

Planning Statement



Proposed Development

Application for planning permission for change of use of part of existing basement to create additional 2-bedroom apartment with associated external alterations comprising new windows and entrance door and external balcony railings.

Applicant:

MSB1 Ltd

Application Site:

Silverwood, 129, Barlow Moor Road, Didsbury,
Manchester, M20 2PW

The Planning Studio
111, Piccadilly
Ducie Street
Manchester
M1 2HY

Tel: 0161 238 4979

E: info@theplanningstudio.co.uk

Planning Statement

Silverwood, 129, Barlow Moor Road, Didsbury, Manchester, M20 2PT

1.0 Introduction

- 1.1 This report provides the planning case for supporting the grant of planning permission to the conversion of part of an existing basement in the subject property – an imposing late Victorian villa building situated at 129, Barlow Moor Road, Didsbury.
- 1.2 The assessment set down in this Planning Statement compliments appraisal of the proposed development provided in the accompanying Design & Access Statement prepared by the scheme architect 'Design Group'.
- 1.3 The proposal represents residential development into the area, which is supported by local and national planning policies, including the Manchester Unitary Development Plan, Manchester Core Strategy and the National Planning Policy Framework (NPPF, updated February 2019).
- 1.4 The NPPF sets down the Government's objectives and overarching national planning policy context which empowers local authorities to presume in favour of sustainable development that encourages growth in the economy, boosting growth in the delivery of new homes, sustainability and meet carbon reduction objectives.
- 1.5 It will be demonstrated within this Statement that the proposals will, if permitted, provide an opportunity to make full and effective use of an existing basement area, without affecting the redevelopment of the basement in connection with apartments approved under planning permission ref: 111296/FO/2016/S2 and the later separate planning consent for an 11th flat in the basement of the development – MCC planning application ref: 127904/FO/2020 .
- 1.6 The Manchester Unitary Development Plan identifies the site within an existing residential area.
- 1.7 Furthermore, as will be seen in the Planning History (section 2 of this report), the site has previously been granted for apartment led conversion of Silverwood, alongside additional new dwellings in the grounds of the main property.
- 1.8 The previous permission granted consent for the conversion of Silverwood for 11 no. 2-bed and 3-bed apartments. This permission is implemented and sets a precedent for residential conversion of the property Silverwood.
- 1.9 The proposal brings forward a sustainable development opportunity, creating an additional residential unit, creating additional value in the development, which in present economic situation, should be welcomed by the Council.

Planning Statement

Silverwood, 129, Barlow Moor Road, Didsbury, Manchester, M20 2PT

- 1.10 The developer seeks to obtain consent for the additional dwelling which is considered a more sustainable use of the basement area and will help maintain the building as well as providing much needed additional investment into the site, supporting the construction jobs to complete the development and also to allow for the impact of the recent coronavirus pandemic which has affected the scheme's costs pushing the development to the margins of viability.
- 1.11 The proposed development will deliver economic, social and environmental benefits that are not outweighed by any '*demonstrable and significant*' adverse impacts or other material considerations.
- 1.12 The full description of the development is provided in the application form and detailed in Section 2 below.
- 1.13 The architect have respected the main parameters of scale and quantum, layout, access and landscaped form as the previous consented development and took the opportunity to create an additional car parking space within the site.
- 1.14 In accordance with s38(6) of the Planning and Compulsory Purchase Act (2004), the application will be considered having regard to the Manchester Unitary Development Plan and Manchester Core Strategy (being the development plan for the area) and planning policy set down in other material planning policy documents, including the National Planning Policy Framework (NPPF), Manchester Design Guide and other relevant adopted planning guidance documents.
- 1.15 This Planning Statement should be read in conjunction with the following supporting documents, majority of which are resubmitted from the previous consented development:
- *Design and Access Statement* – Design Group Ltd
 - *Plans and drawings* – Design Group Ltd
 - *Crime Impact Statement* – Greater Manchester Police (original 2016)
 - *Heritage Statement* – Ludlum Associates (original 2016)
 - *Crime Impact Statement* – GMP (original 2016)
 - *Drainage Strategy* – RCD Civils (original version 2016)
 - *Waste Management Strategy* – Clearscript Ltd (original version 2016)

Planning Statement

Silverwood, 129, Barlow Moor Road, Didsbury, Manchester, M20 2PT

2.0 Site Context and Proposal

Site & Surroundings

- 2.1 The application site comprises a large former Victorian villa building, which is undergoing conversion to apartments. New build properties are constructed in the grounds of the site.
- 2.2 The application site lies at the south east corner of the junction of Barlow Moor Road (A5145) and Palatine Road (B5167).
- 2.3 The site area roughly square in shape and 0.3ha in extent, with a frontage to both Barlow Moor Road and Palatine Road. There are separate vehicular and pedestrian accesses from both frontages.
- 2.4 The site is occupied by Silverwood House which lies adjacent to the western boundary. There is a visitor car park to the front of the building and further parking on the hardstanding adjoining the building and with access from Barlow Moor Road.
- 2.5 Silverwood House has been extended to the rear and now abuts the former Coach House which lies on the southwest boundary.
- 2.6 A separate coach house, formerly occupied by a day nursery, is converted as a separate dwelling under the redevelopment proposals approved in November 2016.
- 2.7 There is recently constructed housing development within the grounds of the site running the full length of the southern boundary with access from Palatine Road.
- 2.8 The site lies in a mixed use area, which is predominantly residential, with Moor Allerton School immediately to the west and a parade of shops facing the north side of Barlow Moor Road. A dental surgery and physiotherapy clinic are on the opposite corner of Palatine Road.

2.9 Planning History

F00703 - Erection of a 4 storey building to form office accommodation at ground floor and first floor levels, 4 no. one bedroom flats at second floor level, and 4No. one bedroom flats at third floor level, with 20 car parking spaces, after demolition of existing property. Application Refused 6th November 1974.

070440/FO/2003/S2 - Change of Use of existing offices to form 11 no. apartments following demolition of existing extensions and erection of 2 storey extensions and associated alterations and erection of 3 storey detached building to form 7 no. apartments with additional landscaping. Application not determined.

Planning Statement

Silverwood, 129, Barlow Moor Road, Didsbury, Manchester, M20 2PT

076304/FO/2005/S2 - Change of Use of Silverwood House from offices (Class B1) to school (Class D1), erection of a single storey link between Silverwood House and Moor Allerton School, creation of additional parking, staff and visitor parking spaces, and elevational alterations to Silverwood House. Approved 1st March 2006

078292/AO/2006/S2 - Erection of a 4 metre high non-illuminated free standing signage board. Approved 23rd March 2006.

111296/FO/2016/S2 - Conversion and extension of preparatory school and nursery to form 11 residential units (10 apartments and 1 coach house) and the erection of 6 detached dwellinghouses (4 x 6 beds and 2 x 2 beds), with associated car parking and landscaping. Approved 1st November 2016.

127904/FO/2020/S2 - Creation of additional 2-bed apartment in basement of Silverwood House, together with associated external alterations.
Application approved 3rd March 2021.

The Development Proposals

- 2.10 The proposed development is described in the submitted planning application and the *Design Group* Design & Access Statement.
- 2.11 The proposal relates to conversion of the side/rear area of the existing basement of the existing Victorian villa, named Silverwood.
- 2.12 The additional apartment will be in addition to the 10 apartments approved in the conversion of Silverwood under the 2016 proposals, approved under application ref: 111296/FO/2016/S2 and the 11th flat which was also created in the basement, under MCC ref: 127904/FO/2020/S2.
- 2.13 The proposed apartment will have 2 bedrooms and take up the side/rear area of the basement of Silverwood House property.
- 2.14 The appearance and fenestration pattern of Silverwood House elevation facing Barlow Moor Road will be continued at basement level, with external alterations comprising new windows, entrance door and balcony railings.
- 2.15 The proposal will result in a modest change to the previously approved site layout to create an additional parking space. Overall, there will be 15 car parking spaces provided within the site.

Planning Statement

Silverwood, 129, Barlow Moor Road, Didsbury, Manchester, M20 2PT

3.0 Current Planning Policy Position

- 3.1 Relevant planning policies for the proposal are found within national planning policy (NPPF) and the statutory development plan (comprising the Manchester Unitary Development Plan and Core Strategy).
- 3.2 The Greater Manchester Spatial Framework (GMSF) is at draft stage with no agreement as the final draft to be issued for submission to the Secretary of State for examination in public. The draft GMSF is not considered to be determinative in the planning decision for the current proposal, and in any event, draft policies of the GMSF are of limited weight in the planning balance.

National Planning Policy Framework (NPPF):

- 3.3 The National Planning Policy Framework (NPPF, February 2019) sets out the Government's commitment to a planning system that does everything it can do to support sustainable growth.
- 3.4 *Paragraph 8* of the NPPF sets down the three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to deliver sustainable development.
- 3.5 *Paragraph 11* states that where policies are out-of-date, permission should be granted unless *"any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework."*
- 3.6 The NPPF encourages Local planning authorities to consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.
- 3.7 *Paragraph 55* of the NPPF advises that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.
- 3.8 In relation to the key government objective of supplying decent homes where people want to live, the revised NPPF sets out very clear expectations of local authorities to support local housing delivery.
- 3.9 *Paragraph 59* states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific

Planning Statement

Silverwood, 129, Barlow Moor Road, Didsbury, Manchester, M20 2PT

housing requirements are addressed and that land with permission is developed without unnecessary delay.

- 3.10 *Paragraph 61* sets out the policy position for delivering a range of housing for different groups in the community. The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.
- 3.11 *Paragraph 73* of the NPPF sets out the current government policy in respect of maintaining a 5 year housing land supply. It provides detailed assessment criteria for calculating the 5 year land supply allowing for buffers of 5%, 10% and 20% for past under delivery against strategic targets.
- 3.12 It is to be noted, that through cross reference, in *paragraph 11* of the NPPF the presumption in favour of sustainable development will be triggered where policies affecting the supply of housing are out of date, including where the Council cannot demonstrate a 5 year land supply.
- 3.13 *Paragraph 102* of the NPPF requires developments to be assessed for transport impacts, so that any adverse impacts can be minimised, opportunities to encourage walking, cycling and public transport. Patterns of movement and parking help to create high quality places.
- 3.14 *Paragraph 108* of the NPPF provides specific advice for development proposals, encouraging sustainable transport options, safe and suitable access provided, any significant impacts from traffic generated can be safely accommodated or mitigated.
- 3.15 *Paragraph 109* advises that applications should only be refused on highway grounds where there is clear impacts to highway safety or the cumulative impacts would be severe.
- 3.16 *Paragraph 110* of the NPPF requires proposals to give priority to pedestrians and disabled users, promote sustainable transport and use of public transport and cycling; promotes plug-in car parking spaces and safe and efficient servicing.
- 3.17 The NPPF places greater emphasis on making effective use of land. *Paragraph 117* encourages directing uses to sites that make effective use of land especially for new homes.
- 3.18 Substantial weight is to be given to development proposals that utilise previously developed land within settlement boundaries and to development proposals that promote use of under-used or derelict land (*paragraph 118*).

Planning Statement

Silverwood, 129, Barlow Moor Road, Didsbury, Manchester, M20 2PT

- 3.19 *Paragraph 122* requires decisions to support development that makes efficient use of land, taking into account number of factors, including greater densities in areas of high housing demand.
- 3.20 The revised NPPF also places much greater importance to the creation of high quality buildings and places.
- 3.21 *Paragraph 124* states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 3.22 Key to achieving good design, *paragraph 127* sets out detailed criteria for planning decisions to ensure that developments:
- 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 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;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 3.23 *Paragraph 128* states that design quality should be considered throughout the evolution and assessment of individual proposals.
- 3.24 *Paragraph 130* of the NPPF introduces a new duty on local authorities to ensure that design quality does not diminish after approval through to completion, for example through changes of materials or changes of details approved.

Planning Statement

Silverwood, 129, Barlow Moor Road, Didsbury, Manchester, M20 2PT

- 3.25 In relation to climate change (*paragraph 153*) developments are expected to take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.
- 3.26 Other NPPF policy advice of relevance, includes in relation to flood risk (*paragraphs 155 and 163*) to ensure the risk of increased flooding within the site and elsewhere is minimised, and incorporate sustainable drainage systems unless there is clear evidence that it is inappropriate to do so (*paragraph 165*).
- 3.27 *Paragraph 170* requires development proposals to protect and enhance features of the natural environment including biodiversity, minimising impacts and providing net gains for biodiversity interests, tree planting and addressing derelict land.
- 3.28 *Paragraph 178* requires planning decisions to ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination.
- 3.29 Noise, light and air pollution issues are dealt with in *paragraphs 180 and 181* of the NPPF, which expects developments to minimise impacts that create pollution or would affect living conditions.
- 3.30 In determining applications which affect heritage assets, local planning authorities should require an applicant to describe their significance in a level proportionate to their importance (*para. 189*). In planning decisions, they should take account of:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and
 - c) The desirability of new development making a positive contribution to local character and distinctiveness.

Manchester Unitary Development Plan (adopted 1995)

- 3.31 The UDP is 25 years old and whilst it is clearly of vintage the UDP remains the statutory development plan in force in Manchester.
- 3.32 The UDP is contained within the City Council's Local Development Scheme as a 'saved' document, and the following 'saved' policies are relevant to the determination of this application.

Planning Statement

Silverwood, 129, Barlow Moor Road, Didsbury, Manchester, M20 2PT

- 3.33 *Policy E3.3 (Enhancing the City's Environment)* – seeks to upgrade the appearance of the city's major radial routes and orbital roads, including improvements to the appearance of adjacent premises.
- 3.34 *Policy DC18.1 (Conservation Area)* – advises that the Council will seek to preserve and enhance the character of its designated Conservation Areas by carefully considering the relationship of new structures to neighbouring buildings and spaces and the effect of major changes to the appearance of existing buildings. Consideration will be given to the desirability of retaining existing features, such as boundary walls, gardens and trees.

Manchester Core Strategy

- 3.35 The Core Strategy Development Plan Document 2012 -2027 ("MCS") was adopted by the City Council in July 2012 and is the key Development Plan Document in the Local Development Framework (LDF).
- 3.36 The MCS replaces significant elements of the vintage Manchester Unitary Development Plan (MUDP) as the document that sets out the long term strategic policies for Manchester's future development, the MCS is to be used as the framework that planning applications will be assessed against.
- 3.37 There are a number of relevant policies within the MCS relevant to the consideration of the current application, in summary these are set out below.
- 3.38 *Policy SP1 (Spatial Principles)* - states that there should be a significant increase in high quality housing provision at sustainable locations throughout the City.
- 3.39 A further strategic objective is that the natural and built environment of the City should be protected and enhanced.
- 3.40 Outside of the inner areas of the City, the MCS provides emphasis upon increasing the availability of family housing with lower densities.
- 3.41 It is a stated objective of policy SP1 that 90% of residential development will be provided on previously developed land and take full advantage for the conversion of existing buildings. The design and density of housing schemes should contribute to the character of the local area and provide usable amenity space and provision for parking.
- 3.42 Policy SP1 states that priority will be given to bringing forward sites in close proximity of existing centres and high frequency public transport routes. Regard should be had to privacy of proposed and existing residents.

Planning Statement

Silverwood, 129, Barlow Moor Road, Didsbury, Manchester, M20 2PT

- 3.43 *Policy H6 (South Manchester)* – provides that South Manchester will accommodate around 5% of new residential development over the life time of the MCS and that high density development will only be appropriate within District Centres as part of mixed use schemes.
- 3.44 Policy H6 states that outside the District Centres, priority will be for housing which meets identified shortfalls, including family housing.
- 3.45 *Policy EN1 (Design Principles)* - requires that all development will be expected to follow the seven principles of urban design and that opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes.
- 3.46 The MCS policy EN1 strategy notes that within the Southern Character Area, there is a notable presence of older developments at key junctions and along historical radial routes such as Oxford Road, Wilmslow Road and Palatine Road. New development should seek to retain identify in such locations.
- 3.47 *Policy EN3 (Heritage)* - provides that the Council will encourage development that compliments and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods.
- 3.48 Policy EN3 provides that new developments must be designed so as to support the council in preserving and where possible enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance including listed buildings and buildings within conservation areas.
- 3.49 *Policy EN4* – reducing carbon emissions in new development.
- 3.50 *Policy DM1* – development management principles sets down a range of criteria against which proposals will be assessed.

Supplementary Planning Documents

- 3.51 Supplementary Planning Documents (SPD's) have been adopted by the Council and where relevant they form material considerations.
- 3.52 In relation to the assessment of the proposal for a housing development within Didsbury of most relevance is the '*Guide to Development in Manchester*' SPD 2007.

Planning Statement

Silverwood, 129, Barlow Moor Road, Didsbury, Manchester, M20 2PT

4.0 Planning Issues & Assessment

- 4.1 The planning issues of the development proposal will be considered by reference to the development plan and other relevant planning policies for the area and the significant impacts that might arise from the proposed development, particularly in relation to the suitability of the proposed use.

Land use Principles

- 4.2 Given that the Council has granted permission for the conversion of Silverwood for apartments (since implemented), the principle of the reuse of the building including the conversion of the basement for an additional apartment, is accepted.
- 4.3 The creation of a basement apartment does not introduce any new principles of land use and will be consistent with the use of the building for residential purposes, in this case for apartments.
- 4.4 The Manchester Core Strategy (MCS) policy SP1 supports the principle of delivery of housing in sustainable, accessible locations. The site fits the requirements of policy SP1 and is also supported by policy H6 of the MCS, which supports housing from windfall at higher densities in the district centres in South Manchester.
- 4.5 The site is part of a Mixed Uses area where residential and commercial uses interact to provide a vibrant local neighbourhood community which is blessed with a range of local shops and facilities.
- 4.6 The Core Strategy states that 90% of residential development will be provided on previously developed land (PDL) and take full advantage for the conversion of existing buildings – the proposal is compliant with this laudable strategic objective of the MCS.
- 4.7 The MCS also states that priority will be given to bringing forward sites in close proximity of existing centres and high frequency public transport routes – again the proposal is compliant, with both Barlow Moor Road and Palatine Road being highly accessible through local bus services and connections to the Metrolink to the Airport and the City Centre.
- 4.8 The NPPF paragraph 117 supports making full and effective use of land in sustainable locations. Paragraph 118 supports housing at higher densities on previously developed land sites in settlement areas. The proposal is wholly supported by the principles and policy objectives of the NPPF directing new housing to accessible locations such as Barlow Moor Road in Didsbury.

Planning Statement

Silverwood, 129, Barlow Moor Road, Didsbury, Manchester, M20 2PT

Housing Matters

- 4.9 Policy H6 (South Manchester) – provides that South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy and that high density development will only be appropriate within District Centres as part of mixed use schemes. The proposal is within the heart of the district centre close to all local amenities and is a prime location to contribute to housing within the South Manchester area.
- 4.10 UDP policy DC5.2 sets out a general presumption in favour of flat conversions within residential areas and on main road frontages, and notes that *“They will be particularly welcome where large, old, difficult to re-use properties are involved, and where proposed schemes provide investment enabling the retention and improvement of housing stock.”*
- 4.11 The proposed development is supported by saved UDP policy DC5.2. The original building was accepted as being suitable for conversion to flats and the basement area includes a substantial void which is ineffective use of the space. The proposal will complete the “full and effective re-use” of Silverwood, creating a high quality additional apartment that adds value to the development and ensures that all parts of the building is utilised to provide welcome additional family housing (2-bed apartment).
- 4.12 The conversion and refurbishment of the building would clearly represent the kind of investment supported by the policy, supporting the retention of the property and the protection of the contribution it makes to the character of the local area.
- 4.13 Paragraphs 59 and 61 of the NPPF encourage housing to meet local need, to boost housing delivery to meet the needs of all sectors of society. The basement flat is a beneficial addition to the existing converted scheme, providing a spacious 2-bed flat that will attract local families, couples and sharing partners to an area that is highly sought after by residents in South Manchester.
- 4.14 The proposed apartment is a 2-bed large spacious flat that creates an additional family dwelling in an area of South Manchester where such properties are at a premium and lack of supply is fuelling increasing prices.
- 4.15 The proposal is only one additional flat, however, it is part of the overall conversion of Silverwood for apartments and the new building housing in the grounds of the site.
- 4.16 The additional family dwelling created by the proposal accords with policies H6 of the MCS, DC5.2 of the UDP and advice set down in the NPPF, paragraphs 59 & 61.

Planning Statement

Silverwood, 129, Barlow Moor Road, Didsbury, Manchester, M20 2PT

Density and Scale

- 4.17 Overall, the scheme provides an additional apartment (12 in apartments in the existing building and 13 counting the converted coach-house) as part of the conversion of the former Silverwood building, which together with the new build housing within the site, the resultant density is approximately 50 dwellings/ha.
- 4.18 The proposal makes an efficient use of PDL in a highly accessible location, with the site being part of an area which is characterised by a mix of similar types of dwellings. The scale is similarly characteristic of built development in this area.
- 4.19 Core Strategy Policy H6 states that “High density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes.”
- 4.20 The policy seeks to restrict high-density development to places where it will be well served by appropriate services, to achieve sustainability. It is considered that the proposal would serve to achieve the intended outcome of policy H6. The proposal is for a minor form of higher density development.
- 4.21 The local area around the junction of Barlow Moor Road and Palatine Road demonstrates many of the characteristics of a district centre as defined in the core strategy, providing shops and other local facilities. The area also has excellent sustainable transport connections (Metrolink and frequent bus services) towards Didsbury and into Manchester City Centre and beyond.
- 4.22 Given these characteristics, the location of the site is considered appropriate for the higher density redevelopment proposed, particularly given the strong accordance with UDP policy DC5.2.

Design and Appearance & Heritage Impact Considerations

- 4.23 The proposals have retained and refurbished the existing Silverwood House and modified unsympathetically designed extensions. This was a welcome re-use of an important building in the local streetscene and one that was accepted by the Council as being a positive outcome of the original development approved under planning permission ref: 111296/FO/2016/S2.
- 4.24 In the originally approved development, the Council accepted that the former Silverwood House building is a ‘non-designated’ heritage asset and that the proposals approved under application ref: 111296/FO/2016/S2, did not harm the character or appearance, or the setting, of the nearby Albert Park and Blackburn Park Conservation Areas (designated heritage assets).

Planning Statement

Silverwood, 129, Barlow Moor Road, Didsbury, Manchester, M20 2PT

- 4.25 The previous proposals were supported by a Heritage Statement prepared by Ludlum Associates (LA). The LA Heritage Statement is submitted to complement the application documents with the current application, as the key aspects of the heritage policy considerations are relevant to this proposal to create an additional apartment in the basement.
- 4.26 The materials used in the proposed development relate to proposed minor external changes to the frontage of the building (windows, new entrance and railings). All materials will be chosen to match or complement the existing building and will respect the character and appearance of the existing building.
- 4.27 The minor alterations to the basement area of the side/rear of the building will not be discernible from views from Barlow Moor Road in any event as the boundary treatment on the Barlow Moor Road side is dense planting behind a boundary wall. There is limited if any views of the basement area from outside of the site.
- 4.28 Additionally, there will be modest changes to the previously approved landscaped area within the site, including the provision of an additional car parking space. This will be indiscernible from outside of the site and will be landscaped as part of the main proposals.
- 4.29 In relation to *crime and disorder*, the previously consented development which provided for the conversion of the former Silverwood House building, took account of the recommendations for reducing crime and disorder set out in the Greater Manchester Police Crime Impact Statement. The proposed basement conversion has been designed with consideration to the recommendations set out in the previously approved Crime Impact Statement.
- 4.30 Overall, the with the proposed modest external alterations and the re-use of the frontage area of the basement for a dwelling, in design and appearance terms, it is considered that the proposal will make a positive contribution to the site, the street scene and the nearby Albert Park and Blackburn Park Conservation Areas.
- 4.31 In design terms, there will be minor changes to the external appearance and this does not harm the character and appearance of the former Silverwood House building. In design policy terms, the proposals comply with policies EN1 (design) of the MCS and E3.3 of the UDP relating to enhancing the quality of the environment around arterial routes.
- 4.32 In heritage terms, the proposal for an additional basement apartment does not change the conclusions of the Ludlum Associates Heritage Impact Assessment and accordingly the scheme is compliant with policy EN3 (heritage) of the MCS and

Planning Statement

Silverwood, 129, Barlow Moor Road, Didsbury, Manchester, M20 2PT

policy DC18.1 of the UDP and accords with heritage policy advice set down in paragraphs 128 to 136 of the NPPF relating to heritage assets.

Access for disabled people

- 4.33 The development approved under 111296/FO/2016/S2 will comply with the Council's published guidance '*Design for Access*' and flats will be accessible to all, including level access.
- 4.34 The proposed flat is accessed via stairs to the front of the flat, which limits its usefulness for those with disabilities. However, this is not considered to be a negative factor of the proposals as the proposed basement flat is part of the larger scheme of conversion of Silverwood House, which provides Part M compliant apartments.

Pedestrian and Highway Safety & Sustainable Transport

- 4.35 Given that the lawful use of the site (prior to the implementation of the redevelopment permission) was a school and children's day nursery (Class D1 Non-residential Institution) and prior to that the site was used as offices (Class B1 Offices), it was argued in the original planning submission that this generated a significant amount of vehicular and pedestrian traffic, utilising the existing accesses from Barlow Moor Road and Palatine Road.
- 4.36 The consented development of 17 dwelling units has been approved and therefore it is acknowledged by the Council that the residential development will generate less vehicular and pedestrian traffic and the typical peak which occurs in the morning and evening drop-off and collection times is removed.
- 4.37 The addition of a single apartment on to the approved 18 dwellings does not alter the impact of the development in traffic terms and there is no grounds to justify any further reports on traffic impact.
- 4.38 The previously development provides off-street parking to meet the Council's Standards. To ensure that this continues to be the case, the approved site plan has been amended to include an additional parking place to support the proposed basement apartment.
- 4.39 In any event, the site is located in a highly accessible location, with good access to local shops and facilities and excellent access to public transport – frequent bus services along both Barlow Moor Road and Palatine Road and the close proximity of the Metrolink halt on Barlow Moor Road.

Planning Statement

Silverwood, 129, Barlow Moor Road, Didsbury, Manchester, M20 2PT

- 4.40 The site is well placed to encourage travel from the site by non-private car modes and in sustainable transport policy objective terms, the site is highly sustainable and displays all the locational credentials to support sustainable transport modes and walking trips. This accords with policy CC5 of the MCS and paragraphs 108 to 112 of the NPPF in relation to encouragement of sustainable transport.

Residential Amenity

- 4.41 The layout has been designed to comply with the requirement to provide adequate levels of amenity for proposed residents and existing nearby residents.
- 4.42 The approval for the conversion of the building for 11 flats included living accommodation (bedrooms) within the basement level (to the rear), which acknowledges that living accommodation within the basement level can provide adequate levels of amenity.
- 4.43 The proposed basement conversion is within a void space that takes up the front area of the basement, in which there are existing lightwells and the area of this space is of considerable area. The proposals include new light wells to increase the extent of natural ventilation and skylight and provide a good level of living conditions within the proposed basement conversion.
- 4.44 The previous approval of the conversion of the building for flats took account of the neighbouring land uses, which includes flats in the adjoining property at 174 Palatine Road, and other residential properties on the eastern side of Palatine Road. Other adjoining uses are a school, retail units, a dental surgery and physiotherapy clinic on the opposite side of Barlow Moor Road. None of these uses will be prejudiced by the proposed development and would not cause any harmful impact on the proposed basement conversion.

Amenity Space

- 4.45 The consented redevelopment of the site under permission ref: 111296/FO/2016/S2 provides private garden areas for the approved houses and shared amenity space for the apartments. This communal space will be available to the occupants of the proposed flat.

Technical Matters

- 4.46 *Flood Risk* – the site is not within a flood risk zone and does not create any new development outside of the existing building block.

Planning Statement

Silverwood, 129, Barlow Moor Road, Didsbury, Manchester, M20 2PT

- 4.47 The proposed development will utilise existing drainage capacity systems and provide new surface water drainage measures that can ensure the proposed development does not cause any flood risk from the development on site or elsewhere.
- 4.48 A surface water drainage strategy plan was approved as part of the main development scheme for the site and the proposed conversion of the basement will connect into the previously approved drainage scheme. A copy of the approved drainage scheme is submitted for reference (RCD Civils).
- 4.49 *Refuse Strategy* – the submitted plans provides information identifying the proposed refuse storage locations for the development, with bin storage provided in accordance with previously accepted number of bin stores and locations of these within the site. Movement of bins during collection days will be the responsibility of the residential management and collection of domestic refuse and recycling materials will be managed to be serviced by the Council's kerbside collection services.
- 4.50 The previously approved waste management strategy for the site (*Clearscript Ltd*) will be utilised to include the proposed basement flat.
- 4.51 The bin collection management system will be the same as for the 10 approved flats within the building. There is no changes to the previously approved waste management strategy, a copy of which is re-submitted for approval in regard to the proposed basement flat.

5.0 Conclusion & Applying the Planning Balance

- 5.1 The proposed development will facilitate an additional 2-bed apartment within a large void area of an existing basement of the former Silverwood House building, which has been approved for (and has undergone) conversion for 10 flats.
- 5.2 The proposed flat makes full and effective use of the existing building, which is previously developed land, and the site is located within a highly sustainable location within a busy part of the Barlow Moor Road/Palatine Road area of Didsbury.
- 5.3 The proposals represent a beneficial use of PDL site, compliant with primary policy objectives of the NPPF (paragraphs 117 and 118) and with policies SP1 and H6 of the adopted Manchester Core strategy (MCS). This context provides the basis for supporting the principle of the re-use of the basement for an additional flat, which is also consistent with the approved development of 111296/FO/2016/S2, itself providing for the conversion of the building for flats.

Planning Statement

Silverwood, 129, Barlow Moor Road, Didsbury, Manchester, M20 2PT

- 5.4 The proposed flat is located in an area where there is every opportunity to access all local neighbourhood services by foot, cycle and public transport.
- 5.5 The site's close proximity to bus services and the Barlow Moor Road Metrolink halt, provides the site with excellent credentials for encouraging sustainable forms of travel – according with policies CC5 and H6 of the MCS and policy advice of the NPPF relating to sustainable travel.
- 5.6 The proposed conversion is designed to provide a good level of amenity, with additional lightwells to the front part of the basement frontage. These are minor external alterations that do not affect the overall physical appearance of the building, which is set back within the site and is almost totally screened from public views on Barlow Moor Road due to the site boundary treatment (wall and planting).
- 5.7 The proposal will present only minor changes to the external appearance and these do not cause any harm to the appearance of the building. The building will continue to contribute positively to the local surroundings and play a role as a non-designated heritage asset.
- 5.8 Nothing about the proposal, relating to the conversion of the frontage part of the basement, impacts on the character and appearance of the nearby Albert Square and Blackburn Square Conservation Areas.
- 5.9 Overall, the proposed conversion of the basement is an appropriate use for the basement in which there is previously approved living accommodation and would make a beneficial use of the building.
- 5.10 The proposal is sustainable development and complies with the presumption in favour of proposed development set down in policy SP1 of the MCS and with paragraph 11 of the NPPF. There being no overriding demonstrable and significant adverse impacts, the application should be approved without delay.