

**Supporting Statement for an extension to the rear of 47 Sedgeborough Road,
Manchester M16 7EU**



Site and Surroundings

The site comprises No 47 Sedgeborough Road, known as Sedgeborough House which was formerly the Little Western Public House. The site is located on the junction of Sedgeborough Road and Walford Street.

The building is used partly as an office for Westwood HomeCare and the remainder used as a 16 Bed House in Multiple Occupation, each with their own bathroom facilities, which is known as Western Lodge. The rear part of the building comprises a lean to structure which accommodates a shower room, WC and a storage area, adjacent to a backyard.

To the east of the site is a row of dwellings that face the rear of the site and front onto Thorncombe Road. To the north is a row of dwellings facing onto Sedgeborough Road, the end dwelling No 45 is located closest to the site. To the south is a further row of dwellings facing onto Sedgeborough Road and to the west is Whalley Range Methodist Church.

The character of the area is predominantly residential.

Proposed Development

The proposed development is for the demolition of the single storey lean to extension which currently accommodates a shower room, WC and storage area and to replace it with a larger single storey extension. The existing lean to structure to be demolished is shown below.



The proposed extension will accommodate a waiting area served by a disabled access, a communal lounge and store room for PPE. The floor area of the proposed extension would be 127 square metres.

The extension includes the footprint of the existing building, but will extend longer towards the eastern boundary of the site and wider to include part of the existing backyard.

The proposal will have windows facing out onto Walford Street and a window/door facing inwards. The elevation facing the properties on Thorncombe Street would be blank. The main access would be from the existing backyard. The extension would be constructed in matching walling materials and roof tiles to the host building and would have a hipped roof design.

Relevant Policy and Assessment

The site is located within Central Manchester and therefore Policy EC8 of the Councils Core Strategy applies. The policy promotes employment uses within the area. The proposal will significantly improve the facilities within the building and will ensure the long term future of the employees currently employed there. The proposal is therefore considered to comply with Policy EC8.

Policy 2 of the Councils Unitary Development Plan which refers to rest homes and nursing homes (Class C2) partially applies. The building is currently used as Supported Accommodation and an office associated with HomeCare, therefore the

use has been established. The proposal is to extend the existing business to provide additional communal accommodation and storage area for the business, as well as a disabled access and also replace the existing WC and and Team room with a disabled access one.

The Policy states the Council will have regard to the following:

a. the effect of the operation of the business on the amenity of neighbouring residents.

The proposed extension projects to the rear of the property, it will extend approximately 11 metres from the host building and abut the eastern boundary of the site. No 45 Sedgeborough Road is the nearest property, however the side gable of this property is blank and would not be overlooked by the proposal and it would not have any overbearing impact on this property. Adjacent to No 45 is the entrance to the car park.

To the east are No's 2/4 Thorncombe Road where there rear elevations face towards the site. The distance from the rear of these properties to the end wall of the proposed extension would be approximately 10 metres. The proposal is for a single storey extension with a hipped roof which slopes away from the eastern boundary. Furthermore, no windows would be placed in the eastern elevation. Therefore given the modest size of the extension, its roof design and distance from the neighbouring properties, the proposal would not be harmful to the outlook or privacy of the neighbouring residents.

b. the standard of accommodation for the intended occupiers of the premises, including the availability of private outdoor amenity space.

The proposal would improve the standard of accommodation for the residents, in that a waiting area and a communal lounge would be provided. At present the residents have to rely solely on their bedrooms for accommodation, the proposal provides additional space and for the residents to meet properly.

c. the effect of the proposals on visual amenity;

The proposal replaces an existing building with a larger extension. However the proposal is single storey with a low profile roof and will be to the rear of the host building. The proposal is not considered to be harmful to the amenity of the area.

d. the availability of adequate, safe and convenient arrangements for car parking and servicing;

The parking provision would not change as a result of the proposal. However the proposal would not increase the number of employees working at the site, it merely would provide improved accommodation, disabled access, better amenities for the disabled and storage facilities.

d. the ease of access for all, including disabled people;

The proposal would provide improved access to the building.

e. the desirability of avoiding an over-concentration of special needs or housing in any one area of the City.

The proposal is to extend an existing office and therefore this criterion is not relevant to the proposal.

f. the desirability of broadly maintaining the existing character of a residential street or group of adjoining streets.

The proposal is for a modest rear extension to the host building. The northern elevation would follow the line of the existing building to be demolished and the proposal would make better effective use of the redundant area to the rear of the building. Overall, the proposal would be an improvement to the existing character of the area and accords with Policy 2 in the round. Furthermore, this part of the site has been prone to fly-tipping and as a result of the development would remove that activity.

The site is located adjacent to Whalley Range Conservation Area. The boundary of the conservation area meets the south west corner of the site and then travels westward away from the site and abuts the nearby church.

Policy 18 of the Councils UDP refers to conservation areas. In particular criterion e) states that development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

Although the application site abuts the conservation area, the proposed extension is to be located on the north east corner of the site. The host building will therefore be located between the proposal and the conservation area. Given the position of the proposed extension and its modest form, it is not considered the proposal would harm the character or appearance of the conservation area and therefore complies with Policy 18.

Conclusion

The proposal would replace an existing structure with improved disabled access, disabled amenities and storage facilities. The proposal would provide disabled facilities and a storage area for PPE.

The proposal would secure the long term future of the building, it would not be harmful to the living conditions of neighbouring residents and would not be harmful to the character and appearance of the area or the adjacent conservation area.

The proposal would accord with the Councils Local Plan policies and the Council are therefore requested to approve the planning application.