

Planning Statement

Land adjacent to 16 Saxon Street, Manchester, M40 7BY

1. THE APPLICATION SITE AND ITS SETTING

- 1.1 The application site consists of a two storey detached property sited in a large garden. For a host of reasons, including poor workmanship, this property is unsuitable as living accommodation and is currently vacant. The site as a whole is in poor condition and is detrimental to the street scene.
- 1.2 The surrounding area is predominantly residential. 16 Saxon Street is a small, modern, semi-detached house at the end of a short row of similar houses. The south of Saxon Street has been developed at a higher density and includes a mix of two and three storey terraced housing. Saxon Street Park lies to the north west of the appeal site with the Rochdale Canal further north west of that.
- 1.3 The site falls within 'East Manchester' and the 'Inner Area' on the Proposals Map (which indicates the Core Strategy and extant Unitary Development Plan policies) and has no other specific allocation. The site falls within flood zone 1.

2. THE PROPOSAL

- 2.1 This statement has been prepared to inform a full application for demolition of the existing dwelling and the erection of 2 semi-detached houses with associated parking and external works.
- 2.2 Each property will have 2 bedrooms with living accommodation at ground floor and bedrooms on the first floor. One car park space will be provided to the front of each property, private amenity space to the rear (and side in the case of one of the properties) and a separate bin storage area will be provided for each property.
- 2.3 Facing brickwork and concrete plain brown roof tiles are proposed along with reconstituted stone heads and cills to the front elevation and soldier course heads to the rear. Double glazed white UPVC windows are proposed along with a modern composite, coloured doors.

3. RELEVANT TOWN PLANNING HISTORY

3.1 The following applications are considered relevant to this application:

- 069061/FH/2003/N1 – two storey site extension (5.2 metres wide). Approved with conditions.
- 076787/FO/2005/N1 - conversion of 2 storey extension to form separate dwelling house attached to 16 Saxon Street. Approved with conditions.
- 082352/FO/2007/N1 – Erection of detached dwelling house inside garden. Refused but allowed on appeal.
- 085008/FO/2007/N1 Erection of part single/part 2 storey detached dwelling house following demolition of 2 storey extension to 16 Saxon Street including associated landscaping and boundary treatments. Approved with conditions.

4. PLANNING POLICY

4.1 Local planning policy is set out within the development plan, which comprises of Manchester's Core Strategy Development Plan Document (adopted July 2012) and saved policies in Manchester's Unitary Development Plan.

The key policies most relevant to this proposal are:

Policy SP 1 Spatial Principles

Policy H 1 Overall Housing Provision

Policy H 4 East Manchester

Policy H 8 Affordable Housing

Policy T 2 Accessible areas of opportunity and need

Policy EN 1 Design Principles and Strategic Character Areas

Policy EN 4 Reducing CO2 Emissions by Enabling Low and Zero Carbon Development

Policy EN 8 Adaptation to Climate Change

Policy EN 16 Air Quality

Policy DM 1 Development Management

- 4.2 Relevant national planning policy is established within the National Planning Policy Framework (the Framework).

5. ANALYSIS

Principle of Development

- 5.1 Chapter 5 of the Framework seeks to ensure that a sufficient supply of homes is delivered and that the supply of homes is boosted. Reflecting this Government objective, policy H1 includes the provision for approximately 60,000 homes. Policy SP1 states that beyond the regional centre, the emphasis will be on the creation of neighbourhoods characterised by high quality housing and that the majority of new residential development in these neighbourhoods, will be in the Inner Areas. Policy H4 states that 30% of new residential development will be in East Manchester and that priority will be given to family housing and other high value, high quality development. The application site is previously developed, falls within the Inner Area of East Manchester and will provide two high quality, family dwellings, such that the proposal accords with these policies.
- 5.2 Furthermore, the principle of residential development on this site is established, not only with the existing house which is in-situ, but also with the two later permissions 082352/FO/2007/N1 and 085008/FO/2007/N1. Planning application 082352/FO/2007/N1 granted permission for a property with a larger footprint than the dwelling already in situ and the foundations for this property are in place.

Affordable Housing

- 5.3 In line with policy H8, no affordable housing provision is proposed as part of the scheme as the application site is less than 0.3 hectares and only two dwellings are proposed.

Design

- 5.4 Chapter 12 of the Framework states that ‘Good design is a key aspect of sustainable development, creates better places in which to live and work...’. Policies EN1 and DM1 reflect this desire for well-designed places.
- 5.5 The siting of the proposed dwellings reflects that of the other semi-detached properties along the street and matches the existing building line, ensuring that the existing street pattern will be reinforced. The windows and doors will be of similar proportions to the neighbouring properties and the materials will also match, to ensure that a positive relationship is maintained with them. A front porch provides a decorative entrance way and adds depth to the front elevation. The eaves and ridge height will be the same as existing properties on the north side of Saxon Street.
- 5.6 It is considered that the proposal responds well to local context, distinctiveness and character and will contribute positively to local identity in terms of scale, density, layout, materials and access. The development, as a whole, will contribute to good place-making through the delivery of high quality and sustainable design.

Accessibility

- 5.7 It is not considered that the proposal, in accordance with paragraph 109 of the Framework, will have an unacceptable impact on highway safety or that the residual cumulative impacts on the road network will be severe.
- 5.8 One car parking space will be provided per dwelling and the site is located in a very accessible location with local facilities and services easily available. Within the neighbourhood there are wide, well-lit pavements and the site is well served by public transport as required by policy T2.
- 5.9 The site is flat and the ground floor for each dwelling will be on one level and have access to a WC. The development has been designed in accordance with Part M of the Building Regulations.

Residential Amenity

5.10 The Planning Inspectorate considered, within the appeal decision for application reference 082352/FO/2007/N1 that 'The private ground floor living rooms and garden areas of the proposed house would be adequately screened by the boundary fencing. Intervisibility and distances between upstairs bedroom windows would be acceptable. The relationship between the dwellings would be similar to the existing situation and commonplace in an urban residential area'. Given the footprint of the proposed dwelling is 96 m², in contrast to planning permission 082352/FO/2007/N1 where the building footprint was 102 m², it is considered that the impact of this proposal on privacy, particularly with 24 Energy Street, will be acceptable as the Inspector concluded previously.

Energy Efficiency

5.11 As detailed in the Design and Access Statement submitted in support of this application and in accordance with policies EN4 and EN8 the development will:

- Be insulated above Building Regulation minimum standards;
- Include high performance double glazed windows;
- Incorporate heating appliance which are SEDBUK Band A;
- Include low energy lighting (internal and external); and,
- Will incorporate suitable measures to reduce water consumption.

Air Quality

5.12 With reference to policy EN16 the provision of two new dwellings will not have an unduly detrimental impact on the air quality experienced in the vicinity of the site. The requirement for a construction management plan could be conditioned to ensure that dust suppression measures are implemented whilst the development is being built.

Ecology

5.13 A Preliminary Bat Roost Assessment and General Ecological Statement has been prepared by Pennine Ecological and submitted with this planning application. This report concludes that 'There is no potential for the unmanaged garden area to

support protected or notable habitats and species'. With specific reference to bats the report recommends that 'Since the building is concluded to possess moderate potential for crevice dwelling bats, it is recommended that dusk emergence and/or dawn re-entry surveys should be undertaken. Surveys are required to establish whether or not bats are using the building and if present how they are using it'.

6.0 CONCLUSION

- 6.1 The delivery of two high quality family homes, on a previously developed site within the Inner Area of East Manchester accords with planning policy and furthermore the principle of residential development on this site is already established. The dwellings have been carefully designed to ensure that they blend well with neighbouring development and have a positive impact on the street scene.
- 6.2 In light of these factors and in accordance with the presumption in favour of sustainable development, the application should be approved without delay.