

DESIGN AND ACCESS STATEMENT

1. INTRODUCTION

- 1.1 This Statement supports a planning application for an extension to the retail shop on the easterly side, provision of a storage unit on the westerly side and two storey extension to rear at 9-11 Meldon Road, Longsight, Manchester M13 0TZ. The proposed development is required to increase retail floor space at the shop and to re-arrange and enhance the ancillary living accommodation for the growing and extended family of the applicant.
- 1.2 The Statement provides background history of the site and explains reasons/necessity for the proposed development. Furthermore the Statement aims to demonstrate that the proposed development, in terms of massing, scale and design, respects the characteristics of the area including residential amenity and thereby accords with the general thrust of the National Guidance and local planning policies adopted by Manchester City Council.
- 1.3 In addition to this Statement, the planning application accompanies the following drawings:-
- A Site Location Plan showing the application site marked as edged red. (Scale 1:1250)
 - Drawings showing the existing and proposed internal layout of the shop & ancillary residential accommodation. Scale (1:50)
 - Drawings showing the proposed extension of the shop to side, two storey extension to rear & storage unit to side.(Scale 1:50)
 - Drawings showing the existing and proposed front, rear and side elevations of the building. (Scale 1: 50)



2. BACKGROUND INFORMATION

2.1 The application property comprises a retail shop and ancillary living accommodation used by the applicant's family. The shop being part of the established shopping centre is successful and growing in business. However due to the limited floor space available, it is difficult to organise the internal layout of the shop for efficient working and running the business. In order to set up a satisfactory layout of the shop for efficient working, it is necessary that additional floor space is made available within the shop.

2.2 Similarly, the ancillary living accommodation is considered inadequate and insufficient to cater for the needs of the applicant's growing and extended family. It is necessary that the existing floor space is re-arranged and additional floor space provided to improve living standards of the family. It is considered that the proposed development would help improve and provide satisfactory living accommodation for the family.

3. THE APPLICATION SITE

3.1 The application site comprising a two storey detached building is situated on the corner of Meldon Road and Copthorne Crescent, Longsight, Manchester. The property comprises a retail shop (MGM Food Store) and two small rooms (living/ dining room and a kitchen) at the ground floor and six bed rooms (two very small rooms) at the first floor. The application premises enjoy a reasonable sized rear garden. Access to the shop is gained via the front door. The property is of red brick construction, with a glazed shop front at ground level.

3.2 The rear garden is enclosed with a 2m high concrete slab fence along the easterly boundary with Copthorne Crescent. Vehicular access to the parking area to rear is gained from Copthorne Crescent. The site's rear boundary backs onto the existing rear garden of the two storey dwelling at No. 1 Copthorne Crescent.

3.3 The row of properties within which the site lies, forms part of Meldon Road shopping centre containing a variety of small-scale retail, community and commercial uses at Meldon Road. Together with other commercial properties on the northerly side of Meldon Road, the shop enjoys the benefit of a large paved forecourt in front. A section of the forecourt adjoining the building is enclosed with 0.7m high metal bollards. There is a parking lay-by located in front of the shops on the southerly side of Meldon Road.



4. PROPOSED DEVELOPMENT

4.1 The Proposal involves the erection of:

- a) Single storey extension on the easterly side of the building to form part of the existing retail shop.
- b) Single storey storage unit on the westerly side of the building to be used in conjunction with the existing retail shop.
- c) Two storey extension to rear to be used in conjunction with the existing ancillary residential accommodation used by the applicant's family. The extension would help provide reasonable sized kitchen, dining and lounge facilities at the ground floor and five bed rooms with storage and sitting facilities at the first floor.

4.4 The two storey extension would have a pitched roof and single storey extensions lean to roofs. The roof tiles and facing materials to be used in the construction of the proposed extensions would be to match existing.

4.5 It is proposed that the existing dilapidated sheds to rear and on both sides of the building would be demolished to facilitate the proposed development.

5. RELEVANT PLANNING POLICIES

5.1 National Planning Policy Framework (NPPF)

The central theme to the NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role (paragraphs 6 & 7).

Paragraphs 11, 12, 13 and 14 of the NPPF outline a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

Paragraph 23 says that in drawing up local plans, local planning Authorities should recognise town centres as the heart of their communities and pursue policies to support their viability and vitality.



Paragraph 69 recognises that planning plays an important role in facilitating the creation of healthy communities.

5.2 Local Development Framework

The principal document within the Local Development Framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 – 2027.

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have also been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must therefore be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

There does not appear to be any site specific policies relating to the application site. However the following city-wide policies of the **Core Strategy** are considered relevant to this proposal:

Policy SP 1 - Sets out the key spatial principles which will guide the strategic development of Manchester to 2027. Policy SP 1 states, amongst other things, that:

- a) Beyond the regional centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living. There will be an emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment.
- b) All development should have regard to the character, issues and strategy for each regeneration area, in this case the Strategic Regeneration Framework for Central Manchester.
- c) New development will maximise the potential of the City's transport infrastructure, in particular promoting walking, cycling and use of the public transport.



Policy SP 1 specifies the Core Development Principles for parts of the City. The following principles are considered relevant to the proposed development:

- a) Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b) Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
- c) Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM1 -States that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. Relevant considerations are:

- a) Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation.
- b) Accessibility: buildings and neighbourhoods should be fully accessible to disabled people with new development providing access to all via sustainable transport modes.
- c) Community safety and crime prevention.
- d) Design for health, including the impact of noise, disturbance and pollution.
- e) Adequacy of internal accommodation and external amenity space.
- f) Refuse storage and collection.

Policy EN19 (Waste)



Requires all developers to demonstrate the proposals' consistency with the principles of the waste hierarchy (prevention, reduction, re-use, recycling, energy recovery and disposal). Developers will be required to submit a waste management plan to demonstrate how construction and demolition waste will be minimised and recycled

5.3 Unitary Development Plan for the City of Manchester, 1995 (Saved Policies)

The Following policies of the Unitary Development Plan (saved policies) are considered relevant to the appeal proposal:

Policy DC1 provides criteria to be considered in determining planning applications for extensions to residential properties. The policy states that in determining planning applications for extensions to residential properties including flats, 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 car parking.

The policy states further that extensions to residential properties will be allowed subject to compliance with other relevant policies of the UDP 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.

The Guide to Development in Manchester (SDP) (2007)

The Guide to Development in Manchester is a supplementary planning document which contains core principles to guide developers. The document offers design advice and sets out the City Council's aspirations and vision for future development and contains core principles to guide developers to produce high quality and inclusive design. The principles that development should seek to achieve, include, character and context, continuity, and enclosure, ease of movement, quality of the public realm, diversity, legibility and adaptability.

Paragraph 4.11 of the policy states that all developments should be supported with a waste management strategy to ensure that adequately sized bin storage areas, access for collection crews and vehicles, and other aspects of waste management are designed into the development at the earliest stage;

6. PLANNING APPRAISAL

Principle of development

6.1 The proposal relates to a two storey detached building comprising a retail shop and ancillary residential accommodation, located within a small neighbourhood shopping centre surrounded predominantly by residential properties. The proposal involves the extension of the shop to create additional retail floor space, provision of a storage unit for the shop and two storey rear extension to facilitate a modern and standard living accommodation for the occupants of the property. It is considered that the site is located within a sustainable location and the proposed development should therefore be acceptable in principle, subject to the assessment of its impact in terms of the siting, design, appearance, scale, massing and residential amenity.

Design/scale /appearance



6.2 The proposed two storey rear extension, approximately 7.2m deep, 5.4m wide at the ground floor and 7.2m deep 5.4m wide at the first floor, would be erected in line with the rear wall of the building. It would project approximately 3.2m at the ground floor and 5.4m at the first floor beyond the easterly side wall of the building. It would have a pitched roof, which would have an eaves height of 5.0m and ridge height of 7.1metres. The extension would be fitted with habitable room windows at both floors in the rear and side elevations.

6.3 The proposed single storey extension to form part of the shop, approximately 7.6 m deep and 4.2 m wide, would be constructed on the easterly side of the property adjacent to the existing 2m high concrete boundary fence. It would have a lean to roof with a maximum height of 3.3m falling to 2.4m to eaves. The extension would be in line with the front wall of the building and have a display window fitted in front.

6.4 The proposed storage unit would be built on the footings of the existing storage shed. As shown on the drawings, the storage unit would be linked with the shop via a door. The unit would have a lean to roof with a maximum height of 3.3m falling to 2.4 m to eaves. No windows are proposed in the westerly elevation of the unit.

6.5 The extensions would be constructed in materials to match existing. Given the size/ scale/design of the proposed extensions, the proposed development is considered to be appropriate and in keeping with the character of the host building and the wider area. It is considered that the proposed extensions, due to their size and position, would have little detrimental visual impact on the street scene or the surrounding properties.

6.6 In terms of the volume/bulk, it should be pointed that the proposed extension to the shop would result in the increase of 93 cu m compared to the existing shop (241cu m) and 233cu m of living accommodation compared to the existing (596 cu m). Since the proposed storage unit would replace the existing storage shed, this should not be taken as additional increase of volume to the shop. In view of these considerations, it is considered that the proposed development would be subservient to the host building and would not appear unduly large or bulky. It is therefore contended that the proposal, in terms of design, scale, massing and appearance, is in accordance with the requirements of the NPPF, policies SP1, DM of the Core Strategy and saved policy DC 1 of the UDP.

Residential amenity (Overlooking/loss of privacy)



6.7 As shown on the submitted drawings, there would be windows fitted in the rear and side elevations at both floors of the two storey extensions. However, the new windows would not protrude rearwards beyond the existing habitable windows in the rear elevation. As such, it is considered that the proposed habitable room windows in the rear elevation of the two storey extension would have little impact, in terms of the privacy, sunlight or daylight of the nearest neighbours at No.1 Copthorne Crescent. Similarly due to the separation distance involved, the proposed windows in the side elevation of the two storey extension would have little detrimental impact on the amenities of the residents of the properties across Copthorne Crescent facing the site. It is therefore considered that the proposal, due to its siting and design, would not have any detrimental impact on the residential amenities of the adjacent neighbours and is therefore in accordance with the requirements of the NPPF, policies SP1, DM of the Core Strategy and saved policy DC 1 of the UDP.

Car parking/Highway safety

6.8 The site is located within the neighbourhood shopping centre where there is a parking lay-by available on the southerly side of Meldon Road in front of the commercial premises. Given the fact that the property is situated in a shopping centre location close to public transport routes and that there are parking facilities available within the shopping centre as well as in close proximity on the side streets, it is considered that the requirement for a parking provision in this respect would be unjustified.

6.9 It should be pointed out that adequate car parking provision is available to the rear of the premises for the occupants of the premises. Access to the parking area is gained from Copthorne Crescent. Furthermore, it is considered that the existing parking area is capable of accommodating additional parking provision if the Council would wish to require. As such, it is considered that the proposal would neither result on-road parking nor cause risk to highway safety in accordance with the saved policy DC1 of the UDP.

Refuse Storage



6.10 It is proposed that that the refuse bins would be stored to the rear of the proposed extension to the shop and that bins would be brought out of the premises on to Copthorne Crescent for collection by the Council. It is considered that the storage of the refuse bins to the rear of the shop extension would remain visually hidden from public using the side road and would therefore neither affect the visual amenity of the residents of the area nor the street scene. It is considered that the proposals accords with the requirements of saved policy EN19 of the UDP.

7. CONCLUSION

7.1 In conclusion, it is pointed out that

- 1) Careful considerations have been given at the design stage to ensure that the proposed scheme, due its siting, scale and design, provides a high quality development with minimal impact on the character of the area and surrounding properties.
- 2) The proposed development, due to its design, siting, and layout, would have little detrimental impact on the street scene and the amenities of the adjacent residents.
- 3) The proposal development, due to its shopping centre location and availability of the off-road parking facilities in close vicinity, would not be detrimental to highway safety.
- 4) The proposed development would help provide additional retail floor space in the shop and hopefully increase economic generating activities within the area. It is anticipated that the proposal would also help provide additional employment opportunities in the area which would make some contribution towards strengthening the economic role of the shopping centre.

