would be a subservient, and an incidental structure that would not detract from the character or appearance of the host properties. The oak-framed and weatherboard clad design is an appropriate choice of materials for an outbuilding in the Old Broadway Conservation Area.
- 10.3 Due to the good design, existing mature screening and use of appropriate materials the proposal will have no significant negative impact on the setting with Old Broadway Conservation Area.
- 10.4 The proposed shared outbuilding is subservient to the host dwellings and will result in improved residential amenity for the applicants through the provision of undercover parking and secure domestic storage.
- 10.5 The form, character and appearance of the host property and the Old Broadway Conservation Area will not be adversely affected by this proposal. It is considered that

the siting, high quality design and use of appropriate high-quality materials is in accordance with local and national planning policies.

Phil Plant MRICS BSc (Hons)

Mid West Planning Ltd

Rural Planning Consultant

Mid West Planning Ltd.

December 2021