

PLANNING STATEMENT

1. INTRODUCTION

1.1 This statement is prepared in support of the planning application submitted by Mr Akmal seeking planning permission for the construction of a two storey side extension at 12 Dunsmore Close, Whalley Range, Manchester, M16 7EW. The statement aims to explain the background information highlighting the necessity for the proposed development and reasoned justification why it is considered the proposal accords with the main thrust of the National and local planning policies.

1.2 In addition to the statement, the documents submitted in support of the application comprise the following:-

- A location plan showing the application site marked as edged red. Scale 1:1250
- A drawing showing layout of the proposed extension. Scale 1:100
- Drawings showing details of the existing and proposed front, rear and side elevations of the dwelling. Scale 1:100

2. BACKGROUND INFORMATION

2.1 Currently the application dwelling is occupied by an extended family comprising the applicant's family and his elderly parents. The applicant's father, an elderly gentleman, is not only a disabled person relying on the use of a wheel chair but also suffering from various health problems. His movements within and outside the house are restricted to the use of the wheel chair. Due to his disability and restricted movements, he has no option but to use the facilities available at the first floor of the property. Currently the first floor of the property comprises 4bed rooms, a utility room, and bath/wc. The bath/wc, due to its limited size, is totally inadequate for use when using wheel chair.

2.2 Besides, the dwelling is located at the head of the cul-de-sac and due to the parking situation at the street, it is often difficult to find a parking space near the dwelling. As such the applicant's father has to use his wheel chair to reach a vehicle parked away from home which is very inconvenient and uncomfortable. With the worsening health conditions and disability, it is becoming increasingly difficult for him to carry on like this for a long time. It is considered necessary that he should have a spacious bed room suite with easy access to bath/wc and parking facilities.

2.3 The proposed scheme therefore has been designed with a view to meet the special needs of a disable member of the family.

3. THE SITE

3.1 The application site, a two storey semi-detached dwelling, is located at the head of the cul-de-sac at Dunsmore Close, off Sedgeborough Rd, Whalley Range,

Manchester. The property provides 4 bed accommodation and enjoys a spacious garden area enclosed with a 2m high timber fence along Moss Lane West and to rear. Whilst the dwelling is enclosed from the front with one metre high timber fence along the cu-de-sac, the joint boundary with the adjacent dwelling No.19 is defined with a 2m high timber fence. The property is covered with a tiled pitch roof and the external walls constructed partly with a brick and partly rendered finish.

3.2 Although there are some business/commercial properties located at Moss Lane West, the area within which the site lies, is predominantly residential in character. The adjacent properties at Dunsmore Close are of similar type/style as that the application property.

4. THE PROPOSAL

4.1 The proposal entails the erection of a two storey side extension (7.68m x4.85m) to form an additional living accommodation at the first floor and a garage at the ground floor. As such the first floor would comprise one bed-room - suite with bath/WC facilities and the ground floor a garage incorporating a disable staircase to facilitate the movements of a disabled resident.

4.2 The extension would be set back from the front of the dwelling by approximately 0.5m and would project by same distance to rear. It is proposed that the extension would have tiled pitched roof and the external walls constructed in brick/rendering to match existing.

4.3 It is proposed that an area of hard surface would be created in the front of the dwelling which would serve as a driveway/manoeuvring area to facilitate the parking of a vehicle in the garage. The driveway would be linked with the cul-de-sac by way of lowering the kerbs.

5. POLICY GUIDANCE

National Planning Policy Framework (NPPF)

The National Planning Policy Framework sets out the Government's planning policies and how they are expected to be applied. It underlines that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise, and that the Framework is a material consideration in planning decisions. The central theme to the NPPF is to achieve sustainable development.

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 plan 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. Pursuing sustainable development involves seeking

positive improvements in the quality of the built, natural and historic environment as well as in people's quality of life

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 following policies are considered relevant to the 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;
- g. Adequacy of internal accommodation and external amenity space;
- h. Refuse storage and collection.

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

Extant policies DC1.1 – DC1.6, contained within part 2 of the UDP, outline criteria for the extension and alteration to residential properties. The relevant parts of the policy are:

Policy DC1.1 states that 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 car parking.

Policy DC1.2 states that 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.

Policy DC1.3 states that notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length.
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

Policy DC1.4 states that in considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

Policy DC1.5 states that the Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes

The Guide to Development in Manchester (SPG/SPD) (2007) 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.

6. PLANNING APPRAISAL

SITE /SCALE

6.1 The proposed extension would be sited at the side of the dwelling and would incorporate a garage incorporating a disable staircase at the ground floor and a bedroom - suite together with disable bath/wc at the first floor. The extension, measuring 7.68m x 4.85m would result in the creation of approximately 36.2 sq m of additional floor space (including the garage) compared with 81.1 sq m of the existing dwelling and is considered to be subservient to the original dwelling.

6.2 Due its angled position, the nearest part of the extension would be approximately 6.8 m away from the shared boundary with the adjacent dwelling No19 Dunsmore Close. It would be approximately 1.8 m away from the side boundary with Moss Lane West and 4.9 m from the rear boundary. It is considered that the proposed extension, due to the siting and scale, would ensure the retention of a reasonable sized amenity open area for the enjoyment of the occupiers of the dwelling. Furthermore the extension would be contained within the curtilage of the dwelling and would neither compromise the integrity nor result in an undue loss of sunlight and daylight to the adjacent properties. In terms of the siting and scale, it is considered that the proposed extension conforms to the policies DM1 of the Core Strategy and DC1.1 and DC1.2 of the UDP.

DESIGN/MASSING/APPEARANCE

6.3 The two storey extension would be set back from the front wall of the house by approximately 0.5m and would project by the same distance beyond the rear wall. It would have an eaves height of approximately 4.4 metres and a ridge height of 6.4 metres. In terms of the eaves and ridge height, the extension would sit lower by approximately 150mm compared with the original dwelling.

6.4 The extension would have tiled pitch roof and external walls constructed in brick/rendering to match existing. The front elevation would display the garage door at the ground floor and two windows (one bed-room and one bath/wc) at the first floor. The rear elevation would display only one window at the first floor. Two windows; one at each floor, are proposed in the side elevation of the extension. The proposed windows/doors would comprise double glazed panels fitted in white upvc frames and would be similar in size/style as existing.

6.5 It is considered that the proposed extension, due to its massing and sympathetic design and materials, would help preserve the character and appearance of the original dwelling and would be in keeping with the character of the adjacent properties in the area. It is therefore considered that the proposed extension, in terms of the design and appearance, complies with the requirements of policies DM1 of the Core Strategy and DC1.1 to 1.4 of the UDP

NEIGHBOURS AMENITY

6.6 The submitted plans clearly demonstrate that the application property enjoys the benefit of a spacious rear/side garden area and that the extension would lie more than 21m away from the neighbouring commercial/business properties to the side and rear at Moss Lane West. Although the proposed extension would be located adjacent to the side boundary of the neighbouring property No. 19, however due to its orientation, the extension would not lie directly facing the gable wall of No.19 which is blank and has no windows in it. It is therefore considered that the proposed extension would have little impact on the amenities (i.e. privacy, noise, disturbance etc) of the immediate neighbours at No.19. Similarly, due to its location/position, it is

considered that the extension would have no detrimental impact on the other surrounding properties in the area.

6.7 In view of these considerations, it is considered that the proposed extension would not give rise to unacceptable impacts in terms of overlooking or loss of privacy to the occupiers of the neighbouring properties. It is therefore contended that the proposal complies with policies DM1 of the Core Strategy and DC1.1 and DC1.2 of the UDP.

PARKING

6.8 The proposed extension would help provide much needed and protected parking space for the benefit of a disable member of the family occupying the dwelling. It would also help reduce on-street parking pressure for the benefit of residents of the street and in the interest of highway safety. It is considered that the proposal satisfies the car parking requirement set in the UDP's Parking Standards.

REFUSE STORAGE

6.9 As indicated on the submitted drawings, provision has been made for the storage of refuse bins along the side of the extension.

7. CONCLUSION

7.1 The proposed extension is designed to satisfy the requirements of a disabled member of the family occupying the dwelling. It is considered that proposed extension would not only help provide adequate living space but also alleviate parking problems currently being experienced by the disabled member of the family. It is considered that the proposed extension is sustainable and due to its scale, mass, design and appearance, is compatible to the existing building and character of the area. It is contended that the proposal accords with the main thrust of the NPPF and relevant policies of the Council's Core Strategy and UDP. It is requested that in the spirit of policy DC1.5, Council should give necessary sympathetic considerations to the proposal.