

SUPPORTING STATEMENT

TO BE READ IN CONJUNCTION WITH FULL PLANNING APPLICATION FOR
SIDE EXTENSION & CHANGE OF USE OF DWELLING TO MIXED USE.
(DWELLING AND OSTEOPATHY)



**369 PARRSWOOD ROAD
DIDSBURY
MANCHESTER
M20 6JE**

INTRODUCTION

This statement has been prepared to support the submission of an application for full planning permission for a two storey side extension and change of use from a dwelling to a mixed use (Dwelling and Osteopathy) at 369 Parrswood Road, Didsbury. M20 6JE

The occupier of the above site currently resides and runs a small independent Osteopathy business from his family home at 364 Northenden Road Road, Sale, Cheshire M33 2PW, which has been successfully operating since 2008.

Circumstances have now changed and the use of the family home is no longer available. Now the business is established it is the applicants wish to reside and work from his own property. Having recently purchased 369 Parrswood Road, Didsbury the occupant hopes to construct a 2 storey side extension to accommodate his business within the extension at ground floor level whilst extending the residential accommodation at first floor level.

The applicant also intends to provide additional off-street parking to the rear of the site.

The business only ever has one customer “on the table” at any one time and does not employ any staff other than the occupier.

This sustainable form of development will hopefully be supported by the LPA and full justification is supplied to enable positive decision to be issued.

This statement now proceeds to give details of the site. The details of the proposals set out. The planning merits of the scheme are then discussed in relation to relevant planning policies contained in the statutory development plan, together with Government guidance principally set out in the National Planning Policy Framework (NPPF). In particular, it will be demonstrated that the proposal represents a sustainable form of development, does not harm highways safety or efficiency and sufficiently protects neighbouring living conditions.

THE SITE

The application site lies on an East – West axis on the corner of Parrswood Road running North – South) and Craigweil Avenue (A cul-de-sac running East – West) and consists of a two storey semi detached property which has a primary function as a dwelling house. The property benefits from a private garden to the North, East and West of the property and has 2 large garages, one located to the North and one located to the East. Refer to existing plan drawing 1000.01 for further details. The property currently has off street parking provided to both the front and rear of the house.

The property is situated in a predominately residential area and features dwellings which vary in style. The Parrswood Hotel, and C Middleton & Sons Funeral Directors can be found opposite along Parrswood Road and Didsbury Family Dental Care located close by down School Lane.

The site does not fall within a conservation area.

THE PROPOSAL

Full planning permission is sought for a 2 storey side extension and change of use from a dwelling to a mixed use (Dwelling and Osteopathy). The existing ground floor of the dwelling would remain residential with the new ground floor side extension accommodating the Osteopathy. The entire first floor accommodation (existing and proposed) would remain residential.

The main details of the proposal are as follows:

- Primary use of the site remains as a private dwelling house. The proposed property would contain 4 bedrooms, a kitchen and living/ dining room.
- Secondary use of the site as a Osteopathy clinic which would take place solely within the ground floor extension, accessed from the rear property opposite the residential entrance of the property.

Business hours would be:

Monday – 9am – 5pm
Tuesday – 9am – 5pm
Wednesday – 9am – 8pm
Thursday – 9am – 5pm
Friday – 9am – 5pm
Saturday – 9am – 1pm
Sunday – Closed

- The business would operate on an appointment only basis and only one customer can be seen at any one time.
- The use is restricted to Osteopathy only. No other services are offered.
- No staff are employed at the site. The occupier of the dwelling is the only person who carries out Osteopathy services .
- The number of people that would be treated per day (based on a 3 month average between Nov – January 2020 prior to lockdown) is 8 people. The maximum number of customers in any one day was 13 (all ½ hr sessions), The minimum number was 1.
- The only equipment within the treatment room would be a plinth to carry out treatment, desk with computer and chairs. No equipment used would generate noise any louder than found in the typical residential dwelling.
- No odours are created from the clinic.
- No deliveries take place to accommodate the clinic.
- The majority of customers are local with many travelling by foot.
The existing off road parking is to be extended to the rear of the property for use by the clinic with parking at the front of the house maintained for residential use.

PLANNING HISTORY

There is no planning history for the site which is considered of direct relevance to the current proposal.

PRE-APPLICATION DISCUSSIONS

No pre-application discussions have taken place prior to the Planning submission.

ALLOCATION AND POLICIES

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the Development Plan consists primarily of the adopted Site Specific Policies Local Plan (SSPLP), Core Strategy (CS) and Development Policies Document (DPD).

Material considerations exist in the form of national policy and guidance contained within the National Planning Policy Framework (NPPF) and the suite of documents comprising National Planning Practice Guidance (NPPG). The Council's Residential Design Guide (RDG) and Street Design Guide (SDG) are also considered of relevance.

The NPPF is reflective of the guidance contained within the NPPG. The following sections of the NPPF are considered of direct relevance to the current proposal:

Paragraph 14 states that at "...the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking."

The NPPF makes it clear that sustainable development comprises three strands; economic, social and environmental. It also states that sustainable developments should be approved without delay.

Paragraph 19 states that planning "...should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system."

Paragraph 70 states that LPA's should "...plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments".

The overarching message of the NPPF is that LPA's should adopt a positive and pro-active approach to planning proposals, particularly those that result in sustainable development. LPA's should not place unnecessary burdens on developers and should look to support appropriate schemes such as this.

The application site falls within a Mineral Safeguarding Area.

The application site is otherwise unallocated in the SSPLP of the LDF that was adopted by the Council on 12th September 2012. This document includes Policy SSP1 regarding the presumption in favour of sustainable development.

Core Strategy

The following policies are considered of relevance:

CS1 – Location of Development
CS4 – Sustainable Transport
CS5 - Community Facilities and Services
CS8 - The Local Economy
CS10 – Design, Safety and Environmental Quality
CS14 – Influencing the Demand for Travel

Development Policies Document

The following policies are considered of relevance:

D9 – Design and New Development
D14 – Access and highway Safety
D20 – Pollution Control

Supplementary Planning Guidance

The Council's Residential design guidance (RDG) aims to ensure that new developments do not have an adverse impact on neighbouring living conditions.

The Council's Sustainable development goals (SDG) sets out the Council's expectations in relation to vehicular access arrangements and parking standards.

ASSESSMENT

Principle

The application site is located within the Urban Area of Didsbury as defined by the adopted Core Strategy. Policy CS1 states that most new development will take place within the urban areas taking advantage of existing services and high levels of accessibility.

The proposal represents a small scale development that provides a valuable service for local residents. A large percentage of the customers that visit the site live in close proximity. The residential use of the building is retained and it is considered that the proposal is wholly consistent with the LPA's broad spatial objectives.

The proposal would be wholly sustainable using the definition set out in the NPPF for the following reasons:

- Social: The proposal provides a popular facility for local residents and enables customers to visit a local and well regarded practice.
- Economic: The proposal provides a source of income for the applicant. These benefits have "trickle down" benefits for other local services in the area.
- Environmental: The proposal has no adverse impact on the character of site or surrounding area. The property still appears as a traditional residential property. The site is located in a sustainable

location which minimises the need for customers and staff to use private vehicles to access the site. As will be demonstrated there is no adverse impact on neighbouring living conditions.

Transport and Accessibility

The site is situated in a highly sustainable location with good access to public transport and within convenient walking distance of local facilities and services. The scale of development does not exceed the capacity of local infrastructure or community facilities in accordance with Policy CS4. It is considered clear that the proposal does not have a detrimental impact on vehicular or pedestrian safety in accordance with policy D14.

As previously highlighted on average, approximately 1-8 customers per day will visit the site and park within designated off road parking during of their visit. Off road parking has been considered to accommodate up to 6No cars at the rear of the property with the possibility of a further 2 cars at the front of the house (if required)

However the applicant feels 2No off road parking bays at the rear of the property would be adequate for the Clinic to operate and as the site owner only has 1 vehicle, which would be parked at the front of the house, it is considered that the proposed level of parking would be adequate.

Residential Amenity

Policy D9 requires that in order to maintain and enhance local diversity all new development shall make a positive contribution to the environment and amenity of its locality by virtue of high quality design, layout and landscaping. Policy D20 aims to ensure that new developments are not at unacceptable risk of pollution and do not unacceptably increase pollution levels.

It is noted that the site is situated adjacent to other residential uses. It is considered clear that the use does not have a detrimental impact on neighbouring living conditions for the following reasons:

- The business operates from 9am - 5pm typically. No early morning work will take place. On Wednesday's the clinic will stay open till 8pm to accommodate people who cannot get to the practice within the 9 – 5 working day.
- The business operates on an appointment only basis and only 1 customer can be seen to at any one time.
- No other treatments are offered at the site and there will be no odours emanating from the site.
- There is no noisy equipment used.
- No staff are employed.
- No deliveries to the site are needed to accommodate the clinic.
- All customers visiting the clinic by car would have a designated off road parking space. Many customers will visit on foot or will be dropped off/ picked up.

With these factors in mind it is considered that the change of use has not resulted in any material increase in noise, odour or general disturbance above and beyond a typical residential use.

It is therefore considered that the proposed development does not adversely affect living conditions at any neighbouring property. The proposal is therefore considered to accord with policies D9 and D20 of the adopted DPD.

CONCLUSION

The proposal represents a well-regarded local business that provides small scale economic and social benefits for the local area. The business is run in a responsible manner which does not adversely affect neighbouring living conditions in anyway.

The proposal provides a source of employment for the owner and is popular amongst local residents. The LPA are asked to be sensitive to the implications that any failure to grant permission would have on the business and service users.

For the reasons set out above it is considered that the proposed development represents a sustainable form of development which, in accordance with national guidance, should be approved.

The proposal sufficiently accords with adopted planning policy and guidance and the LPA are respectfully urged to grant permission for the scheme.

The Applicant is willing to discuss any issues that may arise during the consideration of the proposal with the LPA.