DA19012 – **5 Bennet Road, Crumpsal. Manchester**

PLANNING, DESIGN AND ACCESS STATEMENT

DATE:

APRIL 2019

APPLICANT:

AI Estates

PROPOSAL:

Conversion of existing basement to create a studio apartment

1. INTRODUCTION

1.0.1 This Statement has been prepared in support of a Planning application which seeks full planning permission for a conversion of the existing basement to create one studio apartment.

1.1 This planning statement is part of a suite of documents that includes the following:

- DA19012 - 5 Bennett Road - 001 - Site Location and Block Plan
- DA19012 - 5 Bennett Road - 002 - Existing GA Plans and Elevations
- DA19012 - 5 Bennett Road - 003 - Proposed GA Plans and Elevations
- Planning Application Form

2. THIS STATEMENT

2.0.1 The purpose of this statement is to describe the site, the proposal and examine this against the pertinent planning policies and material considerations.

2.0.2 This statement will put forward the case that explains why we believe the proposal conforms to planning policies and that planning permission should be granted.

3. PLANNING HISTORY

3.0.1 Permission was granted in 1984 to create five apartments. Permission was granted in 1986 to convert the rear part of the basement into another apartment. No applications have been submitted for the front part of the basement.

4. SITE AND AREA ASSESSMENT

4.0 Site Location

4.0.1 The site is located in an established residential area close to local amenities an ‘out of town centre’ centre which has all the amenities required. The site is also close to transport links into Manchester city centre.

4.0.2 The immediate area is made up of period buildings that have all been converted into apartments.

4.1 Site Description and Features

4.1.1 The property is semidetached period building over three floors and basement. There are a total of six apartments in the existing house. The other half of this semidetached home and the surrounding houses are all apartments.

4.2 Site Access

4.2.1 The site is accessed directly from Bennet Road.

5. PROPOSED DEVELOPMENT

5.0 Amount and Scale

5.0.1 The proposal is to make use of the front part of the basement which is vacant. It was formally unused because there was an inefficient array of utilities, pipework and wires that serviced the apartments in the building via this space. The new owners have completely upgraded all utilities and wiring etc. and the space is now completely useable so should be another apartment as the space is an apartment in other similar properties in the immediate area.

5.0.2 To the rear is amenity space, bin store and a bike store.

5.1 Visual Appearance

5.1.1 Externally there are no changes to the site, there are no new window opening and no new building works.

5.2 Impact on surrounding land uses

5.2.1 The entire area is made up of similar types of units and utilising this space for another unit is an efficient use of existing space and will benefit the renatl market that is very popular in this area.

6. RELEVANT POLICIES

6.0 This section assesses the proposal in the context of the most pertinent Planning Policies and guidance

6.1 The NPPF

6.1.1 The National Planning Policy Framework (NPPF) is a material consideration in the determination of the application.

6.1.2 Central to the NPPF is a presumption in favour of sustainable development and the need for the planning system to support economic growth.

6.1.3 Paragraph 14 states “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.”

6.1.4 For decision-taking this means, “Approving development proposals that accord with the Development Plan without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits”.

6.1.5 Section 6 of the NPPF focuses on “delivering a wide choice of high-quality homes.”

6.1.6 Paragraph 49 further states that all housing applications should be considered in the context the presumption of sustainable development.

6.1.7 Paragraph 131 states: “In determining planning applications, local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.”

7. PROPOSAL APPRAISAL

7.0 The key issues in the determination of this appeal are, principle of development, design considerations and whether the proposal represents sustainable development.

7.1 Principle of Development

7.1.1 The development proposal is deliverable within the terms of the NPPF as it is available now, offers a suitable sustainable location and importantly, development of this site is viable and therefore achievable. For these reasons, the principle of developing this site fully complies with the requirements of Core Strategy policies.

7.2 Sustainable Development

7.2.1 Planning applications for residential developments should be considered in the context of the presumption of sustainable development in accordance with paragraph 49 of the NPPF. The presumption in favour of sustainable development is an important material consideration in the determination of this planning application.

7.2.2 There is a presumption in favour of planning applications that are in accordance with paragraph 14 of the NPPF and we consider this to be the case. The proposed development accords with the provisions of the NPPF and the Core Strategy.

8. SUMMARY & CONCLUSIONS

8.0 This Planning, Design and Access Statement seeks full planning permission for the conversion of the basement floor to create on studio apartment.

8.1 The proposal will add housing to an area that is established for this type of dwelling unit and is popular and in high demand.

8.2 The proposal complies with planning policy guidance and provides a sustainable development that will have economic, social and environmental benefits both for current and future residents as well as the neighbouring occupiers.

8.3 Where positive impacts can be identified and are not outweighed by adverse impacts, as in this case, the NPPF advises that applications should be treated favourably. Accordingly, it is our view that planning permission should be granted for the proposed development.

8.4 We are pleased to submit this planning application and look forward to working with the Council in progressing the application through to a positive determination.