Planning Design and Access Statement

Site: 144 St Marys Road, Moston

Date: 7 October 2019

1.0 Introduction

1.1 This Planning, Design and Access Statement has been produced to support a planning application for a proposed first floor side and rear extension 144 St Marys Road, Moston.

1.2 This Statement comprises an assessment of the proposed development against the requirements of the National Planning Policy Framework which was revised in February 2019, Manchester City councils core strategy which was adopted on 11 July 2012 and the Unitary Development Plan that has a number of 'saved policies' relevant to this application and '*Guide to Development in Manchester*' Supplementary Planning Document (SPD).

1.3 The purpose of this statement is to describe the relevant national and local policies that are directly relevant to the application and to provide an analysis of those policies and the application site. This statement will put forward our case that explains why we believe the proposal conforms with the both national and local planning policies and that planning permission should be granted.

2.0 Site Location

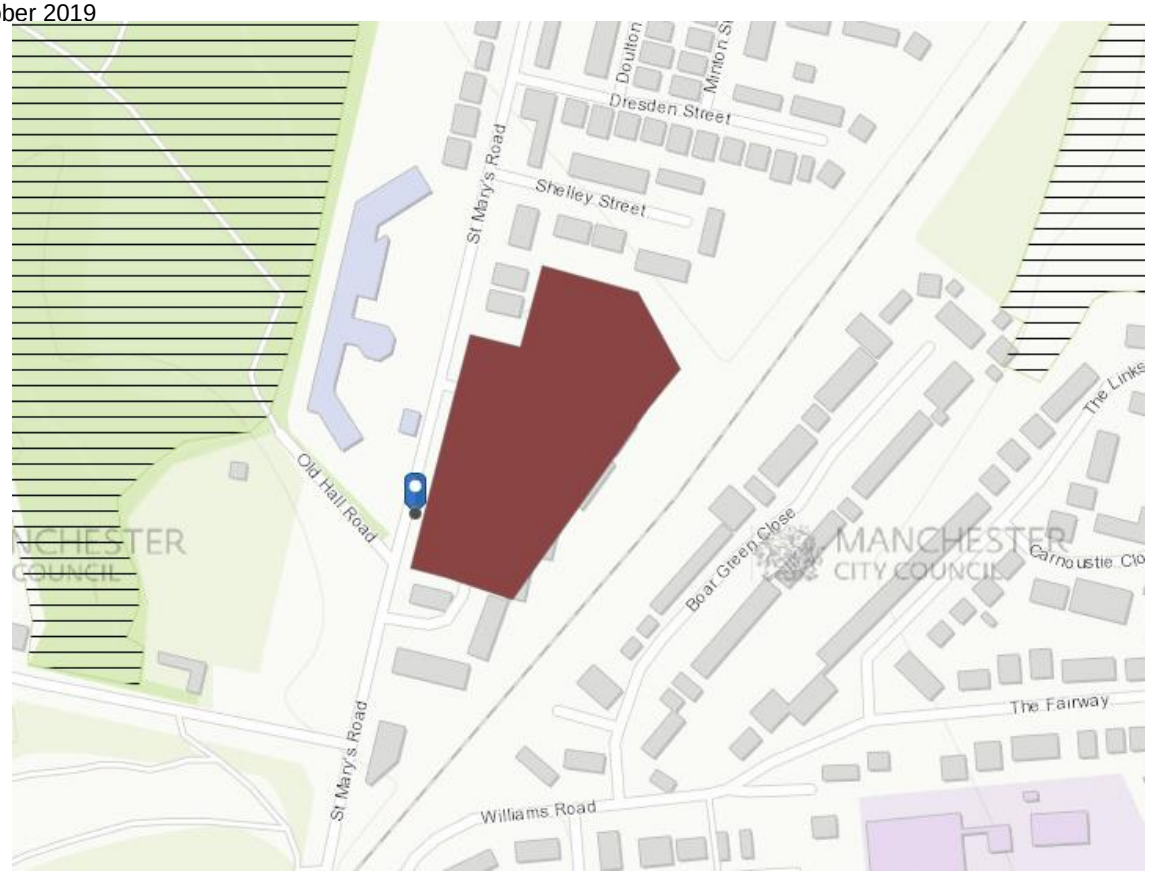
2.1 The site is generally flat and measures 0.01 hectare and is a semi-detached house.

2.2 In terms of the site's immediate surroundings, the area is predominantly residential in character mainly consisting of two-storey, semi-detahed and terraced houses.



(Figure 1 – Location)

2.2 The Manchester Core Strategy Interactive Map shows the site as being allocated as an 'new housing zone'.



(Figure 2 – Extract from Manchester Core Strategy)



(Figure 3 – 3D view of the site)



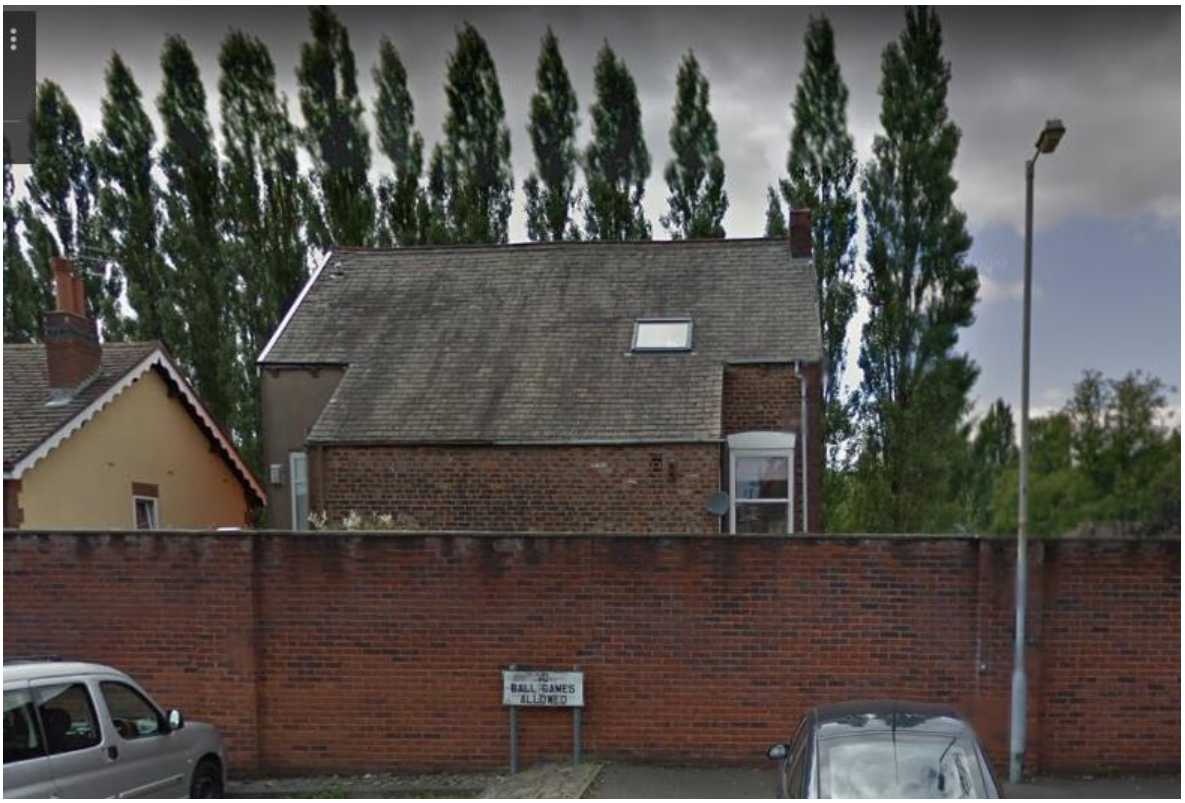
(Figure 4 – Front photograph of the site from St Marys Road)



(Figure 5 – Photographs taken from St Marys Road)



(Figure 6 – Aerial view of the site also showing new housing at the rear)



(Figure 7 – Photograph from Marlyer Close at the rear of the site)



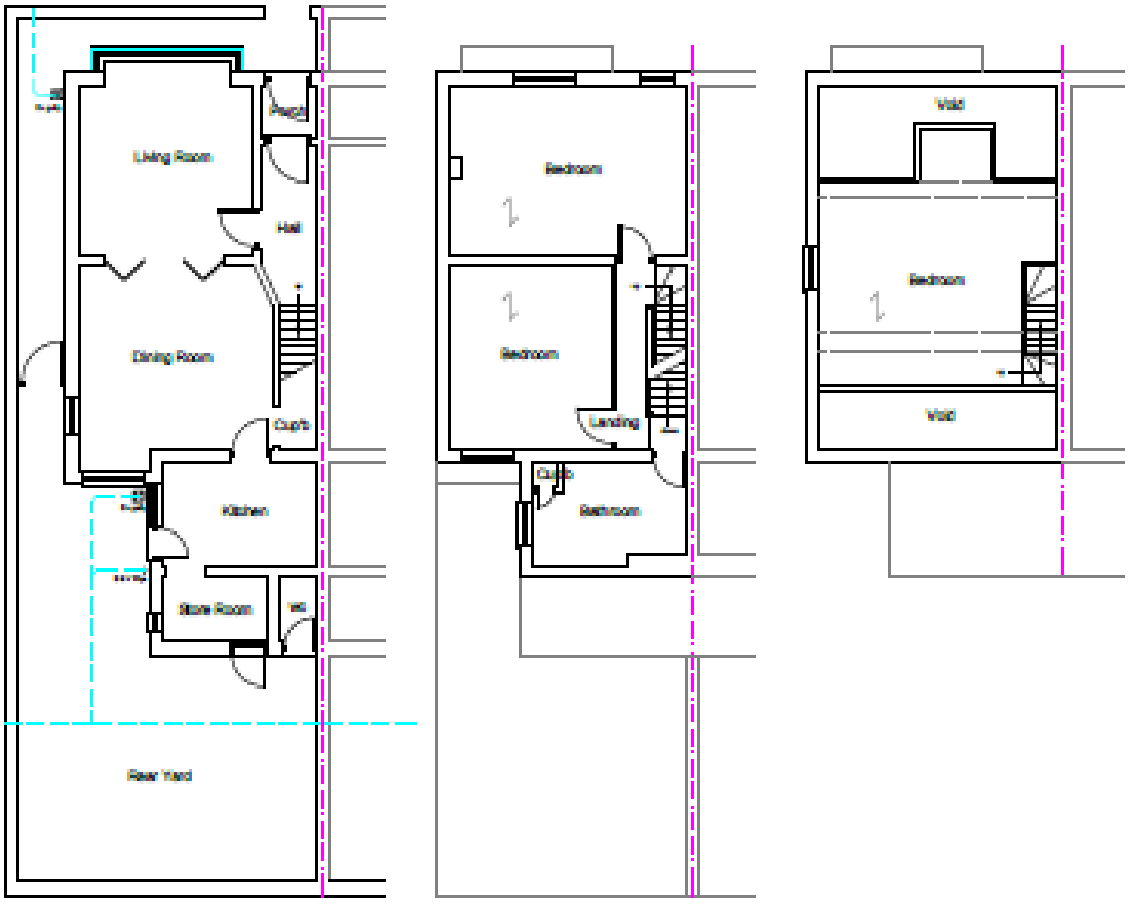
(Figure 8 – Aerial view of the site)

3.0 The Planning Application

The application proposal

3.1 The proposal is to seek the grant of planning permission to convert the existing semi-detached house into 2No. flats and construct a single-storey rear extension.

3.2 The proposed conversion would involve internal works with the single-storey rear extension being permitted development under Schedule 2 Part 1 Class A of the General Permitted Development Order. However, should the extension be built after the flats have been occupied (should planning permission be granted) it would require planning permission. To allow us options, we have included the single storey rear extension as part of the application.



Existing Ground Floor Plan | Existing First Floor Plan | Existing Attic Floor Plan

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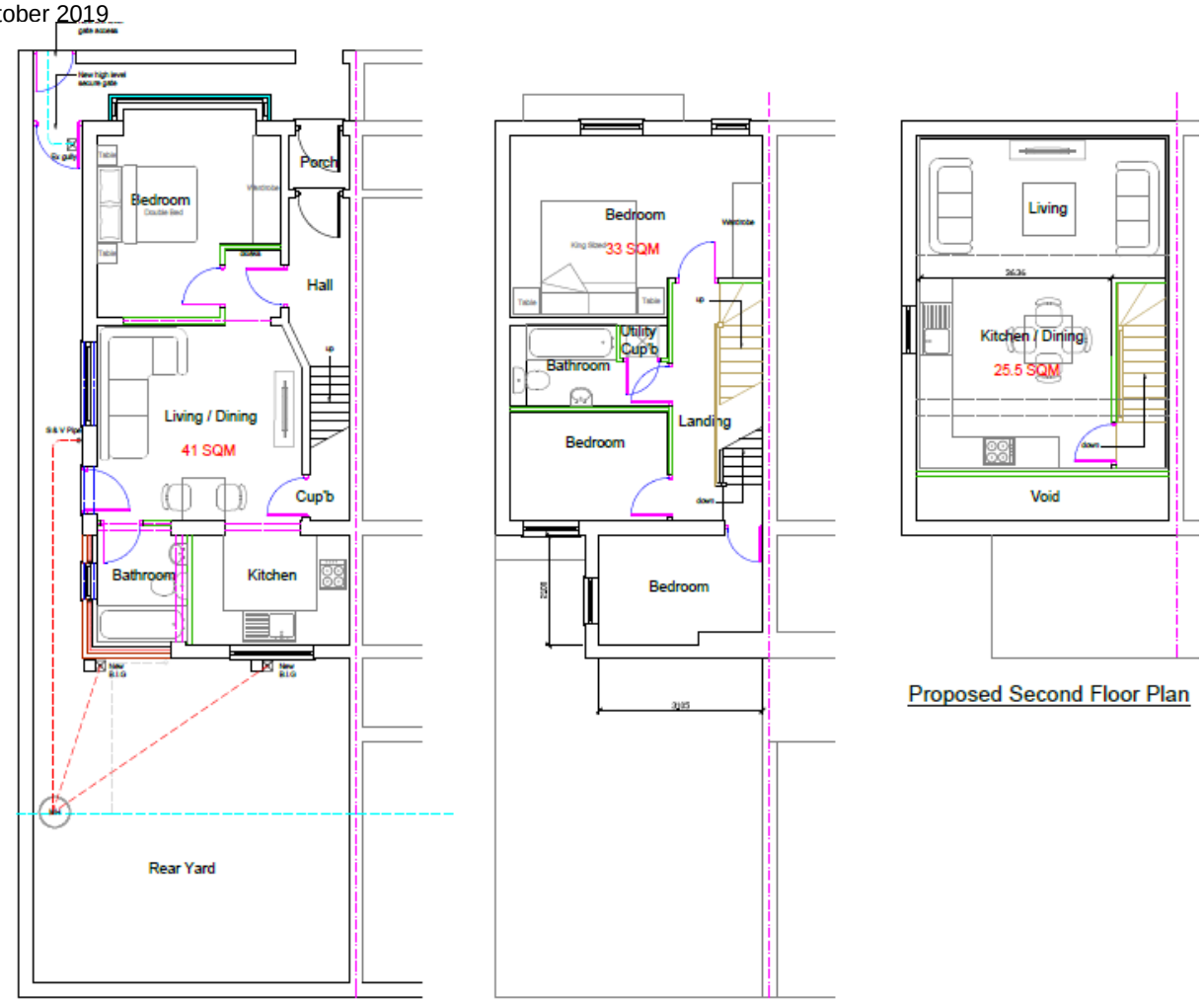

(Figure 9 – Proposed Floor Plans)

4.0 National Planning Policy

4.1 Government guidance is set out in the revised National Planning Policy Framework (NPPF) dated July 2018. The NPPF expresses a presumption in favour of sustainable development. The NPPF is a material consideration in the determination of the application. The Planning Practice Guide (PPG) is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalizing and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in this Planning statement, where appropriate.

4.2 Central to the NPPF is a presumption in favour of sustainable development and the need for the planning system to support new housing. Paragraph 10 states *"So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).* Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development and the application of the policy for decision-making: -

"Plans and decisions should apply a presumption in favour of sustainable development".

4.3 For decision-taking this means: -

- Approving development proposals that accordwith an up-to-date Development Plan without delay; or
- Where there are no relevant Development Plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:
- (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development

proposed; or

- (ii) 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.

4.4 Paragraph 11 in Chapter 2 (Achieving Sustainable Development) of the NPPF advises that where the development plan is out of date the presumption in favour of sustainable development means granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

4.5 Paragraph 38 of Chapter 4 (Decision-making) of the NPPF confirms that Local Planning Authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

4.6 The NPPF states that the planning system has three overarching objectives to achieve sustainable development, which are interdependent and need to be pursued in mutually supportive ways. The three overarching objectives are; economic, social and environmental as follows: -

- **Economic** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- **Social** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built

environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

- **Environmental** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4.7 Paragraphs 124 -132 in Chapter 12 (Achieving well-designed places) of the revised NPPF advocates a requirement for good design. This is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities Paragraph 127 advises that planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit to optimise the potential of the site to

accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

e) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

4.8 Paragraph 128 confirms that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community.

Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

4.9 Paragraph 130 confirms that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

4.10 Paragraph 131 states that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

4.11 Planning Practice Guidance (PPG)

This is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning

Circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in the Analysis section of the report, where appropriate.

6.0 Local Planning Policies.

6.1 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.

Manchester Core Strategy

6.2 The Development Plan in Manchester comprises of: -

Manchester Core Strategy Development Plan Document (2012) – The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1996) – The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with policies contained within the Core Strategy. However, there are a number of policies that are extant:

SP1 – Spatial Principles.

DM1 – Development Management 1.

Policy SP1 sets out the key spatial principles which guide the strategic development of Manchester to 2027, 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. All development should have regard to the character, issues and strategy for each regeneration area as described in the Strategic Regeneration Framework and the Manchester Strategic Plan.

The policy states that all development in the City should:

• Make a positive contribution to neighbourhoods of choice including:

a. Creating well designed places that enhance or create character

b. Making a positive contribution to the health, safety and wellbeing of residents.

c. Considering the need of all members of the community regardless of age gender, disability, sexuality, religion, culture, ethnicity or income.

d. Protect and enhance the built and natural environment

• M

inimise 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.

6.3 Policy DM1 states that all development should have regard to following specific issues, the relevant ones in this instance are:

• 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.

The following extant Unitary Development Plan policies are considered relevant in the consideration of this application.

Policy DC1 – This states that in determining planning applications for extensions to residential properties (the extension is to the flat above the shop and therefore residential), 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.

6.4 Policy DC1.2 – 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 undue loss of daylight or privacy.

c. They are not out of character with the style of the development in the area or the surrounding street scene by virtue of design, use of materials or construction 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.

6.5 Policy DC1.3 – Notwithstanding the generality of the above policies, the Council will not normally approve:

a. Rearward extensions greater than 3.65m (12ft) 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).

f.

Supplementary Planning Document

6.6 In addition to the policies within the adopted Core Strategy, supplementary guidance is provided in the councils 'Guide to Development in Manchester Supplementary Planning Document' (SPD) that was adopted by the council in April 2007.

7.0 Assessment

7.1 The key issues for consideration in the determination of this application are: -

i) Principle of development.

ii) Design considerations.

iii) Residential Amenity.

7.2 Principle of Development

7.2.1 Section 38 of the Planning and Compulsory Purchase Act 2004, states that applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

7.2.1 The planning application merely proposes to convert the existing large semi-detached house into 2no. flats in addition to a small extension at the rear of the existing property. The site is allocated for new housing within the Core Strategy with the majority of the surrounding site containing new houses built within the last 10 years. Policies within the Core Strategy allow the principle of new residential properties and extensions and therefore the main consideration would be residential amenity.

7.3 Design considerations

7.3.1 Paragraph 124 of the revised NPPF states that “The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this”. Poor design must be avoided (NPPF paragraph 130) and opportunities be taken to improve the character and quality of an area and the way it

functions. Design occupies a high priority both in the NPPF and in local Plan policy. Paragraph 127 of the NPPF requires that developments should be visually attractive as a result of good architecture. Policies DC1.2 and DC1.3 of the Saved UDP reinforce the requirement for good design and that development should respect for the character of the area in which any proposal is to be located. The proposed extension is single storey only and as a fall-back would be built under permitted development should this application fail to obtain the grant of planning permission.

7.3 Residential Amenity

7.3.1 The property is on a main road frontage would not detrimentally impact on occupiers of neighbouring properties through overlooking, overshadowing, loss of daylight/sunlight. The neighbouring property is unusual as it backs onto St Marys Road with a conservatory located on the front elevation. Access to both flats would be via the existing front door and therefore meeting the requirements for 'Design for Security'. There would be no overlooking from the rear extension and therefore the amenity of neighbours would not be harmed.

7.3.2 Both flats would meet the minimum spacing requirements in accordance with the minimum National Housing Standards. For this reason, the living conditions for the occupiers of the flats meet national housing standards and therefore the proposal is compliant with policy SP1 pf the Core Strategy.

8.0 Planning Balance and Conclusion

8.1 At the heart of the NPPF is a presumption in favour of sustainable development, this requires planning applications that accord with the development plan to be approved without delay and where the development plan is absent, silent or out of date granting permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework as a whole or specific policies in the framework indicate that development should be restricted.

8.2 The site is allocated for housing in the Local Development Plan and therefore the principle of development is appropriate and compliant with the NPPF and the Manchester Core Strategy Saved UDP policies.

8.3 In terms of dis-benefits the development would involve some short-term noise and disruption during construction of the dormer.

8.4 On balance we consider the benefits of the proposal clearly outweighs any dis-benefits and the proposal conforms the both national and local planning guidance and therefore represents sustainable development. For these reasons, we believe that planning permission should be granted.