

Manchester City Council

Planning and Regeneration Department
Town Hall
Manchester
M1

23rd September 2021

Dear Sir or Madam,

Re: Erection one two-storey dwelling on land adjacent to no.133 Nesfield Road, Manchester. M23 OHR

I write with regard to the above proposal seeking planning permission to erect one two-storey dwelling on land adjacent to no.133 Nesfield Road, Manchester, M23 OHR. Planning permission was granted previously, in 2010, under approval reference 111916/FO/2016/S2, that consent however, has since lapsed.

In accordance national and local validation requirements this application is accompanied by the following plans and supporting information:

- Application Form
- Application Plans
 - JHS_PL001 Location Plan
 - JHS_PL002 Site Block Plan
 - JHS_PL001 Existing Ground Floor Plan
 - JHS_PL001 Existing First Floor Plan
 - JHS_PL001 Existing Roof Plan
 - JHS_PL001 Existing Elevations
 - JHS_PL001 Proposed Ground Floor Plan
 - JHS_PL001 Proposed First Floor Plan
 - JHS_PL001 Proposed Loft Plan
 - JHS_PL001 Proposed Roof Plan
 - JHS_PL001 Proposed Elevations
- Community Infrastructure Levy Forms:
 - Assumption of Liability
 - Additional Information
- Climate Neutral Checklist; and

- Support Statement.

The application fee of £460.00 is paid.

Site Context And Surroundings

This application proposal relates to no.133 Nesfield Road, Northern Moor, an end-of-terrace dwelling situated on the northern side of Nesfield Road. The west of the site abuts a footpath leading to nos.2 -4 Sedgfield Walk located to the rear of the site and screened via mature boundary planting along the northern boundary. There are three blocks of flats located farther to the west of the application site, nos.131 – 119 Nesfield Road. The wider area is residential in character comprises mainly terraced dwellings and flatted development.

Application Proposal

The application proposal is to erect 1no. two-storey dwellinghouse onto the west side elevation of the no.133 Nesfield Road the host property, forming an additional terraced property. The site comprises approximately 190sq.m, which is sufficient to provide front and rear gardens for the new dwelling and its host, and include associated parking.

Planning History

111916/FO/2016/S2 - Proposal: Erection of a two storey 3 bed dwellinghouse on Land to the western side of no. 133 Nesfield Road.- Approved

Policy Compliance

The proposed development is in compliance with Policy DM 1 of the Core Strategy (2012) and National Planning Policy Framework (2021)

Policy DM1 provides that new development satisfy the following considerations:

Appropriate siting, layout, scale, form, massing, materials and detail – The proposed development would respect the prevailing building line and is of a height, depth and scale to match the host dwelling and surround dwellings. The proposed dwelling would form new terraced dwelling.

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 proposed development is designed to blend and harmonise within the surrounding area, with regard to scale and design. Appropriate fenestration and materials of construction will ensure the proposed dwelling would blend well within the 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 – The proposed development would not result in harm to the residential amenity of neighbouring dwellings, by virtue of a loss of light or privacy, overshadowing or have an overbearing impact. Residential use of the proposed dwelling would not give to undue noise or a reduction in air quality to the detriment of neighbouring amenity.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes - The proposed development would be fully compliant with Part M of the Building Regulation Northern Moor Metrolink Station is located within walking distance to (100 metres) to north-east of the application site, and there are high frequency bus routes along Sale Moor Road (B5166) 50 metres to the east of the application site.

Community safety and crime prevention – The proposed development will increase natural surveillance. Methods of construction would meet Part Q of Building Regulations (security dwellings).

Design for Health – The proposed development would provide high residential accommodation.

Refuse storage and collection – Storage of waste and recycling bins is provided within the rear garden and a ginnel provide a dedicated route to the street for collection.

Vehicular access and car parking – Two parking spaces are allocated to the proposed dwelling

Effects relating to biodiversity – the application site is presently laid to grass and is of low ecological value. Rear and front garden are provided for planting and the scheme design can include a bird box to ensure biodiversity net gain.

Green Infrastructure including open space, both public and private – The site is located close to green infrastructure leading to Baguley Brook to the North. This area is unaffected by the proposed new dwelling.

Flood risk and drainage – there are no flood risk matters arising from this development.

Existing or proposed hazardous installations – there are no hazardous installations proposed in this development.

Appearance

The proposed new dwelling would be identical in respect of size, scale and appearance, to neighbouring dwellings, and the proposed materials of construction would ensure the development would blend in well within the street scene.

Fenestration and appropriate materials of construction will ensure the proposed development blends well within the street scene and compliment surroundings area.

Layout

The layout of the site retains the existing arrangements and appearance of neighbouring properties. Vehicular access onto the property opens directly onto Nesfield Road via a drop curb crossover allowing vehicular access for two vehicles. A 'ginnel' located between the old and new dwellings will allow direct private access to the rear for refuse storage and collection, and general passage. The internal environment is designed in a practical manner to ensure maximum utilization of space and to satisfy Part M of Building Regulations.

Materials

Materials of construction will match the existing property with including bricks, roof tiles, windows and door designs to the satisfaction of the local planning authority.

CONCLUSION

The proposed dwelling is considered to be of an appropriate size, scale and siting, and design to form an acceptable addition to the existing terraced dwellings, that would complement the prevailing character and appearance of its host, that of the surrounding area, and would preserve neighbouring amenity. The proposal is considered to accord with the design aims set out in policy DM1 of Manchester City Council Core Strategy (2012 to 2027), the Guide to Development in Manchester - Supplementary Planning Document, and the National Planning Policy Framework (2021).

We request the City Council be minded to Approve, planning permission.

Yours faithfully

Peter Morgan

MA Dip TP EUD MRTPI