



**27A CIRCULAR ROAD
MANCHESTER
M20 3LB**

**DEMOLITION OF EXISTING DWELLINGHOUSE;
PROPOSED ERECTION OF A DETACHED SINGLE STOREY, 3-
BEDROOM DWELLINGHOUSE WITH DETACHED DOUBLE
GARAGE AND OFFICES, AND LANDSCAPING OF SITE**

SUPPORTING PLANNING STATEMENT

**KATH LUDLAM
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INTRODUCTION

This Planning Statement is submitted on behalf of Mr. and Mrs. Chilvers in support of an application for full planning permission for the *“Demolition of existing dwellinghouse; Proposed Erection of a single storey, detached, 3-bedroom dwellinghouse with detached double garage and offices, and landscaping of site”* at 27A Circular Road, Manchester, M20 3LB.

THE APPLICATION

The application comprises the following:

- Completed Application Forms
- Certificate A
- Application Fee
- 28180 100 Rev B Existing Site Plan
- 28180 101 Rev D Proposed Site and Site Location Plan
- 28180 102 Rev B Proposed Plans
- 28180 103 Rev B Proposed Elevations
- 28180 104 Rev B Mezzanine Plan
- 28180 105 Rev C Key Sections
- The Orchard Views
- Design and Access Statement
- Planning Statement
- Waste Management Strategy
- Arboricultural Assessment Report
- Protected Species Report

DESCRIPTION OF SITE AND SURROUNDINGS

The site is located to the southeast of Palatine Road, between West Didsbury and Withington. It comprises an area of 0.10Ha which is rectangular in shape and is accessed from a roadway running between No.27 and No.29 Circular Road. It was originally part of the rear gardens of No's.79 and 81 Palatine Road.

The site is situated at the centre of an urban block with residential properties around the perimeter. This block is enclosed by public roads on three sides; Palatine Road to the north-west, Sandleigh Road to the south-west and Circular Road to the north-east. Neighbouring properties along the north-west boundary of the site consist of large semi-detached three storey dwellings that face onto Palatine Road (No.79 and 81 respectively). These properties are sited within large plots and are set back from the road considerably by about 15m. The dwellings were split into flats years ago and a large portion of their rear gardens were sold off. No.27A was subsequently built behind No.81 and a row of garages were built behind No.79. The garages have since been demolished and the site sold to the owners of No.27A. Both of these sites are separated by a brick wall and fencing, with the site of the old garages now

overgrown with vegetation. A row of semi-detached, two-storey Edwardian properties lie along the south-west boundary of the site and face onto Sandleigh Avenue. These properties are set within the Ballbrook Conservation Area, but the curtilage of No.27A is set outside of this. To the north-eastern boundary of the site lie the two-storey properties of No's.29, 31, 33 and 35. These dwellings face Circular Road and are built on what was previously the rear garden of No.77 Palatine Road. These buildings are the most recent and were likely built in the latter half of the C20th. These dwellings are semi-detached, with adjoining single garages.

No.27A was built in what was originally the rear garden of No.81 Palatine Road and sits within the southern half of the application site. The existing property is a simple rectangular bungalow with two bedrooms, a bathroom, kitchen, open plan living / dining area, hall and porch. The dwelling is constructed of red brick walls, with concrete tiled roof and black upvc downpipes and gutters supported on black painted timber fascias and soffits. Windows and doors are white upvc, with white render and black painted timber forming mock-Tudor gables over the openings at both ends of the building. Block paving forms the majority of the hardstanding around the dwelling.

PLANNING HISTORY

The following applications have previously been submitted:

- In relation to the northern part of the site on the former garage colony to the rear of No.79 Palatine Road and retaining the existing bungalow on the site to the rear of No.81 Palatine Road:

105039/FO/2014/S2 *Erection of a single storey detached dwelling with associated parking and landscaping following demolition of existing garage.*
Withdrawn.

- In relation to the current application site of the existing bungalow to the rear of No.81 Palatine Road and incorporating the former garage colony to the rear of No.79 Palatine Road:

112477/FH/2016 *Conversion of existing bungalow to a 2-storey flat-roofed house with a single storey side extension.*
Approved 23rd November 2016

121692/FO/2018 *Remodelling and extension of existing bungalow to form a four bedroom, two-storey dwellinghouse with a single-storey side extension together with the creation of associated gardens and car parking.*
Approved 8th March 2019

None of the approved developments have been implemented.

PROPOSAL

The proposal is described in full in the Design and Access Statement, but basically it is for the demolition of the existing bungalow, which occupies southern part of the site, and its replacement with a single storey 3-bedroom dwelling, with a mezzanine level and separate double garage with offices attached built around a courtyard garden and with access retained from Circular Road.

PLANNING POLICY

The site lies within an established residential area and has no specific designations in any Development Plan or otherwise. It adjoins the boundary of The Ballbrook Conservation Area which lies immediately to the south, with the boundary running to the rear of the houses on Sandleigh Avenue.

The Development Plan comprises the 'Saved' policies of the Manchester Plan (UDP) and the Manchester Core Strategy.

Manchester Core Strategy

The following policies are relevant:

Policy H1 - Housing

States that new residential development should contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing population. The design and density of a scheme should contribute to the character of the local area and should include usable amenity space and be designed to give privacy to both residents and neighbours. The guidance also refers to the delivery of policies that will result in significant increases to the supply of housing, specifically stating that housing applications should be considered in the context of the presumption in favour of sustainable development. Local planning authorities should, subject to a range of specified criteria, seek to deliver a wide choice of high-quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

Policy H6 - Housing

States that South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy. High density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes. Outside the district centres priorities will be for housing which meets identified shortfalls, including family housing and provision that meets the needs of elderly people, with schemes adding to the stock of affordable housing.

Policy EN1 - Design Principles and Strategic Character

States that development in Manchester will be expected to have regard to the strategic character area in which the development is located and opportunities for good design should be fully realised.

Policy SP1 - Spatial Principles

This policy sets out the key spatial principles which will guide the strategic development of Manchester to 2027 and states that outside the City Centre and the Airport the emphasis is on the creation of neighbourhoods of choice. It also sets out the core development principles, including: creating well designed places, making a positive contribution to health, safety and well-being, considering the needs of all members of the community, and protecting and enhancing the built and natural environment.

Policy DM1 - Development Management

This policy seeks to ensure that new development contributes to the overall aim of the Core Strategy. The issues which should be considered are those which will ensure that detailed aspects of new development complement the Council's broad regeneration priorities in particular by contributing to neighbourhoods of choice. Issues relevant to this scheme are: siting, layout, scale, form, massing; impact on surrounding area in terms of design, scale and appearance and effects on amenity.

Saved UDP Policies

Policy DC6.1 – Housing on “Backland” Sites

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.

Policy DC6.2 Development will not be permitted unless:

- a. there is no loss of privacy to adjoining dwellings and associated rear gardens
- b. access and parking arrangements do not significantly increase noise and disturbance for occupiers of existing adjoining dwellings
- c. the scale and design of the development is compatible with the character of 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
- 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
- f. the proposed and existing dwellings retain adequate levels of private amenity space
- 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.

Manchester Residential Quality Guidance 2016

This guidance sets out the direction for the delivery of sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester and was approved by the Executive at its meeting on 14 December 2016. The ambitions of the City are articulated in many places, including in the 'Manchester Strategy' (2016).

The guidance has been produced with the ambition, spirit and delivery of the Manchester Strategy at its heart. The delivery of high-quality, flexible housing will be fundamental to ensuring the sustainable growth of Manchester. To achieve the City's target of carbon neutrality by 2050, residential schemes will also need to be forward thinking in terms of incorporating the most appropriate and up to date technologies to significantly reduce emissions. It is therefore essential for applicants to consider and integrate the design principles contained within the draft guidance into all aspects of emerging residential schemes. In this respect, the guidance is relevant to all stages of the development process, including funding negotiations, the planning process, construction and through to operational management.

The guidance sets standards for securing high quality and sustainable residential development in Manchester. The document includes standards for internal space within new dwellings and is suitable for applications across all tenures. It adopts the nationally described space standards, and this has been applied in the design of these proposals.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007)

This policy document establishes the Council's principles in relation to design across the City and is a material consideration in the assessment of planning applications. Para 2.3 states that Design should respect and be informed by location. Each new development should be designed having full regard to its context and the character of the area. This should be demonstrated in planning submissions by way of design statements and where appropriate, visual means such as models and photomontages.

The relevant National Policy comprises the NPPF (2012) and Planning Practice Guidance.

NPPF

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, paragraph 14 states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals that accord with the development plan should be approved without delay unless:

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- The National Policy Framework has been related to the proposed development, with particular emphasis given to the following:

Core Planning Principles in the Framework

Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. In this case-specific weight is given to the need to:

- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs
- Secure high-quality design and a good standard of amenity for all existing and future occupants of land and buildings
- Take account of the different roles and character of different areas, promoting the vitality of our main urban areas
- Support the transition to a low carbon future in a changing climate, taking full account of flood risk and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources, including renewable energy; Contribute to conserving and enhancing the natural environment and reducing pollution
- Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value
- Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable
- Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

The following specific policy is considered to be particularly relevant to the proposed development:

Chapter 7 - Requiring Good Design

Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. Para 60 states that *“Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek or promote local distinctiveness”*.

PPG

The Section ‘Design’ includes relevant advice. In particular, it advises that layout, form, scale, detailing and materials should be considered. Planning should promote local character, whilst not preventing or discouraging appropriate innovation, and innovative design should not be discouraged.

ISSUES

The Principle of Development

The proposal is for a replacement dwelling in an established residential area, with no specific policy constraints which would therefore be acceptable in principle, in accordance with national and local planning policy and guidance.

“Backland Development”

Whilst the site may be described as “*backland development*”, there is already a single dwelling on the site which has established the principle of the use. There would be no intensification of the use, which is for a modest 3-bedroom dwelling with a double garage which will not generate any more traffic/comings and goings than the existing house which has planning permission for a larger 4-bedroom dwelling (Ref: 121692/FO/2016).

Compliance with Policy DC6.2

In addition to the principle of the development, the specific test of Policy **DC6.2** would also require to be met. These are considered below:

- a. *There is no loss of privacy to adjoining dwellings and associated rear gardens.*

The replacement dwelling has been designed to protect the amenities of the residents of the dwellings which adjoin the site.

The submitted Design and Access Statement; the Proposed Site and Site Location Plan and Site Sections indicate the distances between windows in the proposed dwelling and the adjoining dwellings. These demonstrate there is no overlooking of surrounding dwellings or their garden areas and similarly, no overlooking of the proposed dwelling or its garden areas. The relevant relationships are shown on the relevant plans as follows:

North East Elevation

- **29-35 Circular Road**

This relationship is shown on the Proposed Site and Site Location Plan, and Key Sections A-A.

There is an 8.6m separation distance between the main rear elevations of these dwellings and the proposed dwelling which is single storey and has windows to a corridor in this elevation. There are rooflights at the mezzanine level.

The separation distance reduces to 5.1m between the rear of the single storey, flat-roofed element of the proposed dwelling and the original attached garages to No's.29-35 (the garage to No.35 has been converted and extended to form living accommodation with 2 bedrooms) There are no windows in this elevation of the proposals.

It is proposed to replace the existing boundary and provide planting along the northeast boundary, in consultation with the owner/occupier of those properties.

North West Elevation

- 79-81 Palatine Road

This relationship is shown on the Proposed Site and Site Location Plan, and Key Sections B-B.

There is a distance of 10.4m between the rear outriggers of these converted flats and the side elevation of the proposed dwelling which has Ground Floor windows to the snug, kitchen and dining areas.

There is a 2m high boundary fence, and pleached trees will be planted to enhance privacy and outlook.

South West Elevation

- 1-5 Sandileigh Avenue

This relationship is shown on the Proposed Site and Site Location Plan.

The garages/offices are along this boundary and are 12.2m from the rear elevations of the houses on Sandileigh Avenue, with no windows in the proposals.

South East Elevation

- 29 Circular Road

This relationship is shown on the Proposed Site and Site Location Plan.

The existing access drive runs along this boundary. There is a distance of 4.3m between the respective side elevations, and the proposed garage adjoins the rear garden boundary. There are no windows in the proposals.

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

Since the proposal is for a replacement dwelling of similar level of accommodation, there will be no increase in the use of the access and parking above what currently exists.

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

The Design and Access Statement analyses why this is a visually, self-contained site which can accommodate a bespoke, unique design which is not incompatible with its surroundings.

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

As with the response to (a) above, the submitted drawings and Design and Access Statement demonstrate how the layout, height, size and scale of the proposed dwelling would not result in any overshadowing or an overdominant appearance.

- 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.*

An Arboricultural Impact Report and Protected Species Survey accompany the application. These demonstrate there is no adverse impact on any important trees and there is no evidence of Protected Species on the site.

- f. *The proposed and existing dwellings retain adequate levels of private amenity space.*

The amenity space for the proposed dwelling is of sufficient size and well screened to provide for the requirements of the residents. The new buildings, including the the main building, garage and office would occupy 32% of the site area. The garden area, which is the site area minus the new build footprint and driveway is 630m² in total. The amenity space of existing dwellings remains unchanged.

- 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 site adjoins the Ballbrook Conservation Area but due to the fact that it only relates to the rear gardens of properties fronting Sandleigh Avenue and is not visible from elsewhere in the Conservation Area, there is no impact on the character and appearance of the Conservation Area.

Waste Management Strategy

A completed Waste Management Strategy pro-forma is submitted with the application.