

The proposal is considered to be over developed;

There are 4 custom built flats and one converted flat in Moston Vale, it is the opinion of the applicant that the addition of two flats cannot be considered over development. Nor will the demands upon infrastructure and services be compromised. It is the opinion of the applicant that there is an immediate demand for the development of housing mix.

Any modest addition will not impact upon the areas amenities, nor will it cause any long-lasting adverse effect upon the character of the area. A mix of uses also means that higher density development does not overly dominate the character of the area.

The occupancy levels are taken from the area information of Top Vale Moston

1 person occupancy = 50	Homes owned outright = 46
2-person occupancy = 56	Homes mortgaged = 35
3-person occupancy = 23	Shared occupancy = 1
4-person occupancy = 15	Rented = 5
5-person occupancy = 3	Rented private = 63
6-person occupancy = 0	Rented other = 3
7-person occupancy = 1	Rented free = 5

This analysis suggests that there is strong evidence that the housing mix is unbalanced, with a third of the occupancy dedicated to 1 person. 42% of homes are rented, this also suggests that there is a demand for the type of rented property that the applicant wishes to provide.

The Guide to Development in Manchester Planning and Planning guidance (Adopted April 2007) has been considered in support of our application,

The effect of the proposal on the character of the area having particular regard to the supply and mix of housing;

Section 2.45 states

Successful neighbourhoods offer a choice of housing to enable residents to continue to live in an area as their needs and aspirations change.

Social and private housing should complement each other to deliver choice and balance. Whilst we do not rule out large, thoughtfully designed single tenure housing developments in appropriate locations, these need to link effectively into neighbouring areas and contribute to a balanced neighbourhood overall.

Section 2.46 states

Housing developments should be designed to be fully accessible and adaptable to the changing physical needs of people as they age. This should be achieved, not only internally, but also in the design of external areas. A variety and mix of uses is encouraged

Section 2.47 states

UDP Part 1 Policy R1.1 refers to the pursuance of an area-based regeneration strategy to maintain and create sustainable communities. One of the best ways of creating sustainable communities is by providing a balanced mix of uses. This can be achieved in a number of ways: within different parts of a neighbourhood; in different parts of a development scheme; in adjacent buildings along a street; or in buildings that accommodate a number of uses.

High standards of construction, good space standards, effective servicing arrangements and proactive management practices will be necessary to ensure that the amenity of adjacent residents and users is respected. A mix of uses also means that higher density development does not overly dominate the character of the area.

Impact upon the area

Policy H3 of the Manchester Core Strategy Development Plan Document (adopted July 2012) (MCS) indicates that within North Manchester priority will be given to family housing and other high value, high quality development. This aim is supported by the North Manchester Strategic Regeneration Framework (October 2012) (SRF) which seeks to ensure that new housing developments in the area help to diversify the mix of housing in the area, and in particular to provide more family orientated 3 and 4 bed homes. It also seeks to improve the quality of housing in the private rented sector.

It is accepted that the proposal would not provide family housing which is the priority for the area, but Policy H3 does not prevent the provision of other forms of residential development in the area.

It is the opinion of the applicant that it would not adversely impact the overall aim of increasing the amount of large family housing in the area. As such it is considered that the proposal would not have an unacceptable impact on the character of the area having particular regard to the supply and mix of housing. It accords with Policies SP1 and H3 of the MCS which provide the key spatial principles for development in the city, and guidance on residential development in North Manchester respectively. It is also considered it accords with the National Planning Policy Framework

Living Conditions – of occupiers and future occupiers and whether or not the proposal provides sufficient amenity space.

The end gable terraced property is located near the southerly end of Waverley Road the image provided (see appendix 1) shows the many interconnecting streets that lead onto a very

busy Church Lane. As such the background noise levels in the vicinity of the application site are relatively high, and are likely to remain so.

The creation of two flats could create additional pedestrian and vehicular activity to the site. In particular it could result in an increased use in the rear alleyway.

However, the alleyway already provides access to a number of properties and there will also be comings and goings associated with the occupiers of the terraced housing close to the application site.

In the light of this any noise and disturbance resulting from the creation of 2 additional flats with two single occupants would be minimal in comparison with, and indistinguishable from, that associated with other residents, users of the nearby properties, and traffic using the access roads. As such it is our opinion that this would have a minimal impact on the occupiers of other properties.

The applicant also respectfully brings to the attention of the planning officer that the newly furnished property will comply with the very high standard of the current Building Regulations one of which will be Approved Document E The resistance to sound, this application in itself will contribute significantly to reducing any noise pollution.

Policies both with the MCS and the Unitary Development Plan for the City of Manchester (adopted July 1995) (UDP) require that new developments should be provided with adequate private outdoor amenity space, although there is no specific guidance on the amount of space that should be provided.

In this case the small rear yard of the property would be shared between two single residents. Although the outdoor space would be limited, given the size of the flats, we consider for single occupants the availability of private garden space is likely to be a lower priority than the good accessibility into Manchester City Centre that the scheme would provide.

Never the less the applicant will provide albeit in a limited space a strong visual amenity in the form of Hanging baskets, floral decorations to available wall space, Garden boxes with small manageable bushes, bird boxes and any other visibly acceptable foliage. The maintenance of these will be the responsibility of the two tenants. (See appendix 2 for example)

Furthermore, it should be noted that the site was in close proximity to Queens Park, and Boggart Hole Clough which would enable occupiers of the flats to use its facilities on a daily basis if they so desired.

Overall, whilst we accept that it is desirable for new developments to provide high quality private external space for occupiers, we consider that in this case the provision of only a very small area of

outdoor space would not result in unacceptable living conditions for future occupiers, and would not represent the over development of the site.

As such we consider the proposal accords both with Policies SP1 and DM1 of the MCS, and with Policy DC5 of the UDP which, amongst other things, seek to ensure that adequate living conditions are provided for existing and new residents.

Whether or not the proposal meets the space standards for residential dwellings

The applicant accepts that there are National Space Standards for newly built houses and flats. There is a drought on any information relating to conversion of houses into flats for the City of Manchester. There is also no evidence of any flat conversion guide lines for the City of Manchester for the conversion of houses into flats.

It is considered that the applicants' proposals in terms of space is generous. Both flats have separate entrances. The development provides a high standard of accommodation. There are no visible alterations to the property from the street scene.

Whilst the proposed flats would be reasonable in size, and may just fall short of the minimum National Residential Space Standard, this does not necessarily mean that the accommodation provided would be low quality. The flats have been designed to an high standard with modern fixture and fittings, a generous use of space provides for a separate en-suite, and a spacious well-appointed lounge.

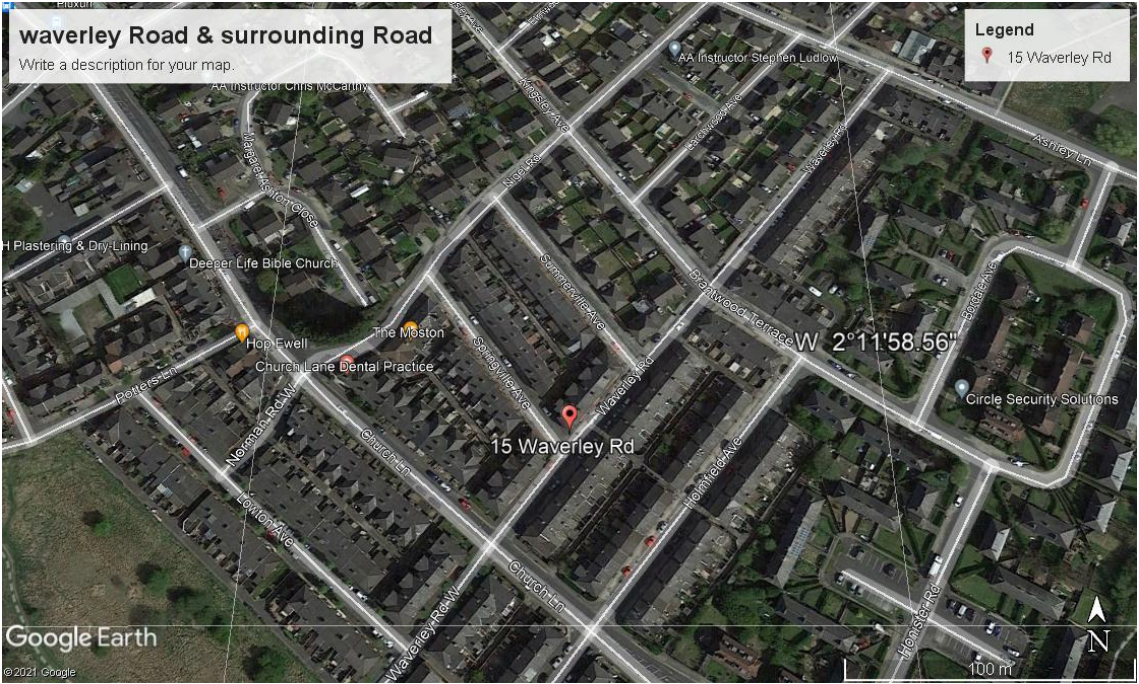
The applicant respectfully asks the planning officer to reconsider the initial concerns outlined in the email dated the 20th of September 2021 and seeks the support of the planning officer for the development.

John N Marsden

On Behalf of Plans2ExtendLtd

Date 22/10/2021

Appendix1



Appendix 2

Appendix 2

