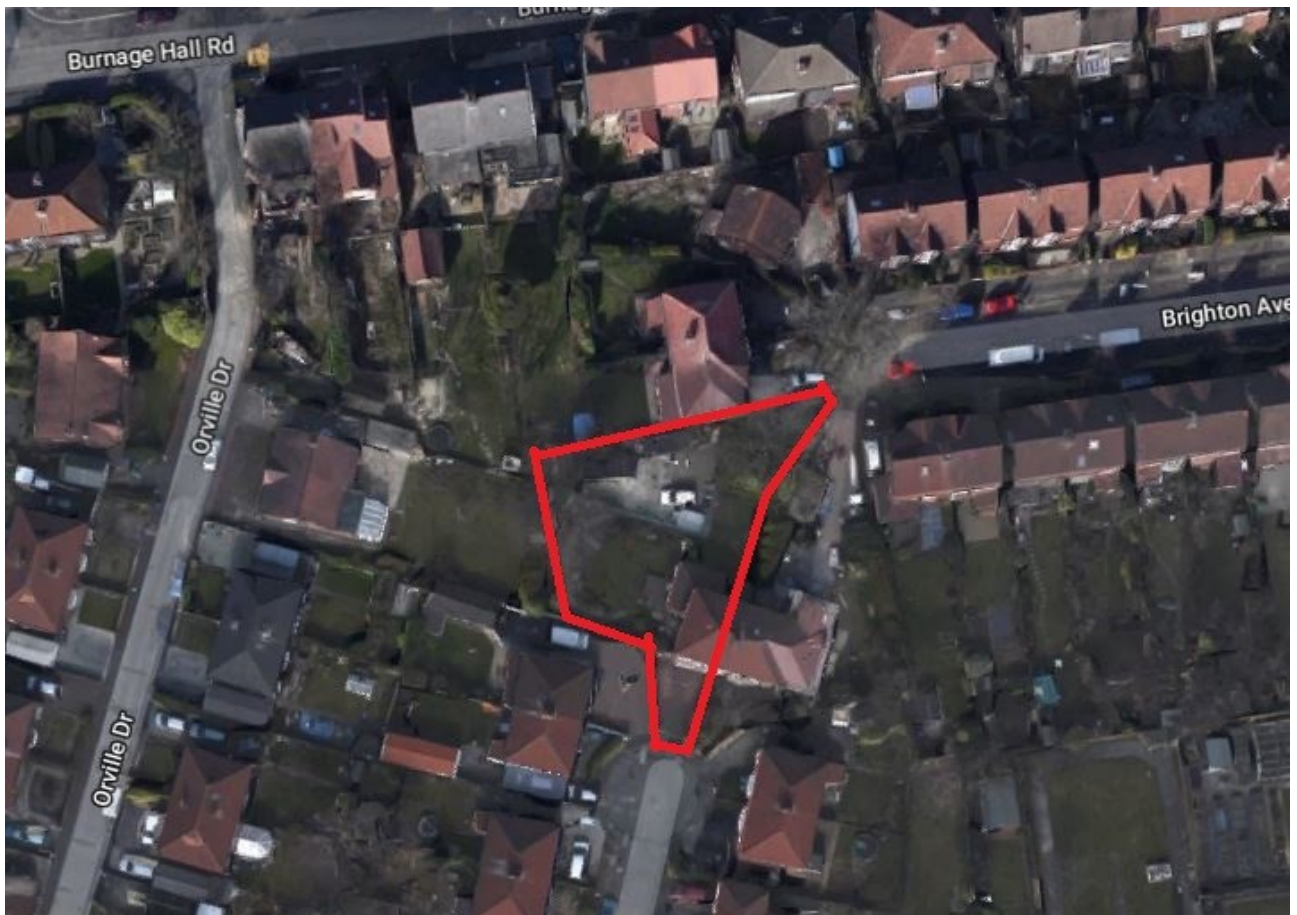


Planning, Design and Access Statement

in support of the planning application for

Erection of detached dwelling on land at 17 Lynton Drive, Burnage, Manchester M19 2LQ



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1 Introduction

- 1.1 This statement provides the comprehensive planning, design and access assessment in support of the application for a detached house on surplus garden land at 17 Lynton Drive.

2 Proposal

- 2.1 The site is formed by subdividing part of the garden of 17 Lynton Drive, which is surplus to requirements. The existing house will retain a substantial garden, as well as creating a new good sized curtilage to support a detached house with its own independent access and parking off Brighton Avenue.
- 2.2 The house has been designed to enhance the area, by creating a sustainable and characterful building which pays due regard to the surrounding pattern and appearance of development.
- 2.3 The new house will provide three-bedroom accommodation, within a two-storey building, in a good sized garden setting, which will fill the gap in the development pattern at the head of Brighton Avenue.

3 Site and Surroundings

- 3.1 The application site is roughly rectangular in shape, with sides measuring approximately 26m x 19m x 32m and an area of around 300 sq m. The land is currently part of the garden to 17 Lynton Drive, which lies at the head of a cul-de-sac and has off-street parking to the front. The following images show the site in detail.



View from Brighton Avenue



Vehicular access to Brighton Avenue



View from the access alongside the boundary to 17 Brighton Avenue



Views of the side boundary with 17 Brighton Avenue showing storage container



North facing rear elevation of 17 Lynton Drive



West facing side garden to 17 Lynton Drive



17 Lynton Drive viewed from the side garden

- 3.2 The site is within a predominantly residential area, within a 600m walk of Burnage Lane Local shopping Centre, which has a range of local shopping facilities. It is a 400m walk to the high frequency bus services along the A34 Kingsway and 250m to the bus stops on Burnage Lane, which provide access to all parts of the City, the centre of which is 5km to the north west. The site lies equidistant from the mainline stations of Burnage and Levenshulme, which are a 1.2km walk. The site is therefore highly accessible by foot, cycle and public transport.

4 Relevant Planning History

- 4.1 There is no planning history for the site.

5 Pre-application Engagement

- 5.1 The applicant has undertaken pre-application consultation with the Council, which resulted in the following response:

The siting and architectural design of the proposed dwellinghouse would be odds with pattern of development of in area, which is largely characterised by pairs of semi-detached properties immediately fronting the road and at the head of cul-de-sacs. The narrow frontage of the proposed site would also be at odds with the pattern of development found in the area.

The frontage of the proposed dwellinghouse would be dominated by parking and would fail to make a positive contribution to the appearance of the street-scene. The Council's design guidance contained within the Guide to Development in Manchester (SPD) advocates that frontage parking should be avoided for the new developments.

On balance, it is not believed that such a proposal would be supported. Whilst it is acknowledged that the host property enjoys an unusually large garden area, the siting of a house in this location would form an intrusive feature which fails to respect the suburban grain and local pattern of development.

- 5.2 With respect to the response from the Council, this subjective assessment of the visual attributes of the development are not accepted and do not balance the substantial benefits of the proposal. It has therefore been decided to proceed with a formal application.

6 Relevant Planning Policies and Considerations

6.1 National Planning Policy Framework (NPPF)

- 6.2 The NPPF sets out the Government's planning policies for England and how they are expected to be applied. It sets out the requirements for the planning system and explains that the purpose of the system is to contribute to the achievement of sustainable development. There are three mutually dependent dimensions to sustainable development: economic, social and environmental and there is a presumption in favour of sustainable development.
- 6.3 The NPPF also provides guidance on building a strong competitive economy, good design and adapting to climate change, all of which are relevant considerations which have been taken into account in formulating the application. The guidance includes a section with the objective of significantly boosting the supply of homes, stressing the importance of ensuring that a sufficient amount and variety of land can come forward where it is needed.
- 6.4 Planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise. The Manchester Local Development Framework (LDF) comprises of the Core Strategy which was adopted in 2012 and the retained policies of the Unitary Development Plan, dating from 1995.
- 6.5 Manchester Core Strategy (2012)**
- 6.6 The Core Strategy provides housing policies which identify priority locations and preferred forms of new housing.
- 6.7 Spatial Strategy Housing **Policy S03** sets out the following principle:
- Provide for a significant increase in high quality housing provision at sustainable locations throughout the City, to both address demographic needs and to support economic growth. The emphasis will be on providing a good range of high quality housing, (in terms of size, type, tenure, accessibility and price) including affordable housing across the City; to create sustainable lifetime neighbourhoods with high quality environments, good local facilities and with easy access to employment opportunities.*
- 6.8 **Policy H6** relates to South Manchester and states that it will accommodate around 5% of new residential development over the lifetime of the Core Strategy, as the built up nature of the area constrains the availability of housing land.
- 6.9 As a small infill site, providing a windfall addition to the housing land provision in a sustainable location, the proposal is in accord with both the broad spatial strategy and the specific locational policy.
- 6.10 Policy EN 1 provides Design Principles for development and expects development to follow the seven principles of urban design:

Character: a place with its own identity

Continuity and enclosure: a place where public and private places are clearly distinguished

Quality of the public realm: a place with attractive, and successful outdoor areas

Ease of movement: a place that is easy to get to and move through

Legibility: a place that has a clear image and is easy to understand

Adaptability: a place that can change easily

Diversity: a place with variety and choice

The policy requires that Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.

- 6.11 Policy EN 4 seeks to reduce CO2 emissions by enabling low and zero carbon development.
- 6.12 Policy EN 8 expects all new development to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces.
- 6.13 Policy DM 1 provides Development Management requirements which should be considered, including the following:
 - 6.14 Appropriate siting, layout, scale, form, massing, materials and detail.
 - 6.15 Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development.
 - 6.16 Development should have regard to the character of the surrounding area.
 - 6.17 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.
 - 6.18 Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
 - 6.19 Community safety and crime prevention.
 - 6.20 Design for health.
 - 6.21 Adequacy of internal accommodation and external amenity space.
 - 6.22 Refuse storage and collection.
 - 6.23 Vehicular access and car parking.
 - 6.24 Effects relating to biodiversity, landscape, archaeological or built heritage.
 - 6.25 Green Infrastructure including open space, both public and private.

- 6.26 The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- 6.27 Flood risk and drainage.

6.28 Manchester Unitary Development Plan (UDP) 1995

- 6.29 The age of the UDP, of which certain policies are saved and form part of the Development Framework renders it of very limited weight.
- 6.30 Of the retained UDP policies, DC7.1 deals with new housing provision and states that:

The Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable. All new developments containing family homes will be expected to be designed so as to be safe areas within which children can play and, where appropriate, the Council will also expect play facilities to be provided.

6.31 Guide to Development in Manchester Supplementary Planning Document and Planning Guidance

- 6.32 This guidance document was adopted in April 2007 and provides more detailed advice on the form of development expected by the Council.
- 6.33 All of the above policy and guidance has been carefully considered in the formulation of the application, which is considered to be in conformity with the Development Framework.

7 Planning, Access and Design Assessment

7.1 The Principle of the Development

- 7.2 Core Strategy Policy H1 promotes the delivery of 60,000 new dwellings across Manchester during the Plan period, of which 3,240 of these dwellings will be within South Manchester and 98% on previously developed land. Whilst the site is not previously developed land, it is surplus to requirements and as a wind-fall addition, will assist with the delivery of a new dwelling in a sustainable location.
- 7.3 The explanation to Core Strategy Policy H1 states that “*Outside the Inner Areas the emphasis will be on increasing the availability of family housing*” and that “*New developments should take advantage of existing buildings where appropriate through refurbishment or rebuilding works*”. The proposal is

an opportunity to achieve a more efficient use of the existing building curtilage to provide a much needed family house.

- 7.4 The Manchester Housing Demand Study: Final Report November 2010, which was commissioned by the Council to inform its Core Strategy housing policies, confirms in Section 5.27 and Appendix E, the demand profile of South Manchester and indicates the need for a balance of family homes, particularly for owner-occupation, including larger detached homes. The proposal is an opportunity to help meet this identified demand in an area of very limited development opportunity.
- 7.5 The NPPF seeks to ensure that the planning system supports an increase in homes, in the places that need it most. The under-delivery of homes and the housing crisis is identified in the current government's intentions to reform the planning system in order to deliver a national target of 300,000 new homes annually.
- 7.6 Paragraph 38 of the NPPF confirms local planning authorities should approach decisions on proposed development in a positive and creative way. They should work proactively with applicants to secure development that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible and this application provides such conditions.
- 7.7 The NPPF defines 'sustainable development' and the proposed dwelling will achieve this by performing the following roles:

Economic role – the proposal will provide an economic benefit by sustaining local employment in construction, providing a more efficient use of urban land without having to provide new infrastructure. The resulting residential accommodation will help sustain the local housing market and provide on-going benefit to the local economy.

Social role – the dwelling will meet the housing needs of a family at a time of acute housing shortage, in a highly accessible location close to a wide range of retail, education and social facilities and employment opportunities.

Environmental role – The proposal will redevelop a disused garden, which is in a highly accessible location. Through its bespoke and innovative design, it will create a high quality, sustainable addition to the housing stock helping to avoid pressure on more environmentally sensitive sites. The dwelling will integrate well into the pattern of development and will have no adverse impact on neighbouring residents. New planting will be undertaken to enhance the development when complete.

- 7.8 In summary, the application site is located within a highly sustainable location for residential use. It makes effective use of neglected unprotected land, which is surplus to requirements to provide a much needed family house which constitute substantial benefits arising from the proposed development. As such, there is a strong imperative in favour of the principle of the residential development of the site when considering the Development Framework as a whole.

7.9 Design

- 7.10 Section 12 of the NPPF deals with achieving well designed places and paragraph 124 sets out that good design is a key aspect of sustainable development. At paragraph 130 the NPPF states that: “permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.
- 7.10 Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision maker as a valid reason to object to development”.
- 7.11 In determining planning applications, paragraph 131 attributes great weight to innovative design which promotes high levels of sustainability, or helps raise the standard of design more generally in the area, so long as it fits in with the overall form and layout of the surroundings. The proposed bespoke development has been carefully designed to take account of the site constraints, the surrounding context and the Council’s policy guidance.
- 7.12 Policy EN1 of the Core Strategy (Design Principles and Strategic Character Areas) states all development is expected to follow the urban design principles as set out in national guidance and have regard to the relevant strategic character area. In relation to this proposal, the development must have regard to the Southern Character Area and the design is entirely consistent with the surrounding area.
- 7.13 Policy DM1 of the Core Strategy (Development Management) requires that all development should have regard to a list of specific design issues and refers to the more detailed advice within the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance Adopted April 2007. The detailed design issues and SPD guidance has been fully taken into account in the design of the house as explained below.

7.14 Quantum of Development

- 7.15 The size of the plot, with independent vehicular access and its spatial relationship to adjacent property permits the siting of a moderately sized dwelling, reflective of the surrounding pattern of houses. The planning framework encourages the efficient use of land and the provision of an additional house can be achieved without adverse impact on the outlook, privacy or daylighting of adjoining neighbours.

7.16 Scale and Massing

- 7.17 The proposed three bedroom house reflects the scale of the surrounding property, with similar site coverage, eaves and ridge height to those around the site, which will serve to integrate its appearance within the surroundings.

7.18 Siting

- 7.19 The siting follows the logic of developing the house at the widest part of the triangular plot, with the principle elevation facing Brighton Avenue, utilising the existing vehicular access. This arrangement follows the pattern of development at the head of Brighton Avenue, with parking on a driveway to the front and the side of the house for two vehicles and side access to the rear garden for cycle and waste storage. Unlike the majority of houses on Brighton Avenue, the house will have provision for off-road parking which will be concealed by the boundary fencing and softened by a planted front garden.
- 7.20 The house has been designed with a principle elevation to face Brighton Avenue and with the outlook to the private garden from the main ground floor habitable room. Side windows to adjoining property will be obscure glazed to avoid any privacy issue.

7.21 Appearance

- 7.21 The house will have traditional brick walls with string course detailing and a tiled hip and pitched roof with a half-timbered gable feature to the front elevation. Fenestration will be of similar proportions to the nearby property, presenting a respectful contemporary addition to the street scene.
- 7.22 The front elevation of the house will respect the building line formed by nos. 15 and 17 Brighton Avenue, creating an appropriate visual enclosure at the head of the cul-de-sac. This siting is in contrast the infill house at 18 Brighton Avenue which has a large rectangular footprint set at an awkward angle, which along with the high pitched roof causes a degree of visual incongruity within the street scene, as shown on the following image.



Head of Brighton Avenue showing the infill house at no. 18

- 7.23 By contrast the proposed house is sited to follow the building line around the head of the cul-de-sac and with the more appropriately articulated roof detailing will create a more harmonious composition within the street scene.

7.24 Access and Accessibility

- 7.25 Vehicular and pedestrian access is taken from Brighton Avenue, with two tandem parking spaces on a side drive, allowing one vehicle to park behind the building line.
- 7.26 The intention is to create a house that are fully accessible and future-proofed. The following specific points will be incorporated:
- All access footpaths and circulation will have a firm and smooth surface and will be either level or lightly ramped, so as to not exceed 1:20 gradient with 1200mm width
 - The access drive and parking areas will have a consolidated permeable surface
 - All entrances will have a level threshold with a minimum opening of 850mm
 - Storage for waste and recycling will be to the rear of the house and accessed from Brighton Avenue by a level footpath.

7.27 Sustainability

- 7.28 The dwelling will be designed to exceed the requirements of the Building Regulations Approved Document L1A Conservation of Fuel and Power in New Dwellings through a fabric first approach. In addition, the south facing

rear roof slope will be used to site a series of solar panels to generate electricity for the house.

- 7.29 The house will be provided with electric vehicle charging point and cycle storage facilities.
- 7.30 The redevelopment of a surplus site within the urban area, close to a wide range of facilities and excellent public transport links makes this a highly sustainable development.

9.31 Security

- 7.32 The layout of the site and building provides passive surveillance and eliminates the rear access to the existing house, eliminating areas where individuals could and hide creating a more secure environment. All windows and doors will comply with standards required by GMP's Secured by Design initiative as set out in their "Homes 2016" guidance document.

7.33 Landscaping

- 7.34 To the front of the house, the driveway, side boundaries and soft planted area will be designed to provide a practical, welcoming and attractive setting to the building which will integrate within the street scene.

7.35 Design, Daylighting, Privacy and Outlook

- 7.36 The house is designed to gain its main outlook to Brighton Avenue at the front and down its own private west-facing garden to the rear, with good daylight levels due to the spacing from nearby buildings. The orientation of the house and its principle windows will avoid any inter-visibility with neighbouring houses and thereby protect privacy. The rear garden will be enclosed to ensure privacy and security.

7.37 Flood Risk

- 7.38 The proposal is not within a flood risk area and is not therefore likely to be at risk of flooding.

7.39 Drainage

- 7.40 The site has access to the existing mains drainage system for foul sewerage.
- 7.41 Surface water discharge will be subject to a detailed assessment, to ensure the design of the most sustainable option.

7.42 Contamination

- 7.43 Given the existing and long-established garden use of the site and the residential context of the surroundings, it is highly unlikely that contamination would be a reason to prevent the development.

7.44 Protected Species

- 7.45 There are no known protected species at the site and it is unlikely to provide a suitable habitat given its size, location and condition.

8 Overall Planning Assessment and Conclusion

- 8.1 The proposal accords with the spatial strategy and represent a highly sustainable development. It will provide a high quality, appropriate addition to the housing stock at time of acute shortage.
- 8.2 The proposed development has been carefully designed to integrate within the area and will appear from Brighton Avenue as a respectful and sensitive addition to the street scene.
- 8.3 The development therefore meets the requirements of the Development Framework.

References

- **The National Planning Policy Framework 2019**
 - **Manchester Core Strategy**
 - **Manchester Unitary Development Plan**
 - **Guide to Development in Manchester Supplementary Planning Document and Planning Guidance**
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