



DESIGN & ACCESS STATEMENT

Extensions & Alterations- 10 Victoria Grove, Manchester

Rev A - 06 July 2021

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1.1 Executive Summary

This Design and Access Statement has been produced on behalf of Rebecca May to support the application for planning permission for alterations and extensions to 10 Victoria Grove, Manchester. Proposals also include associated landscaping and boundary works.

This document is to be read in conjunction with drawings prepared by Paddock Johnson which accompany this application submitted to Manchester City Council. Pre-application advice has been sought from the local authority and comments incorporated into the submitted design proposals are detailed further in this statement.

This statement has been prepared in accordance with the requirements set out in Planning Practice Guidance (PPG) Paragraph: 031 (Reference ID: 14-031- 20140306) and paragraph 16 of the National Design Guide, Planning practice guidance for beautiful, enduring, and successful places.





Site location

1.2 Wider Context

10 Victoria Grove is located at the end of a small residential no-through road, situated between Fallowfield and Withington in South Manchester. The site falls within the Old Moat electoral ward of Manchester City Council.

The site is in a primarily residential area with excellent access to local amenities, with Fallowfield and Withington within walking distance where a good range of shops, cafes and restaurants can be found. Bus stops for routes into Manchester and Sale are within a few minutes walk from site and a short bus journey provides access to the nearest train station at Mauldeth Road.

1.3 Immediate Context

The site covers an area of approximately 157m² and currently accommodates a small, 2 bedroom, semi detached dwelling with driveway to the front and wrap around garden to the side and rear. The site is bounded by close boarded fencing to the north and east along the boundary with Lombard Grove and the neighbouring property forms the boundary to the south. The site is open along the western boundary where access is provided off Victoria Grove.

10 Victoria Grove is a modern property constructed approximately 5 years ago (Approval Reference 093586/FO/2010/S1) at the end of Victoria Grove, a quiet no through road comprising of large Victorian properties. The property is contemporary in appearance, contrasting in style and scale to the adjoining semi detached Victorian villas.

The current owners purchased the property from new as their first home and are now at the stage where they would typically move up the housing ladder. However, due to a lack of affordable larger family homes in the area and a strong desire to stay in the neighbourhood, they are now looking to alter the property to suit their changing needs. To assist this process they have purchased a piece of land to the rear of the property from a local housing association which provides them with a larger garden and scope to extend the property.

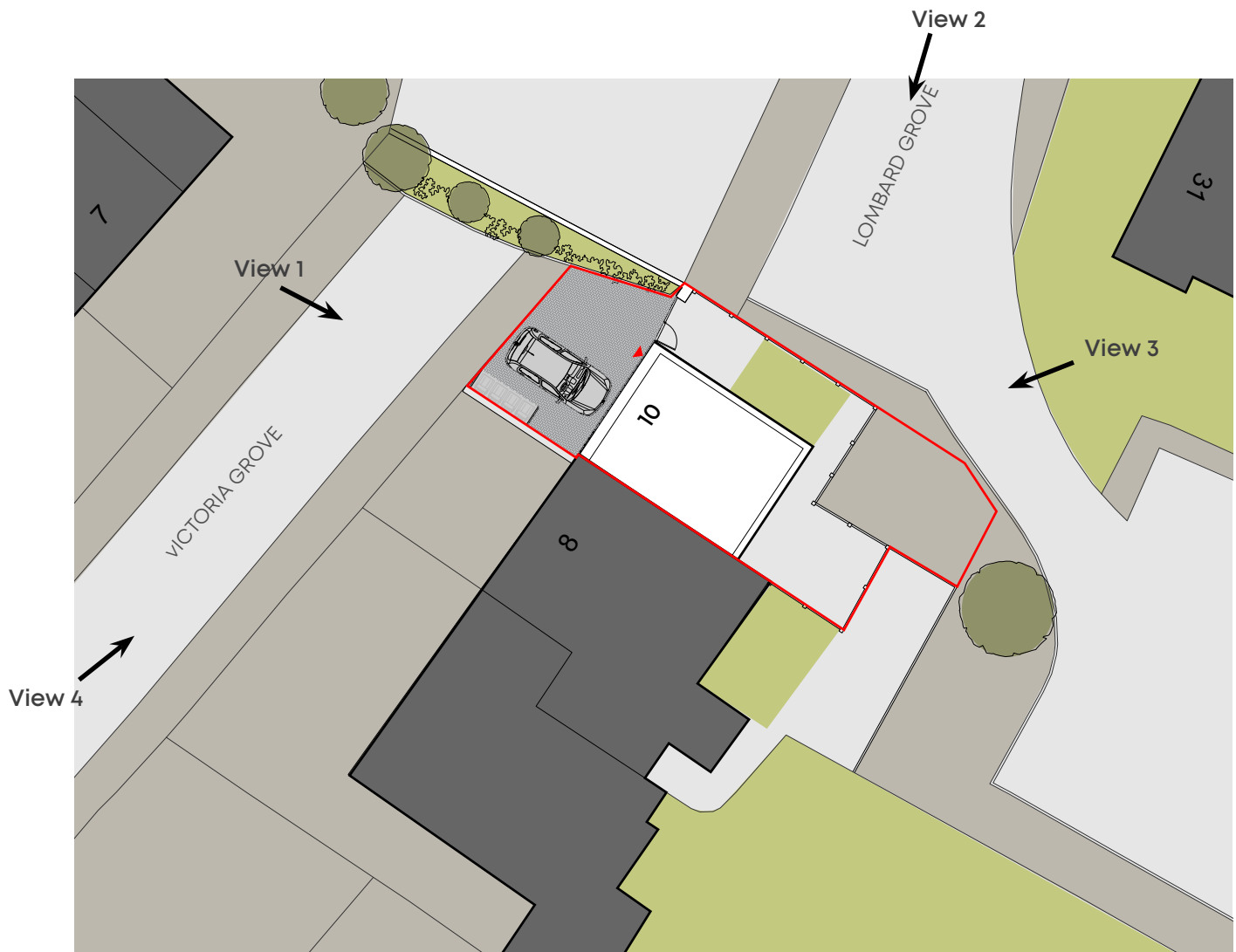
The alterations also look to address technical issues relating to the poor quality of the original build. Despite only being 5 years old the render/cladding has required constant attention and is still failing in places and the roof has had several leaks.

Images overleaf show the site as it is currently.

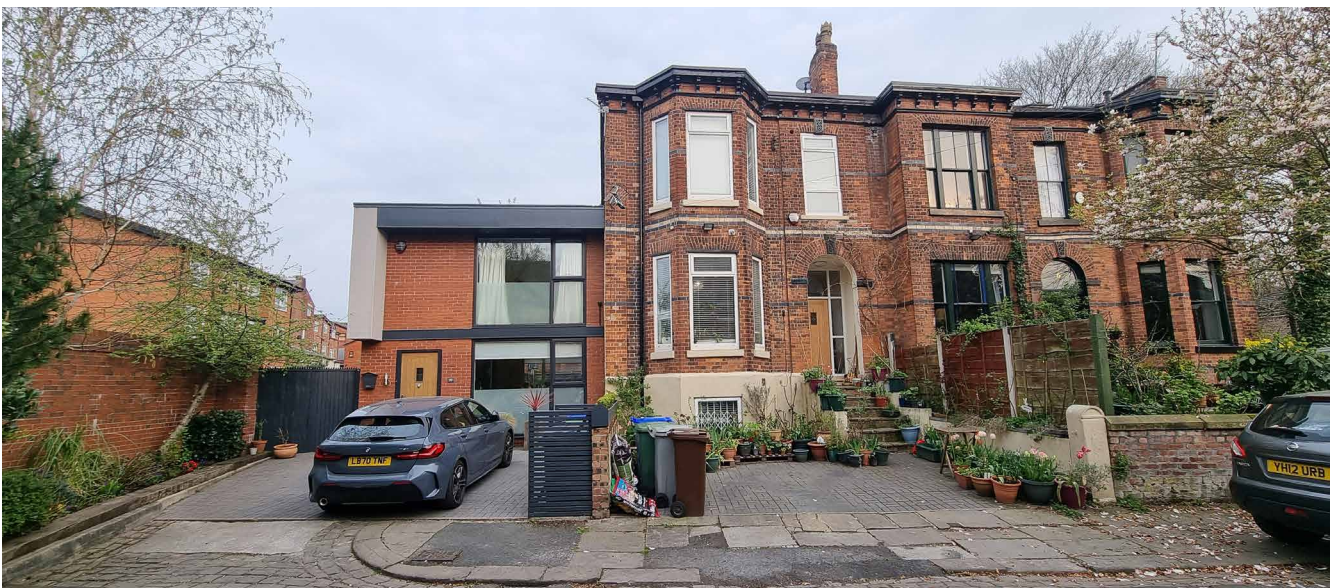


Aerial view of the application site

1.4 As Existing Photographs



As Existing photograph locations



View 1



View 2



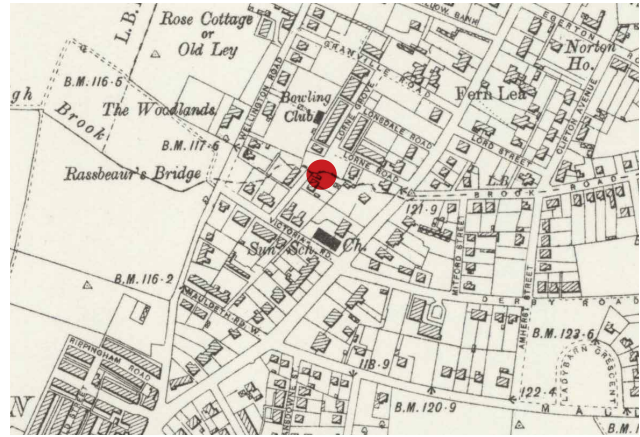
View 3



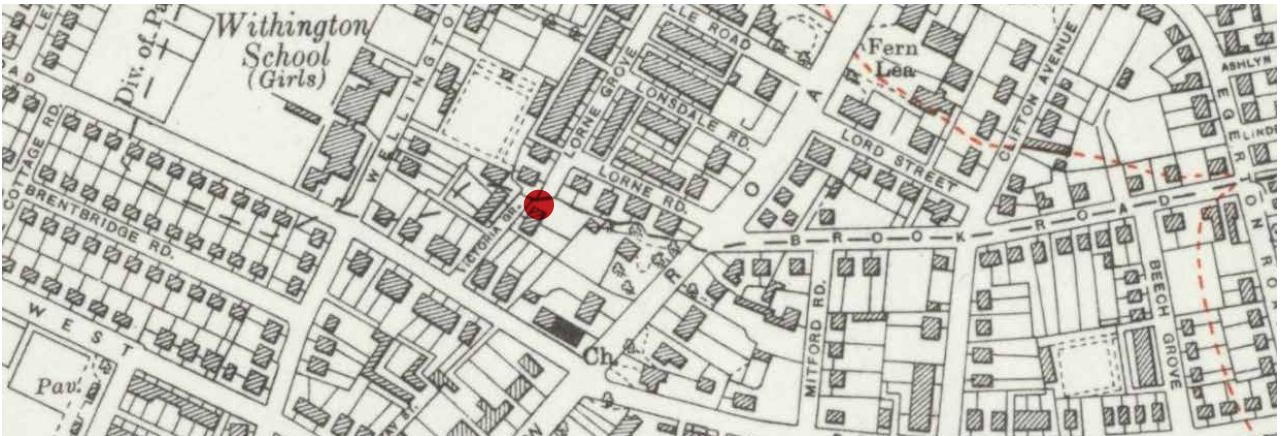
View 4



Extract from 1848 map



Extract from 1894 map



Extract from 1934 map

1.5 Historic Context

The area around the site remained undeveloped until the later half of the 19th century when members of the prosperous middle class began to build mansions in the area including Manchester Architect Alfred Waterhouse. Originally part of Lancashire, Fallowfield and Withington were absorbed into the city of Manchester at the beginning of the 20th century, shortly after which the university began establishing halls of residence in the area, Fallowfield remains a popular area for students today.

Withington as a village developed around Wilmslow Road, a main road, connecting Manchester to Wilmslow, which was the only direct route between Manchester and Wilmslow at the time. The trade in Withington, and consequent traffic on Wilmslow Road, increased steadily as the city of Manchester flourished throughout the 19th century with the advent of the industrial revolution. The extracts from the historic maps above show the rapid development of the area in the early 20th century.

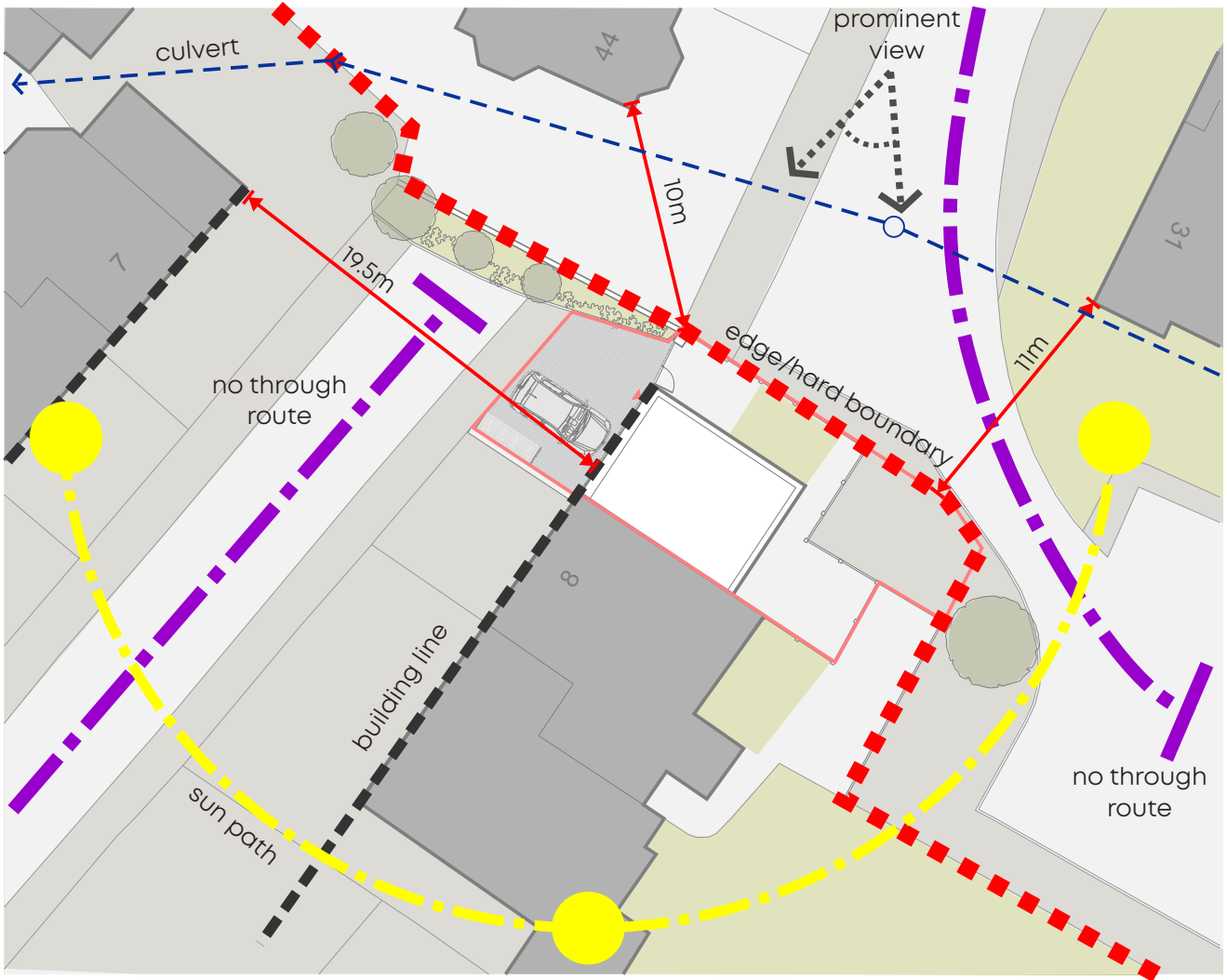
1.6 Local Character

The residents of Withington and Fallowfield comprise a mixture of families, university students and affluent “young professionals”—often themselves former students. This is in a large part due to its education links—particularly the proximity to the University of Manchester, Manchester Metropolitan University and the Christie.

The properties in the area are a mix of larger Victorian properties, Victorian terraces, early modern semi detached dwellings and some more recently constructed apartment and infill blocks. The area has a distinctly suburban character with wider streets, generous plots and more greenery than is found closer to the city centre making it an attractive place to live when combined with the ease of access to a full range of local amenities.



Images illustrating typical properties within the area



Site analysis diagram

1.7 Site Constraints and Opportunities

The diagram above illustrates the site constraints considered in developing the proposals. The primary constraints relate to the relationship with the site boundaries, impact on prominent views on Lombard Grove and impact on the adjacent property.

In terms of opportunities, there is potential to improve the relationship between the existing property and the adjacent Victorian villas in terms of scale, mass and character together with improving the quality of the street scene.

There is also the opportunity to create a larger family home which increases the efficiency of the site.

2.1 Design Principles

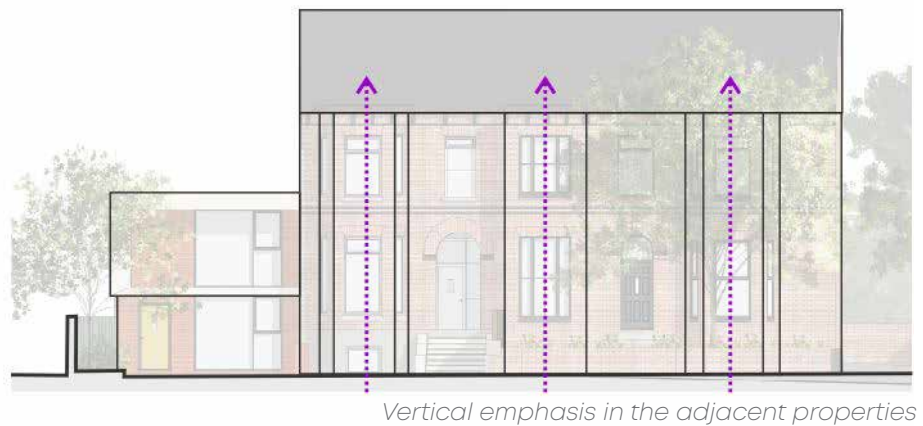
The design evolution of the scheme in respect of use, layout, scale, appearance and access has been directly influenced by the constraints and opportunities identified within the site and the surrounding area, together with the accommodation brief provided by the applicant.

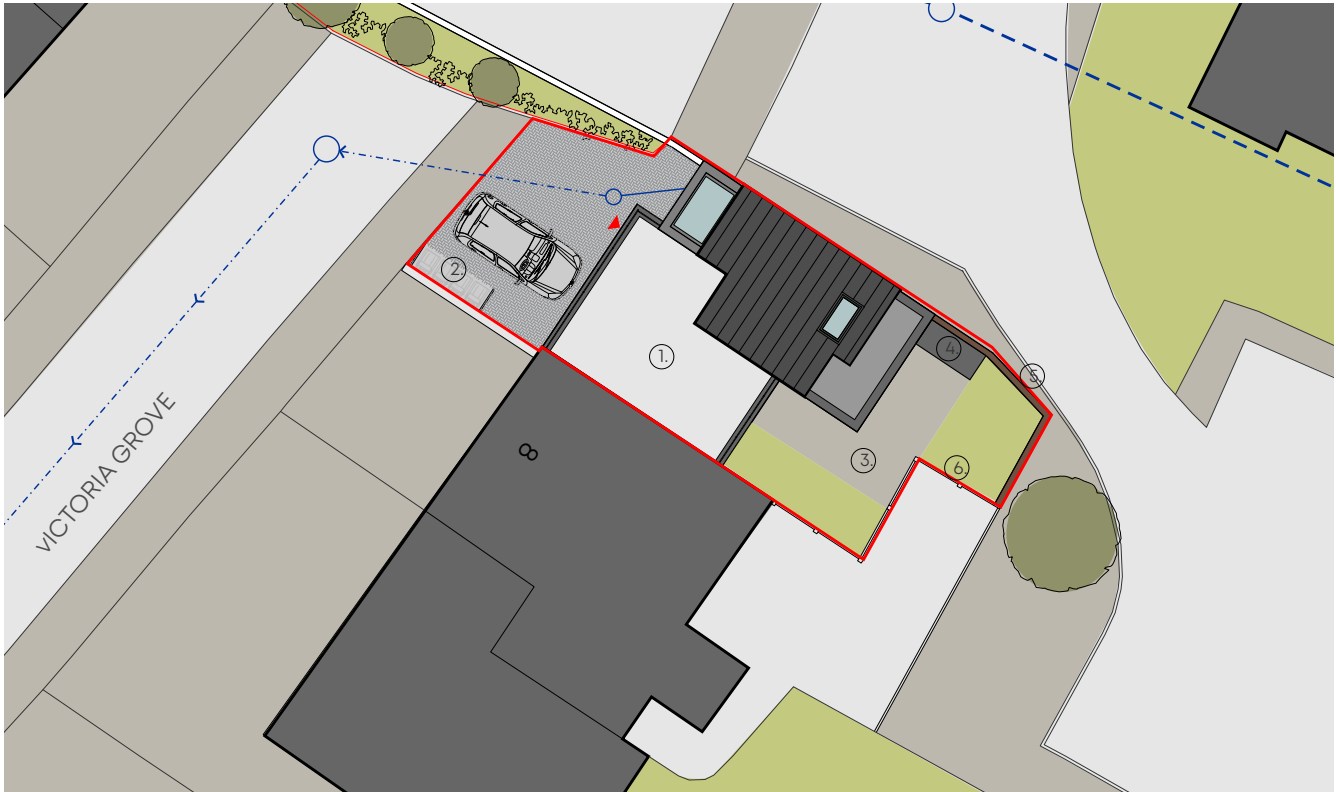
The main objectives of the project agreed at the outset were to;

- create a 3 bedroom family home with additional en-suite bathrooms
- provide space for 2 people to work from home
- create open plan kitchen/dining space
- create amenity space which would benefit from evening sun
- remodel the exterior of the existing to create a cohesive architectural appearance
- provide a secure boundary with Lombard Grove

Aesthetic principles for the remodelled dwelling were focused on creating a more balanced relationship with the adjoining properties.

Design queues such as the vertical emphasis of the Victorian villas, projecting bays, outriggers to the rear and the pitch of the roofs have all been used to inform the design of the extensions and alterations to the existing dwelling as explained in later sections.





As Proposed Site Layout

2.2 Use

The proposals seek to extend and alter the existing dwelling. As described in the introduction the site is located in a primarily residential area with excellent access to road and rail links and a range of facilities in Fallowfield and Withington making this a highly sustainable location for residential use.

As 10 Victoria Grove is currently a residential property, Use Class C3 is considered an established use on the site and as such, the alterations and extensions are acceptable in planning use terms.

2.3 Amount

The size of the altered dwelling has been driven by the accommodation requirements outlined in section 2.1 together with an assessment of what is deemed appropriate in terms of scale given the site constraints and the established urban grain and pattern of dwellings in the area.

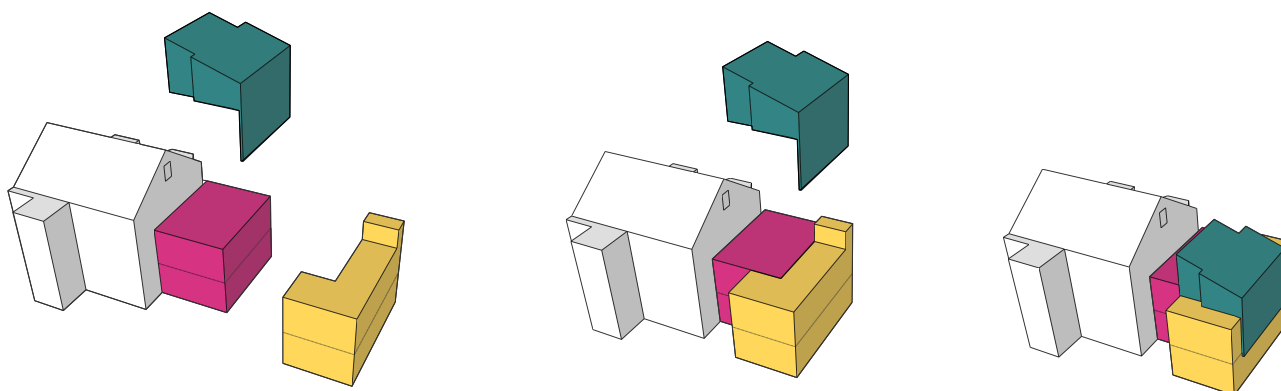
The footprint of the existing dwelling is 45m² and the footprint of the altered and extended dwelling is 75m². The GIFA of the existing is 78m² and the proposed is 153m². The amount of amenity space as existing is 45m² and in the proposals 72m².



The size of the proposed dwelling exceeds Manchester's emerging space standards and Nationally Described Space Standards and the amount of private amenity space exceeds the recommendations set out in the Manchester Residential Quality Guidance document and therefore the quantum of development is deemed appropriate for the site.

2.4 Form & Scale

The form of the proposals is illustrated in the diagrams below and essentially comprises three interlocking volumes. A two storey L-shaped extension wraps around the existing dwelling and a mono-pitch partial third storey provides access to the roof terrace and creates vertical emphasis.



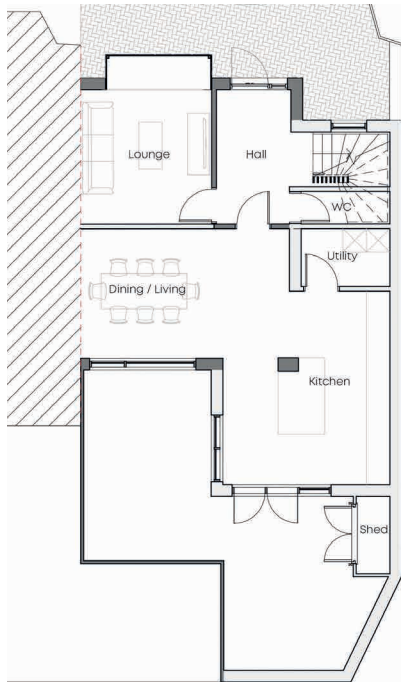
Scale and massing model

The adjacent semi detached pair of Victorian villas are essentially three storey with a lower ground floor, raised ground floor, first floor and accommodation in the roof space. Floor to floor heights are generous making the height to the ridge approximately 11m.

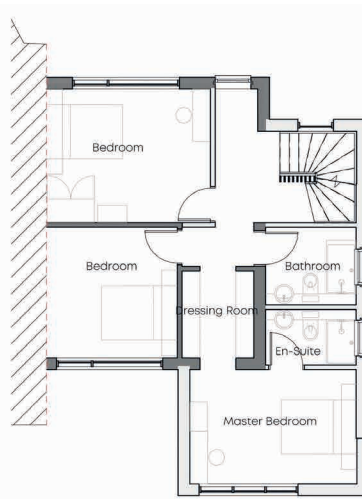
The floor to floor height in the existing dwelling is more modest and therefore even with the addition of the partial third storey and mono pitch roof, the height of the extended dwelling is significantly lower than the adjoining properties and comparable with the terraced properties opposite.

2.5 Layout

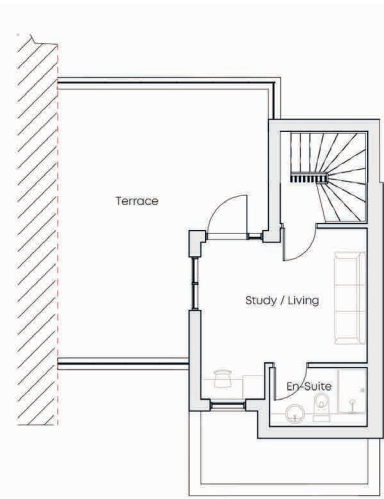
The layout of the proposals utilises existing wall positions where possible. On the ground floor the staircase is moved into the extension to create a more generous hall with access to the existing lounge and extended open plan kitchen and dining space which opens out on to the garden.



Ground Floor Plan



First Floor Plan

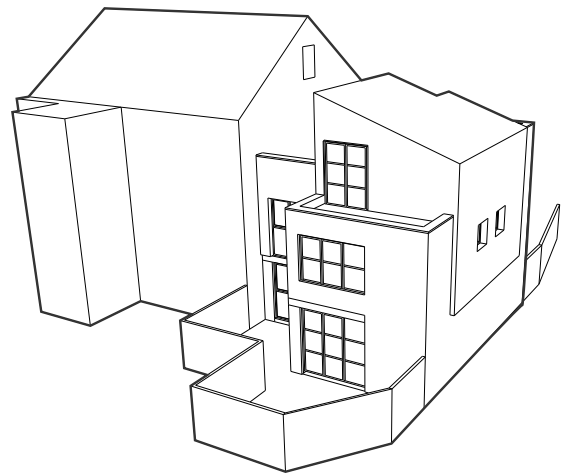
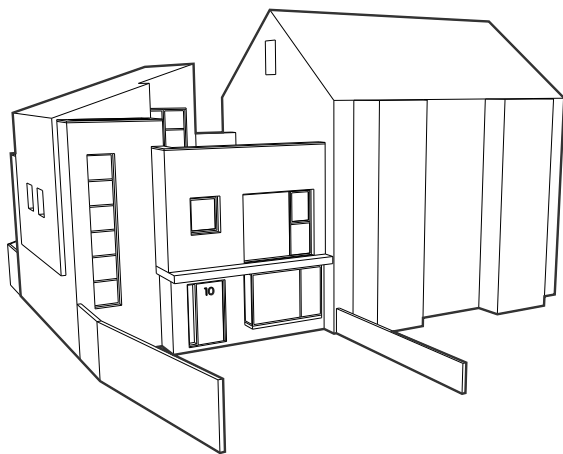
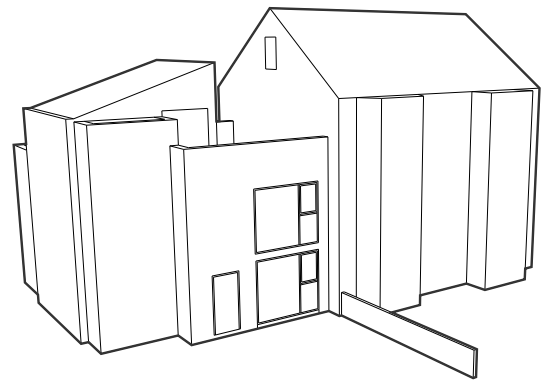
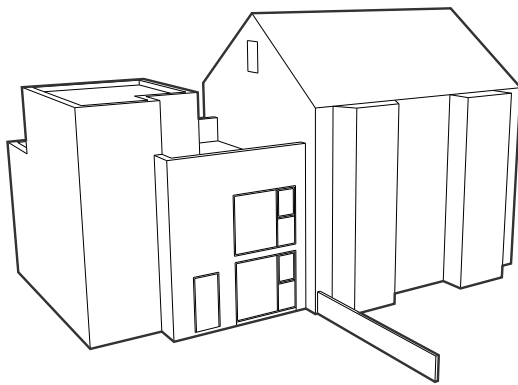


Second Floor Plan

On the first floor the extension provides an additional master bedroom accessed through a dressing room, together with new family bathroom and en-suite. At second floor level a study and additional living space with en-suite provides much needed space to allow working from home and gives access to the roof terrace. The partial second floor has been positioned away from the neighbouring property to allow the terrace to benefit from morning and evening sun.

The extension has been set back from the front elevation respecting the current building line. At the rear, the extension is designed to reference the outrigger extensions of the adjoining properties and does not project beyond the rear building line. The layout, scale and mass of the extended dwelling is considered to be more in keeping with character of the area than the existing dwelling.

Externally the arrangement to the front of the property remains largely unchanged with off road parking provision and enclosed bin storage for four separate waste bins. To the side, the brick wall of the extension forms the boundary and this is extended at ground level to form the garden boundary with Lombard Grove. An enclosed brick store connected to the property at the rear provides secure cycle storage.



3D design development models

2.6 Appearance

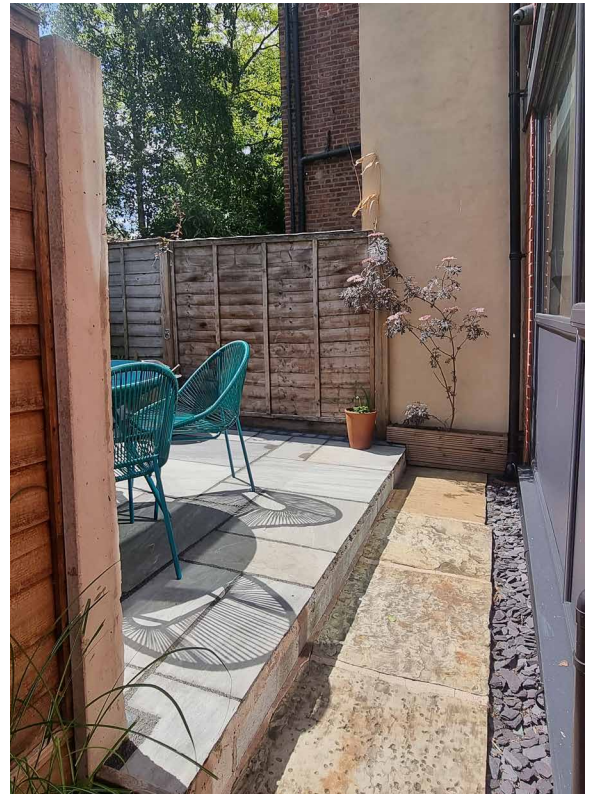
The appearance of the proposals have been designed to embrace the contemporary architectural precedent set with the existing dwelling, whilst upgrading it to achieve a building of comparable quality in terms of materials, finish and detail as the adjacent Victorian villas.

The arrangement of volumes, selection of materials and fenestration pattern of openings have been designed to create an interesting composition which has a rhythm and verticality akin to the neighbouring properties. The images above illustrate the evolution of the scheme through the design development process.

From Victoria Grove the original form of the building can still be read albeit remodeled, with the extension expressed as a separate volume set back from the front facade. Containing the stair it reads as vertical element similar in width to the projecting bays of the adjacent properties. A vertical window which spans across floors further creates vertical emphasis.

The mono-pitch partial second floor wraps over the two storey extension and is further set back from the front facade reducing the sense of scale and mass from Victoria Grove. The mono-pitch roof and gap left between the extension and the neighbouring property allows the roof line of the three properties to step more naturally down towards Lombard Grove.

Windows are positioned to maximise natural light into the property whilst respecting the amenity and privacy of the surrounding properties. The interface distance between the rooms at the front of the property and those opposite on Victoria Grove remain unchanged and at the rear the nearest property is Agnes Court which is in excess of 30m from the rear elevation of the extension.



View from proposed window in new extension

On the east elevation facing Lombard Grove windows are limited to two serving the bathroom and en-suite at first floor level which will be obscured glazing. At ground floor level full height glazing is positioned on the south facing elevation towards no. 8 Victoria Grove, however as can be seen in the photograph above taken from what will be the position of this opening, there will be no impact on privacy or the amenity of the neighbouring property.



Design development model

2.7 Materials

The palette of materials selected has been chosen to respect the character of the area which is predominately red brick with slate and tiled roofs. Other brick colours such as brown and buff are also present but in isolated pockets and variances in brick colour are also found within brick detailing in the older properties.

The intention from the outset was to leave the smooth red brick of the existing dwelling

exposed at ground floor level and reconfigure and re-clad above to create a cohesive overall design. The two storey element of the extension has been designed in smooth red brick to match the existing with the first floor of the existing building and the second floor addition clad in a lighter weight cladding.

Initially options for a combination of vertical timber cladding and a bronze or copper cladding were considered, however following informal pre-application advice from the local authority planning officer the decision to utilise a black standing seam metal cladding for both elements has been proposed.

Complimenting the black cladding, Crittal style, slim framed metal glazing is proposed to openings, retaining a crisp, contemporary aesthetic.

2.8 Detailing

It is acknowledged that the detailing of a design plays an important part in the overall success of the project. To achieve a contemporary, modern appearance the detailing needs to be carefully considered.

An important element of the design concept is that the second floor addition reads as object rather than walls and a roof and therefore the intention is for the metal standing seam roof to run continuously from the roof to the walls with a concealed secret gutter avoiding the need for external add ons which would dilute the bold aesthetic. .



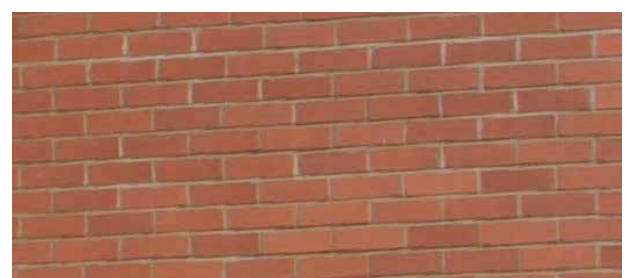
As proposed front elevation



Black standing seam roof and wall cladding



Crittall style glazing



Red brick to match existing





2.9 Involvement

Prior to submission of this application, pre-application advice was sought from the local authority and feedback provided by Planner, David Morris. Positive feedback was received in relation to overall scale and massing within the street scene. A query was raised over the size of the proposed building relative to the site, however as has been demonstrated within the design and access statement, the proposals provide a good balance of accommodation and private amenity space whilst also keeping within the established buildings lines set by the neighbouring properties. All elements exceed the design guidance/space standards as mentioned earlier in the statement. Concerns were raised over the use of timber cladding and as a result an alternative metal cladding has been proposed.

A query was raised over the proximity of a culvert located in Lombard Grove and the applicant has subsequently made enquires with the Environment Agency. An excerpt from their response is included below;

Environment Agency Commentary

The culvert to the north of the development plot carries Cringle Black Brook, a designated "main river". From the proposed plans submitted, there would appear to be sufficient easement retained to the culvert for future access, maintenance and repair work. In virtue of this, we would not be minded to object to the proposed development.

The applicants are active members of the local community having roles on the local residents association. They have consulted neighbours regarding proposals from an early stage and feedback recieved has all been positive, including from residents of no.8 next door.

2.10 Nature & Landscaping

There are no trees on site currently and vegetation is limited to potted planting creating a low maintenance urban garden. As part of the proposals the garden will be landscaped in a similar manner.

2.11 Lifespan & Resources

With an increasing focus on embodied energy and whole life consumption of resources, the strategy for the proposed dwelling is to create, a low carbon, low resource demand, sustainable



building through a design approach that:

- a) Has low energy demands
- b) Uses low carbon technologies in construction and operation
- c) Considers the use of renewable technologies

The strategy for reducing carbon dioxide (CO₂) emissions and energy consumption within the new building will be focused on the following

- Reduce need for energy consumption by using passive construction techniques and taking a fabric first approach
- Use energy as efficiently as possible through incorporation of high-efficiency systems and effective controls – further reduces demand and subsequent emissions.

The proposals will also consider the use of a wide range of current low energy and renewable

3.0 Access

The application proposals do not look to alter the existing vehicle or pedestrian access and the occupants of the dwelling will also not change and therefore it is not considered that the proposals will result in any adverse impact on the local highway network.

3.1 Waste Storage

The application proposals do not look to alter arrangements for waste storage and collection, with the existing enclosed bin store to the front of the property being retained, accommodating 4no. wheeled bins for the segregation of different waste streams.



3.1 Site Planning History

The planning history of the site comprises amongst other applications, the following:

058151/FO/SOUTH1/99 - Two storey side extension to 8 bed shared house to form an additional two bedrooms, lounge, kitchen/diner and bathroom to replace existing unauthorised single storey side extension (approved 26.10.2000)

061844/ENF/SOUTH1/01 - Application deemed to have been made following submission of appeal against an Enforcement Notice (approved 02.12.2002)

065191/FH/SOUTH1/02 - Erection of first floor extension above existing single storey side extension (refused 30.10.2002 – appeal lodged. SoS refused 11.08.2003)

072312/FU/2004/S1 - Change of use of house in multiple occupation and erection of 2 storey side extension to form a total of 6 apartments with associated car parking (not proceeded with 12.05.2005)

077155/FO/2005/S1 - Erection of a 2 storey extension at side of property to form separate dwelling and conversion of existing dwelling into 5 self contained flats (approved 19.09.2006)

093586/FO/2010/S1 - Erection of a two storey extension to form a separate dwelling (approved 21.09.2010)

107125/JO/2014/S1 - Variation of condition 3 attached to planning permission 093586/FO/2010/S1 to amend the elevation and floor plans previously approved (approved 23.01.2015)

3.2 Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

The statutory development plan for the purpose of determining this planning application comprises Manchester's Core Strategy (adopted on the 11 July 2012). The extant policies of the Manchester Unitary Development Plan (UDP), adopted in July 1995, remain part of the development plan.

For development management purposes, other policy documents of material consideration are the



National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) and supplementary planning documents (SPD).

3.3 Core Strategy

The site, as shown on the Council's Interactive Proposals Map, is located within 'South Manchester'. Therefore the relevant Core Strategy Strategic Policies that apply are EC9 and H6 as well as general development management policy DM1.

Policy EC9

'South Manchester is not expected to make a significant contribution to employment provision within the City. New development is expected to mainly comprise office development, although proposals for high technology industry and research will also be supported. Employment and economic development provision will be within:

1. Existing employment locations, such as Business Parks, such as, Towers, Didsbury Point, Christie Fields and Parkway; Christies Hospital; Along Princess Parkway;
2. District Centres of Chorlton, Didsbury, Fallowfield, Levenshulme and Withington. These will be suitable for mixed use development providing local needs and services.

Development proposals and planning applications should have regard to:

- Ensuring efficient use of existing employment space;
- Improving public transport, walking and cycling connectivity between residential neighbourhoods and employment locations such as the City Centre, district centres, Trafford Park and Manchester Airport, particularly orbital connectivity.'

Paragraph 8.76 of the Core Strategy notes that the South Manchester area is a popular choice amongst families and skilled workers. It goes on to state that:

'It is considered the only area in the City (apart from the City Centre) that currently offers the opportunity to attract and retain a significant number of higher income groups. Their presence is critical to sustaining the City's economic growth. However high levels of deprivation are still found in Chorlton Park, Old Moat, Burnage and Fallowfield.'

Policy H6

'South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy. 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. Outside the district centres priorities will be for housing which meets identified shortfalls, including family housing and provision that meets the needs of elderly people, with schemes adding to the stock of affordable housing.'

Paragraph 9.27 of the Core Strategy notes that the small proportion of new development directed to South Manchester reflects the lack of land available for new residential development in South Manchester (approximately 5% of sites within the SHLAA 2010). Paragraph 9.27 of the Core Strategy goes on to state that:

'There is a need for new or specialist housing in other areas to provide alternative high quality housing for people wishing to downsize. It is important to increase housing choice by adding to the stock of larger housing units to complement new housing on higher value sites to retain or attract high income earners by releasing under-occupied property.'

Policy DM1

'All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.



- Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques as follows (In terms of energy targets this policy should be read alongside policy EN6 and the higher target will apply):-
 - a) For new residential development meet as a minimum the following Code for Sustainable Homes standards. This will apply until a higher national standard is required: Year 2010 – Code Level 3; Year 2013 – Code Level 4; Year 2016 – Code Level 6; and
 - b) For new commercial developments to demonstrate best practice which will include the application of the BREEAM (Building Research Establishment Environmental Assessment Method) standards. By 2019 provisions similar to the Code for Sustainable Homes will also apply to all new non-domestic buildings.'

Paragraph 13.7 of the Core Strategy refers to the above policy and notes that it is intended to ensure that new developments contribute to the overall aims of the Core Strategy.

Unitary Development Plan

The relevant saved policies from the UDP that apply for residential extensions are DC1.1-1.6. Policy DC1.1 and 1.2 are of particular relevance to the application site.

Policy DC1.1

'In determining planning applications for extensions to residential properties, the Council will have regard to:

- a) the general character of the property;
- b) the effect upon the amenity of neighbouring occupiers;
- c) the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d) the overall appearance of the proposal in the street-scene;
- e) the effect of the loss of any on-site carparking.'

Policy DC1.2

'Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a) they are not excessively large or bulky (for example, resulting in structures which are not



- subservient to original houses or project out too far in front of the original buildings);
- b) they do not create an undue loss of sunlight, daylight or privacy;
 - c) they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details;
 - d) they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.'

National Planning Policy Framework

The NPPF sets out a presumption in favour of sustainable development i.e approving development proposals that accord with the development plan. It is a significant material consideration in the determination of this application.

Paragraph 38 of the NPPF sets out the need for Local Planning Authorities to approach decisions on proposed development in a positive and creative way. Decision makers at every level should seek to approve applications for sustainable development where possible.

Chapter 5: Delivering a Sufficient Supply of Homes calls for Local Authorities to identify deliverable sites for housing development in order to boost the supply of housing, whilst identifying who will benefit from a pro-active approach to determining the mix of housing in a particular area. This should be based on current and future demographic trends and the needs of different groups within the community.

Chapter 11: Making Efficient Use of Land: Paragraph 117 of the NPPF states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

Part d) of paragraph 118 goes on to state that planning policies should: 'promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively'.

Furthermore, paragraph 123 adds that 'where there is an existing or anticipated shortage of land



for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.'

Chapter 12: Achieving Well Designed Places: The creation of high quality buildings and places is outlined by the Government to be fundamental to what the planning and development process should achieve. A key element of sustainable development is good design, which should contribute positively to making places better for people.

Paragraph 127 of the NPPF sets out that 'planning policies and decisions should ensure that developments:

- a) 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 landscaping setting, while not discouraging appropriate innovation and 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 network; 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 users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'

In addition, paragraph 131 adds that 'in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.'

Guide to Development in Manchester SPD

The document aims to provide guidance to help ensure developments contribute and enhance the environment in the place in which they are located. It stipulates that each new development should be designed having full regard to its context and the character of the area.



Paragraph 2.44 of the SPD states that one of the Council's fundamental policies is to 'embrace diversity by promoting a range of housing stock in order to cater for all who wish to live in Manchester. In addition to seeking a range of housing across Manchester as a whole, it also seeks to widen the range of property types within local areas.'

It goes on to state in paragraph 2.45 that 'successful neighbourhoods offer a choice of housing to enable residents to continue to live in an area as their needs and aspirations change.'

Conclusions

The proposals directly respond to the above policies, as it seeks to diversify the housing stock in South Manchester through extending an existing property to create a high-quality family home. There is a clear need to enhance provision of housing within South Manchester in the face of a shortfall in land as set out in the Core Strategy. Clearly, it is the intention of the Council to enhance provision in South Manchester and not constrain it; including seeking to retain high income earners and provide alternative high-quality housing, particularly in an identified area of high levels of deprivation.

Our clients have purchased an under-utilised area of land to the rear of the property from a housing association which enables the provision for a larger property on the plot, more in line with the surrounding urban area and significantly improving the quality of the existing property. Planning policy at all levels supports the efficient use of land and promotes the use of under-utilised land to meet identified needs.

The design chapter of this document covers in more detail the qualities of design and the process which has been undertaken to arrive at the final proposals. As has been demonstrated through the models and diagrams, the altered and extended dwelling is more inkeeping with the scale and character of properties in the area. Good design is a key aspect of all sustainable development and indivisible from good planning.

With regard to the above, the proposals are in accordance with the development plan and should be approved without delay in accordance with paragraph 11 of the NPPF, which sets out the presumption of sustainable development.