

PLANNING STATEMENT

This planning statement has been prepared by JOHN N MARSDEN for Mr. Dean Bryan of BRENTWOOD lettings in support of a planning application for 15 Waverley Road Moston M9 4LX

The planning statement is to identify and assess the main planning considerations raised by the application in the context of relevant national and local planning policies.

Planning Permission is required for the conversion of a dwelling house into two or more flats as Section 55 (3) (a) of the 1990 Town and Country Planning Act states that 'the use as two or more separate dwelling houses of any building previously used as a single dwelling house.

Site History

There is no evidence on the Manchester planning search of any history attached to 15 Waverley Road Moston M9 4LX

Property Description

The property is approximately 90 years old. The property is a two-bedroom end terrace, the front and side elevation is constructed with imperial stock brick. The rear elevation has been constructed with imperial common brick. The rear elevation has been finished with a white textured paint. The roof tiles are grey slate tile, the property is complemented with a traditional chimney stack.

Set to the front of the property are 3 windows one upstairs and two downstairs.

The main entrance to the property is from the front elevation. Entrance into the rear Yard area is via a gate located on the side elevation.

A gated alleyway secures the entrance through to the rear elevation.

The property is fronted by a pavement on Waverley Road and Spring Ville Avenue

SITE CHARACTERISTICS

The application site lies within a mix of modern residential properties and terraced properties. The application site lies between Waverley Road. and Springville Avenue. The property is an end terrace on a block of seven properties. Open land is accessible to the West and East of the application site, with visible well-worn tracks. The properties are fronted with generous size footpaths. Some of the terrace property close to the development site have benefited from external alteration/improvement

During my site walk around I found the area to be very active, orderly, with little disruption to the amenity of the area.

The position of 15 Waverley Road on the street scene is different only by its position and angular shape

PROPOSED WORKS

The application seeks to provide an extensive redevelopment of the property it will provide added benefit to the locality. The applicant is a successful business-person who operates a letting agency he is fully aware of the need for good quality flats within the Moston area.

The applicant proposes two generous spacious modern flats. The flats will have their own private access. the layout provides for a large kitchen/diner. The lounge will provide an excellent area of comfort for relaxation, the en-suite will include a large shower, toilet and wash basin, a small towel radiator will ensure that the area is maintained to a comfortable temperature.

The Development will provide a new modern staircase to compliment the conversion. The stair way access for the 1st floor flat, will be from the rear yard area, modern security doors and fire doors will be installed to comply with Building Regulations. The development will embrace the requirements of current Building Regulations in terms of:

Fire Safety.

Material & Workmanship.

Resistance to passage of sound.

Ventilation.

Electric safety.

Security.

Hygiene and water supply.

Each flat will have independent electric, gas, and water meters.

Corners of buildings create visual interest, enliven the streetscape, and contribute to the identity of an area. Corners help people to find their way around an area and are often used as meeting points. Corners should therefore be designed with attractive window, entrance and elevation detail and site boundaries should be high quality. On major routes they should accommodate active ground floor uses, entrances, art, or signage, to reinforce the character of the street and the sense of place. Corners can also be marked by trees or public art to create attractive open space landmarks

The application will require a change of use from a 2-bedroom terraced property. Building Regulations will also be required.

The applicant has provided for a development in accordance with Manchester City's adopted quality residential guidance policy.

The Planning and all associated documents have been raised to support the application.

This application will demonstrate that the development is acceptable and complies with local and national policies and the Manchester planning guidance policy adopted in April 2007.

The property is set off the main arterial Rochdale Road which connects the M9 area to the centre of Manchester, Rochdale, Oldham, and Manchester. It is 2 miles north of the City Centre. The site is considered to be within a sustainable location it has excellent links to the public transport system, shops, and local amenities. A large supermarket is close by, just off Conran St and Moston lane, with multiple retail stores, Schools, libraries, chemist, swimming baths post offices, childcare centres and youth clubs are also within walking distance. Two of the largest open spaces Boggart Hall Clough and Queens Park are within a short walking distance from the proposed location. To support our application, we will rely on the Councils own Core Strategy which was adopted in 2012 forming a planning framework up until 2027.

RELEVANT PLANNING POLICIES

To support our application, we will rely on the Councils own Core Strategy which was adopted in 2012 forming a planning framework up until 2027.

We consider that the policies detailed below contribute to and support our application.

Policy SP1

The policy states that development in all parts of the City of Manchester should make a positive contribution to neighborhood's of choice.

Policy DM1 States: that development should have a regard to a range of specific issues such as residential amenities, accessibility, highway safety,

Policy H1 States: That proposals for new residential development should contribute to creating mixed communities by providing house types to meet the need of a diverse and growing population. Priority should be given to sites which are in close proximity to centres of high frequency public transport and to the re-use of previously developed sites in sustainable areas.

Policy EN3 States; Sets out to protect the character of the City's heritage assets from the effects of development.

Policy ENV4; Proposals should minimise the need to travel by ensuring that developments are close to existing services to give people the opportunity to live and work within a sustainable distance.

Policy T2 States; New developments should be easily accessible by walking cycling and public transport, connecting residence to job centre's, health and leisure centre's open spaces and educational opportunities.

NPPF National policy planning framework.

States: The 12-core planning principle should be taken into account when making and taking a decision. **The NPPF States:**

The presumption in favour of sustainable development

Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:

a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

1 the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Plan-making

The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area;

a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.

Plans should:

a) be prepared with the objective of contributing to the achievement of sustainable development;

b) be prepared positively, in a way that is aspirational but deliverable;

c) be shaped by early, proportionate and effective engagement between plan makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;

d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;

e) be accessible through the use of digital tools to assist public involvement and policy presentation; and

f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).

“Planning should proactively drive and support sustainable and economic development to deliver the homes that the country needs.” “Every effort should be made to meet the housing and business needs and to respond positively to wider opportunities for growth.” “Always’ seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings” “Paragraph 49 states: that housing applications should be considered in the context of the presumption in favour of sustainable development.

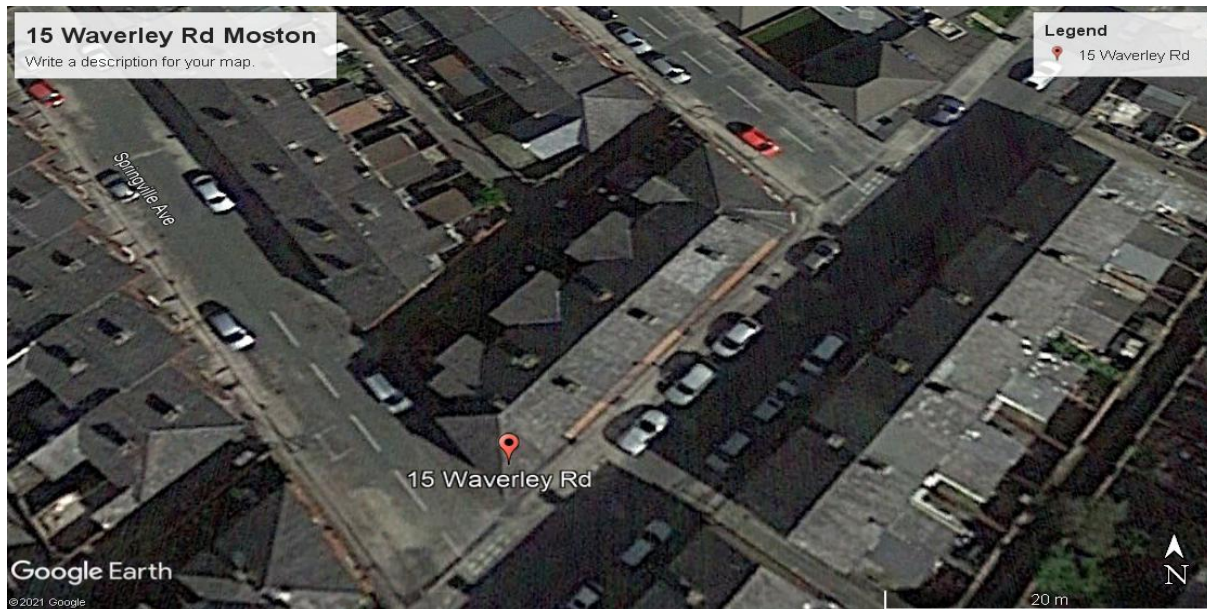
Paragraph 50 states: That local planning authority should deliver a wide choice of high quality homes, and create sustainable, inclusive and mixed communities.

EXISTING PLANS



PROPOSED PLANS





Core Strategy policy H1 States:

New residential development should contribute to creating mixed communities by providing housing types to meet the needs of a diverse and growing population.

The application proposes for three additional dwellings which will be suitable for young single/couples aged between 16 & 40

The area guide for headed MANCHESTER MOVE states that availability for single/couples is below average.

Policy H1 also states that priority should be given to sites which are in close proximity to public transport routes and to the re- use of previously developed sites in sustainable locations.

The site is well connected to the public transport system as set out in a previous paragraph. It also states that applications should be considered in the context of sustainable developments.

The proposals will utilise two neglected empty floor spaces, the property would only degrade if it remained vacant.

The effect of development on residential amenity:

The proposal seeks to make efficient use of a Victorian terrace property with only a few minor external alterations.

The internal alterations will benefit from the use of sound insulation to reduce the transmission of sound. The building materials will also be of a high standard. The applicant will engage with suitably qualified trades to ensure that the property benefits from the very best of innovations to ensure compliance to all relevant Building Regulations. It is not considered that a minor scheme as the one being proposed will have any effect on traffic or parking.

The application is promoting sustain modes of travel with the inclusion of a small bicycle shed. The scheme is compliant with Manchester Residential quality Guidance document. It protects and exploits opportunities for sustainable transport modes.

BIN STORAGE & WASTE STRATEGY This is covered in a separate report.

CRIME & SECURITY This is covered in a separate report.

SPACIAL PLANNING This is covered in a separate report.

NATIONAL SPACE STANDARDS This is covered in a separate report.

FLAT CONVERSION This is covered by a separate report

09_Artist illustrations



View from Waverly Road West looking south

MOSTON VALE REGENERATION SCHEME

Councillor Paul Murphy, Chairman of the Irk Valley Steering Group, said: "This scheme will dovetail perfectly with other regeneration initiatives in the surrounding area. It will provide both local residents and workers at the prestigious new Central Business Park with somewhere

to relax or exercise. Moston Vale is going to be a valuable asset for this area for generations to come.”

The Northwest Regional Development Agency (NWDA) and its partners announced that North Manchester’s Harpurhey district is to receive more than one million pounds of regeneration funding to create and manage a new community woodland. The 21-hectare site, known as Moston Vale, has been selected and approved for regeneration under the ‘Newlands’ scheme, a program billed as ‘land regeneration for the 21st Century’. The scheme is set rejuvenate 435 hectares of the region’s damaged land, boosting economic and social conditions across Greater Manchester and Merseyside. Moston Vale is the first Newlands site to be given the green light for work to start

CONCLUSION

The applicant respectfully concludes that the application provides and fulfills the requirements of the LPA and recommends that the LPA approve the application.

The applicant trusts that the delegated planning officer will engage with the agent on any issues that is considered necessary to progress the application.

We trust that this planning report will provide additional dimensions which we consider could persuade the delegated planning officer to support the application.

It is the opinion of the applicant that the proposed development justifies consent for the conversion of two flats.

This small scheme will still retain the same appearance and will not impact upon the local area, save that it will provide 2 very much needed accommodation in an area that is statistically much needed.

For the reason set out in this statement together with other supporting application plans and documentation, the L P A is requested to grant planning permission for the proposed development.

CRIME STATISTICS FOR HARURHEY

	ASB	Burglary	Robbery	Vehicle	Violent	Shoplifting	CD&A	Other Theft	Drugs	Bike Theft	Theft From the Person	Weapons	Public Order	Other	Total
Oct 2020	0	0	0	0	4	0	0	0	0	0	0	0	1	0	5
Jan 2020	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Nov 2019	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Oct 2019	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Sep 2019	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Aug 2019	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Jun	55	5	6	13	185	17	30	24	5	3	5	7	49	9	413