

Erection of detached bungalow with associated landscaping, car parking and boundary treatment | Land To The Rear Of 40-50 Belgrave Road Moston
Manchester M40 3ST

Supporting Planning Statement

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1.1. Introduction

1.2. This application seeks planning permission for one dwelling to the rear of 40-50 Belgrave Road, Moston, Manchester.

1.3. The application is made in full.

2. Site Description & Planning History

2.1. The application site is located to the rear of Belgrave Road, behind residential properties and a public house. The application site lies opposite to residential development permitted via REF: 104312/FO/2013/N1.

2.2. The site is currently previously developed land used by the application for the storage of various items. Please see photos at Appendix A.

2.3. In terms of planning history, an application for residential development on this site was refused in 2014, app REF: 104127/FO/2013/N1 - Erection of detached bungalow with associated landscaping, car parking and boundary treatment.

2.4. The application in 2013/14, was refused for the following reasons:

'1) The proposed development is contrary to the National Planning Policy Framework, saved policies DC6 of the Unitary Development Plan for the City of Manchester, and policies DM1 and H1 of Manchester's Core Strategy, as the scheme will have an unduly detrimental affect upon the amenities of the occupiers of existing neighbouring residential properties, by reason that the use of the site for residential development will introduce potentially 24 hour activity generated by the occupiers of the site into a currently quiet location behind and immediately adjacent to existing residential properties.

2) The proposed development is contrary to the National Planning Policy Framework, saved policies DC6 and BM4 of the Unitary Development Plan for the City of Manchester, and policies SP1, DM1, EN1, and EN9 of Manchester's Core Strategy, as the development does not respect the character, form and appearance of this semi natural/natural river valley, or the existing built form context, and therefore, does not demonstrate that the multiple functions of the land will be satisfactorily maintained, including recreation, flood management, and biodiversity, by reason of the proposed location of development, and the engineering and remodelling works required to this site within a river valley, behind existing housing, without a road frontage.'

- 2.5. In terms of the first reason for refusal, we believe that this is no longer relevant due to the development referred to above, which is directly opposite the application site. This development has now been built and is occupied, meaning that there is now already a 24 hour presence/residential development to the rear of the properties.
- 2.6. The second reason for refusal is more subjective in its nature, the Local Planning Authority (LPA), in their previous decision considered that the design of the property did not respect the character of the valley within which the site is located. Each planning decision must be judged on its own merits, and we are of the view that this scheme represents a sustainable re use of a previously developed site. The site is currently an area of close off hardstanding, it is not part of the valley itself. To redevelop the site in the way proposed here, with suitable boundary treatments would represent a visual improvement of the site, whilst also delivering much need housing in the area.

3. Proposal

- 3.1. The proposal is to redevelop with site with one dwelling in the form of a bungalow. The dwelling would have adequate garden and amenity space within the application site. Parking and turning areas can also be easily accommodated within the application site/dwelling curtilage.

4. Policy Context

- 4.1. The starting point for the Policy context for any application must be the National Planning Policy Framework (NPPF) and it states that there is a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay. It is demonstrated below that the proposed development is compliant with all relevant local and national planning policy.
- 4.2. The site is previously developed land in a sustainable location, with easy access to public transport and essential services. The proposed development makes efficient use of a previously developed site and delivers housing in a highly sustainable location. The design is reflective of the area's character. The proposed development therefore accords with the principles of the NPPF.
- 4.3. The principal local plan is the Manchester Core Strategy (CS) which sets out the spatial vision for the City and includes strategic policies for development.
- 4.4. As well as the above, certain Unitary Development Plan (UDP) policies have also been saved until replaced by further development plan documents to accompany the Core Strategy. This application must therefore be decided in accordance with the CS, saved UDP policies and other Local Development Documents.

- 4.5. Policy SP1 of CS refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well-being of residents, consider the needs of all members of the community and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.
- 4.6. The proposed development's design takes a lead from the type of development seen in the local area, in terms of the architectural style and the proposed materials. The development would make use of a previously developed site, which currently has no real beneficial use.
- 4.7. Policy DM1 of the CS states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.
- 4.8. The application site some distance away from any other residential properties and will not result in any impact on amenity by virtue of overlooking, overshadowing or overbearing. The site is already well landscaped, and this landscaping would be supplemented and improved as part of the proposals. There is ample space within the proposed curtilage for refuse storage etc. as the site is slightly off the main road and only a bungalow is proposed, it will have very little, if any impact at all on the surrounding area.
- 4.9. Policy EN 1 of the CS refers to Design Principles and Strategic Character Areas. It requires that all development in Manchester will be expected to demonstrate good design, and have regard to the strategic character area in which the development is located.
- 4.10. As stated above, the design of the dwelling has been formulated with the character of the local area in mind. The design is a modest bungalow dwelling using traditional materials reflecting the local architectural vernacular. The landscaping proposed also minimises the impact of the proposed development as a whole.
- 4.11. Saved Policy DC6 states that the Council will not normally grant consent for residential development on "backland" sites, that is, sites with limited access to a road because they are surrounded by housing or other uses. The

application is technically to the rear of some dwellings, but it is not within the rear garden of any properties, it is divorced and separated from the rear gardens of the properties on Belgrave Road. However, the above policy is assessed against the proposed development below.

- a. there is no loss of privacy to adjoining dwellings and associated rear gardens;

As the application site is some distance away from other dwellings, and the fact that the proposed development is a bungalow means that there will be no loss of privacy to any rear gardens. The application site is quite clearly divorced from the properties on Belgrave Road.

- b. access and parking arrangements do not significantly increase noise and disturbance for occupiers of existing adjoining dwellings;

As has been previously mentioned, the adjacent residential development means that there is already a residential use in the immediate vicinity of the application site. The addition of a bungalow in this location will not result in any significant noise and disturbance for the nearby dwellings.

- c. the scale and design of the development is compatible with the character of buildings in the surrounding area;

The scale of the dwelling is modest and is clearly compatible with the character of the buildings in the surrounding area.

- d. there is sufficient space between the proposed and existing dwellings to avoid problems of significant overshadowing or of over dominant appearance affecting either the existing or the proposed dwellings;

As mentioned above, the modest design and distance away from other dwellings means that there will be no over dominance or overshadowing as a result of the development.

- e. the proposal does not involve the loss of important trees or other natural features of high amenity value or the loss of locally important wildlife habitats;

The trees surrounding the site are to be retained as part of the proposals, as well as supplemented with new landscaping. The application site is a large area of hardstanding, the built development will be placed on this area of hardstanding. There will be no loss of any important tree or wildlife habitats as part of the proposals.

- f. the proposed and existing dwellings retain adequate levels of private amenity space; and

As shown on the associated plans, ample garden/private space is provided within the layout. This area will not be overlooked by any other properties.

- g. in the case of development within a Conservation Area, in particular, the built form and the surrounding spaces maintain or enhance the character of the area.

The development is not within a conversation area.

4.12. As demonstrated above, the development is compliant with all relevant policy.

5. Conclusion

- 5.1. For the reasons set out within this statement, it is therefore respectfully requested that planning permission be granted.

APPENDIX A – SITE PHOTOS

