

Design and Access Statement

**Change of Use from Existing 2No Flats
to a 3 Bedroom Family Dwelling (C3)**

**28 Hornbeam Road,
Levenshulme,
Manchester,
M19 3EW**

Prepared by HPC

January 2021

On behalf of
Mr Raja

Introduction

The application site is an early 1900s late 1800s end terrace located on Hornbeam road with an extension and garage built in the late 1980s. The property currently consist of two storeys with 2no flats as shown on the floors plans. The site consists of on-road parking with no permits and a garage for off road parking. The proposal is to change the use back to an original 3 bedroom family dwelling as it was previously.

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 other material considerations indicate otherwise. The approved Development Plan in relation to this site comprises the Manchester City Council Core Strategy.

National Guidance sets out its agenda through the publication of the National Planning Policy Framework (CLG 2012) requiring, amongst other things, the achievement of sustainable development, building a strong competitive economy, and sustainable transport. The NPPF came into force in March 2012.

The Core Strategy supersedes the Manchester City Council Local Plan. However there remains saved policies from the Local Plan which continue to be used within the decision-making process.

The following policies are the most relevant:

Policy GD1 seeks to ensure that the scale, height and form of the development is appropriate, and that the development does not cause unreasonable harm to the amenity of the area and to neighbouring occupiers.

Policy GD3 seeks to ensure the operational requirements of any development are met for a particular use such as access, parking, loading, storage of materials and emergency access.

Policy GD20 states that proposals that lead to an increase in pollution or hazard will not normally be permitted.

Planning Assessment

The principal issues relating to the proposed development are the principle of development and the impact on the amenities of neighbouring occupiers.

Therefore, the principle of development is acceptable under the local policies.

Highway safety and Accessibility

The proposed change of use as good accessibility with off street parking in the garage and on-street with no restrictions or permits. The property will have access from Hornbeam road and Rushden Road.

Conclusion

The proposal will have a positive impact on the vitality and viability of this local area providing a specialised service.

The relevant policies within the core strategy and the saved policies of the local plan require proposal in areas to help provide towards the continued viability of the area and help to meet the needs of the local community. The proposed use is an acceptable use within the policies and provides an acceptable use within the Borough within this sustainable and accessible location.

The proposed use will not only contribute to the vitality of the area it will not cause harm through intensification of traffic or cause nuisance for local residents.

The NPPF encourages sustainable development as does the core strategy and there are no other material considerations which outweigh current policy. Under the policies this application should be approved.

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USE & AMOUNT

The use of the premises will be for a single-family dwelling and to incorporate 3 bedrooms.

SCALE, LAYOUT, AND APPEARANCE

The scale of the development is compatible with the surrounding shop units – there would be no extensions or external changes. The only external change will be removal of existing shutters to the door on Rushden road.

The layout of the proposed use is shown on the proposed floorplans,

The appearance of the shop unit will not change.

ACCESS

Access is on ground floor making it accessible to all and compliant with the Building Regulations.

LANDSCAPING

No Landscaping is proposed.