

Town and Country Planning Act 1990

Planning Support Statement

Site Address: Flat 4 19 Clifton Avenue, Manchester M14 6UD

Introduction

1. This Statement has been prepared on behalf of the Applicant, Mrs Janice Gilmartin, ('the applicant') and sets out the case for the insertion of rooflights to allow internal changes to change the studio flat to a two bedroom flat at flat 4. ('the land').
2. At present 19 Clifton Avenue comprises four residential dwellings (four apartments), the lawful use of the property is as four apartments; this was confirmed with the positive certificate of lawful development granted in 2010 under reference 092650/LE/2010/S1.
3. The applicant wishes to insert six rooflights to the street facing roof slope of the front elevation. This will allow the roof void to the front of the property to accommodate two bedrooms. The development requiring planning permission is solely the insertion of the rooflights, not the conversion of internal roofspace. The repair and renovation to be undertaken will be done in a sympathetic way which will improve the property and be suitable within the wider streetscene.

Main Issues

4. We understand from other similar applications that the LPA have previously raised objection to additional comings and goings and on occasion to physical alterations to buildings. The main issues appear to be whether or not the proposal will cause disturbance to neighbours and the significant improvement to the existing property which we suggest is also material to the social, environmental and economic conditions of the area.

The Proposal

5. The proposed rooflights are shown on the elevations by DPW Design and are to the front roofslope. The property is not listed and is not within a conservation area.

6. Internal works are also proposed which do not require planning permission; it is these works that will provide new internal space in the roof void to create a two bedroom flat.

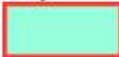
Relevant Planning History

7. In 2010 a certificate of lawful development was approved for use of the property as four self contained flats under reference 092650/LE/2010/S1.
8. In 2014 planning was refused for extension for a new side staircase, new basement flat and external alterations (including new rooflights) and upgrade of all 4 flats. The plans included new rooflights and extension for new staircase (although the latter was not on the description) and extend flat 4 into the front roofspace. The reference is 104561/FO/2013/S1.
9. In addition MCC website also shows a refusal in 2013 for alterations to the building to have a external staircase to improve the internal space under reference 103460/FO/2013/S1
10. In 2015 a planning appeal was allowed under reference 106747/FO/2014/S1 (APP/B4215/W/15/3004916) for the conversion of basement into additional living accommodation in association with reconfiguration of existing flats to form 4 no. flats in total (no increase in number of flats) and associated elevational alterations to front.

The Site, Character Assessment and Sustainability

11. The application site is situated within a residential area close to the junction with Brook Road. As mentioned the property is a semi-detached property and is a period buildings consisting of ground and two upper levels with basement. It has a front and rear garden.
12. Within close proximity of the site there are a mixture of property styles from a wide range of eras. Many of the older properties have had the benefit of having velux rooflights inserted with the benefit of planning permission. The image below shows an aerial view of the site and surrounding houses with velux rooflights noted.



Key
 Property with small dormer or velux to the front elevation

13. There are many older properties along Clifton Avenue that have been converted to apartments and have benefited from external alterations. The shaded property above have small dormers or velux windows to the front elevations.

Planning Appraisal

14. Policies SP1 and DM1 are of relevance for this case. Policy SP1 – Spatial Principles states: The key spatial principles which will guide the strategic development of Manchester to 2027 are (inter alia):

- Beyond these areas (*outside of the City Centre and The Airport*), the 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. The majority of new residential development in these neighbourhoods will be in the Inner Areas, defined by North Manchester, East Manchester and Central Manchester Regeneration Areas.
- The City is covered by regeneration areas including the City Centre. All development should have regard to the character, issues and strategy for each regeneration area as described in the North, East, Central and South Manchester and Wythenshawe Strategic Regeneration Frameworks and the Manchester City Centre Strategic Plan.
- The City's network of open spaces will provide all residents with good access to recreation opportunities. The River Valleys (the Irk, Medlock and Mersey) and City Parks are particularly important, and access to these resources will be improved.
- New development will maximise the potential of the City's transport infrastructure, in particular promoting walking, cycling and use of the public transport. The extension to the Metrolink network through the Oldham and Ashton lines will create key corridors for new development.

Core Development Principles in all parts of the City are stated to require that development:

- Makes a positive contribution to neighbourhoods of choice including:
 - Creating 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.
 - Protect and enhance the built environment.
 - Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
 - 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.

15. Policy DM1 Development Management seeks that all development should have regard to inter alia:

- Appropriate siting, layout, scale, form, massing. Materials and detail.
- Impact on the surrounding areas in terms of design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes. Community safety and crime prevention.
- Design for health.
- Adequacy for internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.

16. Policy DC5 of the Saved Unitary Development Plan states in determining planning applications to convert property to flats, the Council will have regard to:

- a) The standard of accommodation for the intended occupiers of the premises;
- b) Effects on adjoining houses as a result of noise from flats passing through party walls and affecting adjoining houses;
- c) Adequacy of car parking, off-street parking being normally required where practicable, and essential where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created;
- d) General effects on the character of the neighbourhood, including the extent to which flat conversion schemes are a new or an established feature of the immediate area, avoiding the loss of front gardens and the retention of existing trees and shrubs;
- e) Adequate private outdoor amenity space;
- f) The desirability of achieving access for all, including disabled people (as a minimum, access for disabled people will normally be required in conversions of ground floor accommodation);
- g) The satisfactory provision of refuse storage and collection facilities.

17. In reply to policy DC5, DM1 and SP1 the accommodation proposed is for 78sq.m. two bed apartment which is significantly larger than the Government guidelines (National Space Standards) which suggest a two bed flat should be 65sq.m. This compares to the existing studio flat which is 36sq.m, which is below the Government guidelines for

a studio flat (39sq.m.) and significantly below the guidance for a 1 bed flat (51sq.m.). As such the standard of accommodation will accord with the policy framework and will be suitable for the intended occupiers. The apartment will have acoustic treatment in line with Building Regulations, there would be no undue internal noise spread. The two bed apartment would not result in undue pressure for on street parking. Bin storage is already provided. The front gardens and shrubs are retained the character of the area is safeguarded.

18. The National Planning Policy Framework Section 6 Delivering a wide choice of high quality homes. The Core Principles are concerned with allowing sustainable development. Sustainable development is defined as development that is in effect positive in all aspects of economic, social and environmental assessment. In this case the standard of accommodation will be significantly improved. In terms of accessibility the site is within walking distance to many local services.
19. In terms of the external changes the insertion of the rooflights will not be very visible from the street and will not impact the visual impact of the street. The fact planning permission was approved at appeal under reference 081245/FO/2006/S1 / APP/B4215/A/07/2035158 for the installation of velux rooflights adds to the positive weight to be attached to this current proposal. The appeal was for conversion from 2 to 4 flats in 2007, this included using the second floor as one flat – in a similar way to now as suggested at 19. In addition in terms of comings and goings the Inspector argued that change from 2 flats to 4 flats would not harm local amenity by additional comings and goings.
20. A more recent appeal at 19 Clifton Road for conversion of the basement to a separate flat (4 flats in total) was successful in 2015. Interestingly for the current application the Inspector decided that the addition of four bedrooms overall would not cause harm to residential amenity within 19 Clifton or to surrounding property: *“Whilst the addition of 4 bedrooms would increase the activity levels in the appeal property, and would result in additional coming and goings, I do not consider that the increase would be substantially greater than the levels that exist at present. In coming to that conclusion I have borne in mind that there is no certainty that all the additional bedrooms would be used to accommodate extra tenants, and that there is no evidence that the bedrooms are to be double occupied as suggested by some local residents. In addition, far from catering for a transient population, the evidence shows that the majority of flats within the property have attracted tenants that have remained for considerable lengths of time. As the evidence states that after the proposed work it would be the intention to rent out the flats to either the same or similar tenants, I see no reason why the development would not continue to attract*

stable tenancies that can contribute to the local community.” (Appeal Decision APP/B4215/W/15/3004916)

21. A similar decision was made in 2018 at 50 Mayfield Road where the Inspector decided that a new apartment in the basement would not result in harm, to residential amenity through comings and goings: *“Therefore, on the basis of the evidence before me, the proposal would not lead to an overdevelopment or over-intensive of the site, and would have an acceptable effect upon the living conditions of the future occupants and the occupants of nearby properties.”* (Appeal Decision APP/B4215/W/18/3203678)
22. This proposal would provide a good sized two bedroomed apartment, for use by a smaller family or young professionals. The fact is, if this space is used as a separate two bedroomed apartment, rather than the existing studio apartment it is likely that only one additional person would be living at the property. Like the case at 50 Mayfield Road this would not cause harm to the amenities of the area.
23. We consider the proposed house is in accordance with the policy framework as:
- The site is within a residential area
 - The use of land for housing is in line with NPPF and UDP
 - Appropriate levels of amenity are afforded to the occupiers of nearby properties
 - The proposal offers a good design response to the existing site and the proposal is sympathetic to surrounding buildings
 - The site is within a residential area in a position close to public transport links, local shops and services
24. There are no adverse impacts of approving this application and in accordance with Paragraph 11 of the NPPF we respectfully request that the application is approved.
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Prepared by Simon Plowman MA MTRPI for Plan:8 Town Planning Ltd at the request of Janice Gilmartin.