



Planning and Heritage Statement

19 Rowan Avenue
Whalley Range
Manchester
M16 8AP

3 velux roof windows and a picture window on the rear-facing outrigger mono-pitch roof. A pitched roof dormer window to the rear roof.

July 2021

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1. INTRODUCTION

1.1. This planning statement has been prepared by Emma Jones MRTPI of Acer Town Planning. It accompanies a householder planning application at 19 Rowan Avenue for:

3 velux roof windows and a picture window on the rear-facing outrigger mono-pitch roof. A pitched roof dormer window to the rear roof.

1.2. This structure of the remainder of this statement is as follows:

- **Section 2:** provides an overview of the property, surroundings and relevant planning history.
- **Section 3:** describes the proposals.
- **Section 4:** assesses the development against the relevant planning policy considerations.
- **Section 5:** concludes this statement.

2. SITE DETAILS AND PLANNING HISTORY

Site Details

- 2.1 The application property, 19 Rowan Avenue, is a pre-war two storey 4-bedroom semi-detached property situated within the suburb of Whalley Range in the south of the urban area of Manchester.
- 2.2 The area is primarily residential in character. The property and surrounds can be seen in Figure 1. To the north west, the property is adjoined to number 21 Rowan Avenue. To the south east the property shares a boundary with number 17 Rowan Avenue. The rectangular rear garden backs onto the rear of similar style properties along Wood Rood.
- 2.3 The property retains much of its original character. It is a mainly red facing brick built with modern square bays to the front and side, a feature large arched set back entrance and a single storey outrigger to the rear.

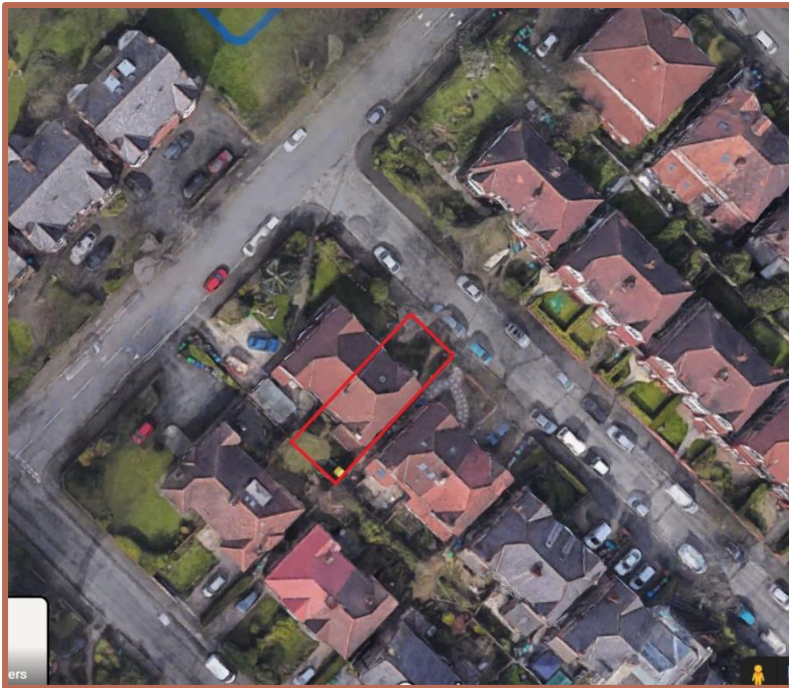


Figure 1: 19 Rowan Avenue: Google Maps satellite imagery: Accessed July 2021

Whalley Range Conservation Area

- 2.4 The property is located within Whalley Range Conservation Area.

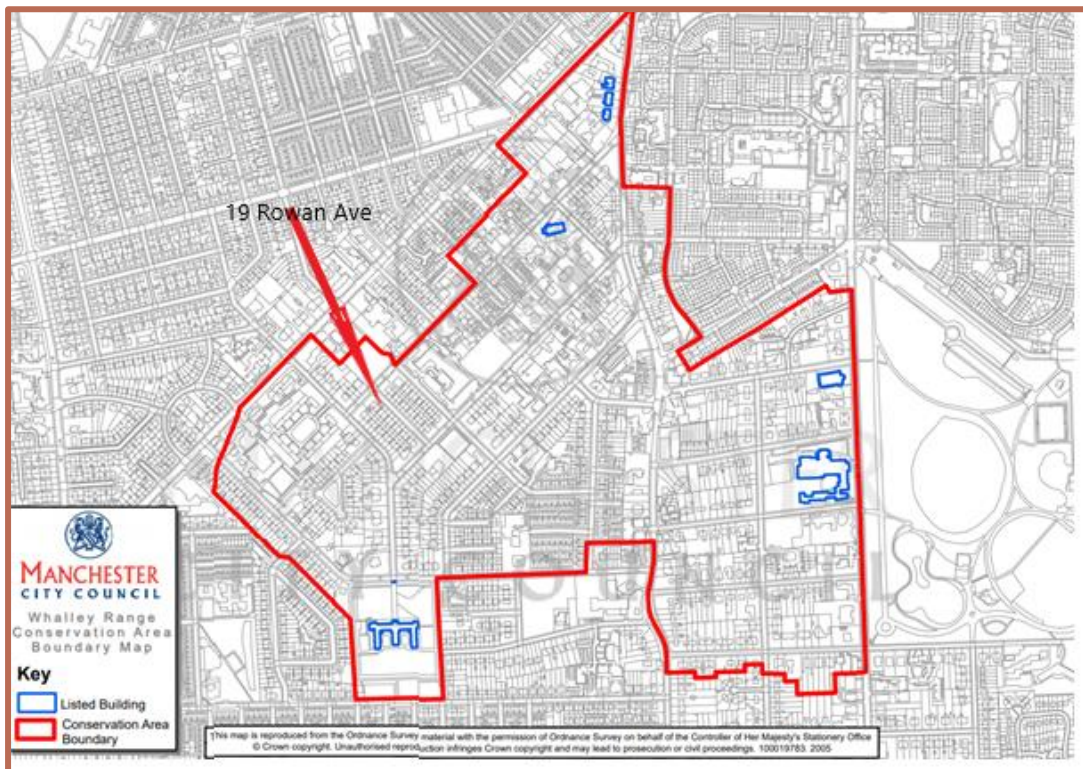


Figure 2: Whalley Range Conservation Area Map

- 2.5 Information from Manchester City Council's website confirms that Whalley Range was one of the first suburbs in Manchester following the Industrial Revolution. The estate was established by Samuel Brooks laid out between two farm tracks, now Withington Road And Upper Chorlton Road as an area of large houses on tree-lined avenues.
- 2.6 The Council state that after the second world war the area suffered decline and more recently redevelopment of old large houses. As such they designated the conservation area with the aim of halting the trend and encouraging the refurbishment of the original housing stock. Advice states that:

Owners of a property in the area are encourage to retain the original character and detail of their houses or premises.

- 2.7 Historic maps show the development of Rowan Avenue in the early part of the 20th century. In 1905 the area where Rowan Avenue is located was part of a large block occupied by up to two large houses. By 1915 maps show the block completely re-developed along a grid pattern of semi-detached housing lining a new road through the centre of the plot - Rowan Avenue -, Wood Road to the south and Russell Road to the north.

2.8 Today the street is a mixture of traditional houses and those converted into 2 or even 3 flats. 19 Rowan Avenue itself had been previously converted into flats, a nursing home/hostel and then converted back again to a family home.

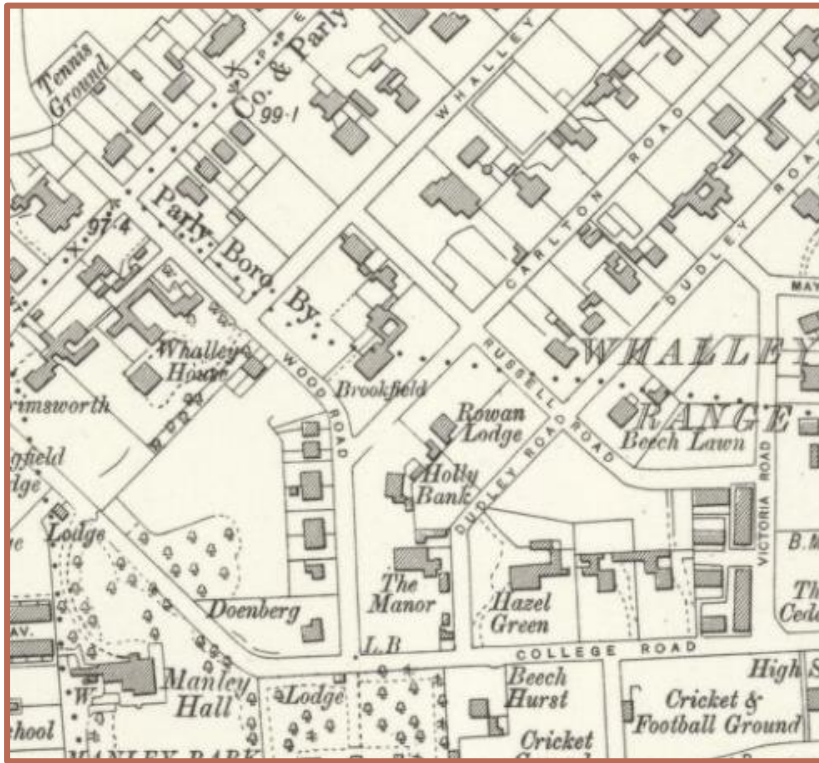


Figure 3: Historic Map, dated 1905



Figure 4: Historic Map, dated 1915

Planning History

2.9 The property has no relevant planning history.

3. PROPOSED DEVELOPMENT

Proposed Development

- 3.1 The proposal comprises external fenestration changes to the rear elevation together with a rear dormer window. The alterations are required to facilitate a larger kitchen area on the ground floor and provide a new en-suite bedroom and storage space in the roof space.
- 3.2 The proposed dormer pitched roof will extend rearwards from just below the existing ridge line in matching clay tiles. The rear elevation will be finished in brick slips to match the main house. A 3 light rear facing window is proposed. Two velux windows are proposed in the roof slope on the south elevation providing light to storage and en-suite areas.
- 3.3 Window frames are proposed to be upvc aluminium mix.
- 3.4 At the rear ground floor level three new velux windows are proposed within the mono pitch roof of the existing single storey lean-to structure. A new picture window is proposed into the proposed kitchen.
- 3.5 Rainwater goods are to match the existing gutters and down pipes.
- 3.6 The proposal ensures that the original character and quality the property is retained. The proposal does not change the height or size of the building and main exterior materials will remain as existing.

4. POLICY ASSESSMENT

- 4.1 This section sets out and appraises the proposal against the relevant planning policy considerations.

Statutory Duty

- 4.2 Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to give special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest.

Development Plan

- 4.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the Development Plan unless material planning considerations support a different decision being taken.

- 4.4 The statutory development plan for the area comprises:

- Manchester City Council Core Strategy Development Plan (adopted July 2012)
- Extant Manchester City Council Unitary Development Plan Documents
- Greater Manchester Joint waste Strategy (adopted July 2012)
- Greater Manchester Joint Minerals Strategy (April 2013)

- 4.5 The Core Strategy replaces significant strategic parts of the former Unitary Development Plan. The Core Strategy forms the framework that planning applications are assessed against together with relevant saved UDP policies that can be considered up to date with national planning policy.

Core Strategy Policy DM1 Development Management

- 4.6 Core Strategy Policy DM1 Development Management lists specific issues that all development should have regard to which including the impact on the surrounding areas in terms of the design, scale and appearance, the need to have regard to the character of the surrounding area and effects on amenity, including privacy and light.
- 4.7 The host property is situated within an attractive residential area characterised by traditional properties along tree-lined streets. The proposed alterations have been designed to complement the original house and respect the character of the area.
- 4.8 The proposed alterations will have a minimal impact upon the conservation area being limited as they are to the roof slopes at the rear and side of the property and away from key public views - only a brief glimpse of part of the rear of the property is visible from Whalley Road.

UDP Policies DC1.1 and DC1.2 Residential Extensions

- 4.9 UDP Policies DC1.1 and DC1.2 require extensions to residential properties to have regard to a range of factors. Those that are relevant include the general character of the property; the effect upon the amenity of neighbouring occupiers; loss of sunlight, daylight or privacy; the overall appearance of the proposal in the street-scene, loss of off-street car-parking.
- 4.10 As explained above the proposal will match the character and scale of the host property and area.
- 4.11 With regards to the amenity of neighbouring occupiers, the existing landscaping within the garden limits overlooking from the proposed dormer window into adjacent gardens and properties.
- 4.12 Other new windows are either proposed at ground floor level or roof lights.
- 4.13 There will be no overshadowing or loss of light to the neighbouring properties from the proposed extension. The area does not suffer from critical on street parking issues and there would be no loss of car parking.
- 4.14 In summary the application complies with the development plan policies: of Core Strategy policy DM1 and UDP policies DC1.1 and DC1.2

National Planning Policy Framework

- 4.15 The National Planning Policy Framework 2019 (NPPF) includes the key objective of achieving sustainable development. Paragraph 11 confirms that decisions should apply a presumption in favour of sustainable development which means where policies most important for determining the application are out-of-date granting permission unless (i) the application of NPPF policies 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 NPPF policies taken as a whole.
- 4.16 NPPF also provides policies on a range of topics and is a material planning consideration in the determination of planning applications.
- 4.17 Paragraph 190 of the National Planning Policy Framework states local planning authorities should identify and assess the particular significance of a heritage asset, including its setting, and take this into account when considering the impact of a proposal in order to avoid or minimize conflict between the asset's conservation and any aspect of the proposal. Significance is defined in the NPPF Glossary as:

'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

4.18 Section 16 of the National Planning Policy Framework provides the guidance on how the statutory duty is to be put into practice. Paragraph 192 states that in determining applications, local planning authorities 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.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and
- The desirability of new development making a positive contribution to local character and distinctiveness.

4.19 Regarding designated heritage assets, paragraph 193 states that 'great weight' should be given to their conservation and the more important the asset, the greater that weight should be; and that significance can be lost through development within its setting. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

4.20 Paragraph 194 states that as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

4.21 Paragraph 196 states that where harm is considered less than substantial, it should be weighed against the public benefit of the proposal, including securing the optimum use of the heritage asset.

Assessment of Significance

4.22 The significance of the Whalley Range Conservation Area in this location is embodied in its suburban grid like layout of original pre-war semi-detached housing along mature tree lined streets. Number 19 Rowan Avenue's contribution to the conservation area lies in the group value of the street of traditional largely unaltered design and form, particularly to the front elevations.

4.23 As set out above, the proposed alterations will have a minimal impact upon the conservation area being limited as they are to the roof slopes at the rear and side of the property and away from key public views - only a brief glimpse of part of the rear of the property is visible from Whalley Road.

- 4.24 The proposed changes are part of further improving the property as a modern family home, which will help maintain the character of the area into the future.
- 4.25 As such it is considered that the proposed development would not affect the significance of the conservation area.
- 4.26 The proposal is in accordance with the development plan policies and NPPF.

5. CONCLUSION

5.1 This planning statement has been prepared by Emma Jones MRTPI of Acer Town Planning. It accompanies a householder planning application at 19 Rowan Avenue, Whalley Range for:

3 velux roof windows and a picture window on the rear-facing outrigger mono-pitch roof. A pitched roof dormer window to the rear roof.

5.2 Planning law requires that planning applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise as set out at Section 38 (6) of The Planning Compulsory Purchase Act 2004 and Section 70 (2) of the Town and Country Planning Act 1990.

5.3 The relevant development plan policies are:

- Manchester City Council Core Strategy Development Plan Policy DM1 'Development Management'
- Extant Manchester City Council Unitary Development Plan Policy DC1.1 Residential Extensions
- Extant Manchester City Council Unitary Development Plan Policy DC1.2 Residential Extensions
- Extant Manchester City Council Unitary Development Plan Policy DC1.4 Residential Extensions

5.4 The National Planning Policy Framework is also a material consideration in all planning decisions.

5.5 The key considerations in determining this proposal are considered to be heritage impact, design and amenity impact and this statement has assessed the proposal against the relevant policies.

5.6 In conclusion the proposed development is in accordance with the development plan policies (UDP policies DC1.1 and DC1.2 and Core Strategy policy DM1) and NPPF.

5.7 As such it is respectfully requested that the application is approved.