DICKINSON WAUGH

ARCHITECTURE

Supporting planning statement

Document reference: 2536-DAS
Date: January 2018

Proposal:
Erection of a three-bedroom dormer bungalow (Use Class C3) together with associated car park, landscaping and boundary treatment

Application address:
Land adjacent to 1 Meadow Croft, Off Sharrington Drive, Brooklands, Manchester, M23 9PE

Applicant:
Mr S Kilgour

The Cart House Hollins Farm Twemlow Lane Holmes Chapel CW4 8GE
T: 01565 655 830 E: post@dwarchitecture.co.uk Registered in England: 4287654

Contents

1.0 Introduction

2.0 The application site and its surroundings

3.0 Relevant planning history

4.0 The proposed development

5.0 Planning Policy Overview

6.0 Review of the planning policy considerations

7.0 Conclusion

Appendix

Site Photographs

1.0 Introduction

1.1 This document has been prepared by Dickinson Waugh Architecture Limited in support of an application for full planning consent submitted to Manchester City Council, commissioned by Mr S Kilgour.

1.2 This document intends to demonstrate that the applicant has carefully considered the site, the building and the wider context when formulating the proposals, safeguarding the amenity of neighbouring residents.

1.3 This document should be read in conjunction with the following drawings:

- Drawing reference 2536-PL1 Site location plan
- Drawing reference 2536-PL2 Existing plans and elevations
- Drawing reference 2536-PL3 Proposed floor plans
- Drawing reference 2536-PL4 Proposed elevations
- Drawing reference 2536-PL5 Proposed site plan
- Drawing reference 2536-PL6 Proposed block plan

1.4 The application site is located within a residential area that comprises mainly of semi-detached and terraced houses and bungalows. To the east of the site there lies an industrial and commercial area incorporating a wide variety of uses.

1.5 This planning application has been prepared to reflect planning application reference 118836/FO/2018, granted consent on 20th March 2018, with the addition of habitable rooms in the roof space and rear facing roof extensions.

1.6 This Planning Statement describes the proposed development and provides an overview regarding existing and emerging national and local planning policy guidance.

2.0 The application site and its surroundings

2.1 The application site is located 0.75m to the east of Timperley, 1.6m to the west of Wythenshawe and 1.4m to the south of Brooklands. The M56 lies a short distance away to the west whilst the M60 lies to the north. The surrounding area is primarily residential, whilst to the west of the site lies Floats Road which is an industrial / commercial area.

2.2 The application site is a vacant plot of land, located to the east side of Sharrington Drive. The site level and generally rectangular in shape, with an existing access to the north, and measures 0.031ha (0.077 acres).

2.3 The site currently comprises one of a pair of semi-detached properties, which date back to 1902 together with an area of grassed side garden. The more recent development of the residential properties around the site and fronting Sharrington Drive have effectively left 1 and 2 Meadow Croft

in an isolated location, with their orientation perpendicular to Sharrington Drive. As a result, their main front entrances and gardens are at right angles to Sharrington Drive and point towards 15 Sharrington Drive, whilst their rear gardens face towards 17 Sharrington Drive.

2.4 The application site currently forms a large under used area of garden to 1 Meadow Croft, which once consisted of various outbuildings which have since been cleared. Access to the site, both vehicular and pedestrian, is between 15 and 17 Sharrington Drive. The access is a shared, undaptoed driveway around 30m in length and 3.6m in width; its size is adequate for emergency service access.

2.5 The recent housing development which surrounds the site were presumably originally of an open-plan design, but the majority of which have since enclosed their front gardens with low walls, hedges and fences.

2.6 Along the eastern boundary of the site, a public sewer has been accurately located by a detailed site survey as being offset to the east of the site boundary by approximately two metres. It is proposed to provide a 3m easement to this sewer.

2.6 Planning consent, application reference 113558/FP/2016, was granted on 27th January 2017 to construct a two-bedroom end terrace dwelling house to the west facing gable of 2 Meadow Croft. These works have now been completed, together with associated landscaping and car parking.

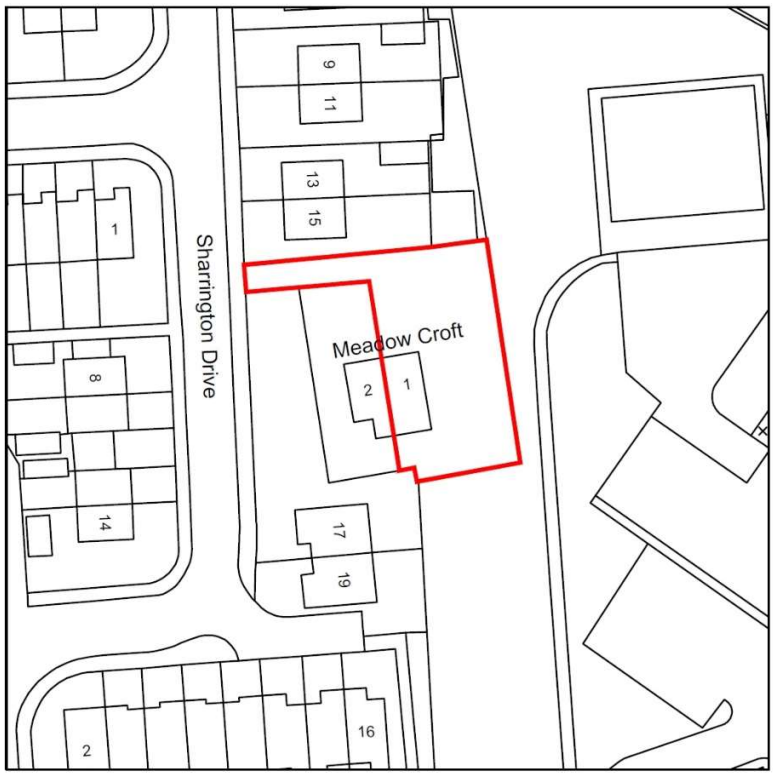

Figure one: Site location plan: National Grid Reference: SJ 80119 88777
The application site is edged in red

3.0 Relevant planning history

3.1 Relevant planning history for the site includes the following:

3.1.1 Application reference 096173/FO/2011/S2:
Erection of a pair of 3 bedroom houses to be attached to an existing pair of semi-detached houses to create a four-house terrace. Refused 3rd November 2011.

3.1.2 Application reference 099654/FO/2012/S2:
Erection of 3 bedroom houses to be attached to an existing pair of semi-detached houses to create a four-house terrace, together with associated works. Refused 16th August 2012.

3.1.3 Appeal reference APP/B4215/A/13/2192962:
Appeal against refusal of application Ref 099654/FO/2012/S2. Dismissed 30 May 2013.

3.1.4 Application reference 105839/FO/2014/S2:
Erection of a two-bedroom bungalow together with associated car park, landscaping and boundary treatment. Approved 18th July 2014.

3.1.5 Application reference 118836/FO/2018:
Erection of a two-bedroom bungalow together with associated car park, landscaping and boundary treatment. Approved 20th March 2018.

4.0 The proposed development

4.1 Reflecting the consented application, reference 118836/FO/2018, this application proposes to secure full planning permission for the erection of a single detached three-bedroom dormer bungalow, with consent sought for habitable rooms in the roof space. Located on the existing land/garden area to 1 Meadow Croft, the proposed development would be constructed of traditional materials including mixed red facing brickwork to the walls, with brick detailing around features, under a tiled roof.

4.2 The proposed development would result in the front and rear elevations following the building line of the existing pair of semi-detached properties, with the exception of the main gable entrance to the property, which projects forward a distance of 1.35m. A driveway and turning area is to be provided to the front, together with a grassed area and an area of landscaped planting adjacent to the rear garden boundary with 15 Sharrington Drive.

4.3 A new acoustic timber fence to a height of two metres is proposed along part of the boundary with 15 Sharrington Drive, whilst timber post and panel fencing would be provided to the remaining site boundaries. In addition to the rear grassed garden area, a raised permeable paved hardstanding area is proposed to provide level access to the private rear garden area for the occupants.

4.4 The proposed height of the property to the ridge would measure 6.0m, which would be a similar height as the eaves of the adjacent semi-detached property.

4.5 Vehicular and pedestrian access to the site would be taken from the existing unadopted access serving 1 and 2 Meadow Croft. The dwelling has been designed at the outset to provide a dwelling

suitable for occupancy by a mobility impaired user/users. The internal layout has been carefully laid out where possible to comply with the requirements of Manchester's Design for Access 2 document.

5.0 Planning Policy Overview

5.1 This overview assesses how the proposed development adheres to policy within the national and local context.

National Planning Policy

The National Planning Policy Framework

5.2 The National Planning Policy Framework (the Framework) sets out the Government's planning policies for England and provides overarching objectives to encourage a positive approach to functional development that makes effective use of previously developed sites, manages growth and adds to the overall quality of a community in the long term. It replaces previous national planning policy guidance.

5.3 At the heart of the Framework is a presumption in favour of sustainable development. The Framework views the delivery of sustainable development as a key consideration for the planning system. The Framework identifies and outlines three principle dimensions to sustainable development, namely economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- An economic role – amongst other things, contributing to building a strong, responsive and competitive economy;

- A social role – amongst other things, supporting strong, vibrant and healthy communities, by supplying the housing required to meet the needs of present and future generations; and by providing a high-quality environment; and

- An environmental role - amongst other things, contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

5.4 Paragraph 2 of the Framework states that "planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions".

5.5 Paragraph 14 of the Framework 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". "For decision-taking this means:

- Approving development proposals that accord with the development plan without delay; and

- Where the development plan is absent, silent or relevant policies are out-of-date, granting permission 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

Specific policies in this Framework indicate development should be restricted".

5.6 The Framework identifies twelve core land-use planning principles which should underpin both plan-making and decision-taking. Relevant ones include:

- Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;

- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;

- Always seek to secure a high-quality design and a good standard of amenity for all existing and future occupants of land and buildings;

- Encourage the effective use of land by reusing land that has been previously developed (brownfield Land), provided that it is not of high quality environmental value;

- 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; and

- 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.

5.7 Section 6 of the Framework entitled Delivering a wide choice of high quality homes seeks to boost the supply of housing with paragraph 49 stating that "housing applications should be considered in the context of the presumption in favour of sustainable development". Paragraph 50 seeks "to deliver a wide choice of high-quality homes, widen opportunities for home ownership and create sustainable, inclusive mixed communities, local planning authorities should:"

Amongst other things "plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes)"

5.8 Paragraph 56 states that "the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people".

5.9 Paragraph 196 of the Framework requires that "applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. This Framework is a material consideration in planning decisions".

5.10 Paragraph 197 states that "in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development".

The National Planning Practice Guidance

5.11 The National Planning Practice Guidance (NPPG) was launched in March 2014 and under the various section headings, it refers to design, and in particular recognises the important role that it can play in development proposals. Achieving good design is about creating places and buildings which work well for everyone, look good, last well and will adapt to the needs of future generations. It also refers to how planning can play an important role in improving the health and wellbeing of local communities.

The Development Plan

5.12 The relevant development plan policies are contained within the Manchester Unitary Development Plan (although only those policies „saved" beyond the initial period to 2009 in accordance with Schedule 8 of the Planning and Compulsory Purchase Act 2004) and the Core Strategy 2012-2027. Other relevant material considerations include the adopted Guide to Development Supplementary Development Document.

Manchester Unitary Development Plan (1995)

5.13 The Manchester Unitary Development Plan (UDP) was adopted in July 1995, though the approval of the Core Strategy in 2012 has meant that only a small number of the UDP policies are extant. It should also be noted that now the interim period set out at Annex 1 of the NPPF has lapsed, full weight cannot now be given to the policies in the UDP. The weight to be afforded to each policy therefore depends on its conflict with the NPPF.

5.14 The UDP also identifies a series of City-wide development control policies.

Manchester Core Strategy (2012)

5.15 The Core Strategy was adopted in July 2012 and sets out the strategic priorities for the future development of Manchester over the 15-year period between 2012 and 2027. Policy SP1 of the Strategy identifies a number of spatial principles which will guide development in all parts the City and which seek to (inter alia):

- Create well designed places that enhance or create character;
- Make a positive contribution to the health, safety and wellbeing of residents; and

- Improve access to jobs, services, education and open space by being located on sites which will reduce the need to travel and provide good access to sustainable transport provision.

5.16 The Strategy recognises that these principles will help to make a positive contribution to creating neighbourhoods where people will choose to live and also enable a good mix of local facilities for residents.

5.17 In terms of general development proposals, Policy DM1 notes that all new developments should have regard to a number of general principles, including:

- The appropriate siting, layout, scale, form and massing, materials and details;
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to the new development by sustainable transport modes;
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development;
- Adequacy of internal accommodation and external amenity space;
- Community safety and crime prevention; and
- The potential effects on amenity (including privacy, noise and traffic generation).

5.18 Policy T1 identifies that the Council will seek to manage the pattern of development to ensure that new schemes are easily accessible by sustainable modes of transport (notably by walking, cycling and via public transport). In addition, it is recognised that proposals should be designed to accommodate an adequate level of provision for car, bicycle and disabled parking.

5.19 The Core Strategy also fully supports the opportunity to provide new developments in the City which are carefully designed and have regard to the character of the surrounding area (Policy EN1). Policy EN4 identifies that the Council will support low and zero carbon development schemes which have been carefully planned to help reduce carbon emissions, with all development designed to be energy efficient and be enabled to adopt a number of energy efficient features.

5.20 Other relevant environmental policies of note in the Strategy recognise that new development should be: directed away from sites with the greatest risk of flooding (Policy EN14); designed to enable opportunities to enhance and create new sites of biodiversity and geological value (Policy EN15); and have taken measures to avoid any adverse impact on water quality (Policy EN17).

Other Material Considerations

Supplementary Planning Document

5.21 The Guide to Development in Manchester Supplementary Planning Documents (SPD) was adopted in April 2007 and reiterates that new development schemes should have a high standard of design and make a positive contribution to the City's environment. The SPD refers to the requirements to satisfy the Design for Access 2 to ensure that developments are fully inclusive and accessible. It states that:

- Neighbourhoods should contain a mix of housing. New housing developments should be designed to be fully accessible, not only internally, but also with regard to external areas.

- Whatever form car parking takes, adequate provision is required for disabled people with clear, safe, accessible footways leading to the main door.

Overview

5.22 This chapter has set out a detailed review of the planning policy requirements which are material in the assessment of the submitted application. In light of the national and local policy context, it is considered that the proposal fully accords with the requirements of these policies.

6.0 Review of the planning policy considerations

6.1 The starting point for the consideration of any development proposal is whether the proposal accords with the policies contained within the Development Plan.

6.2 As referred to in section 2, the site lies within a predominantly residential area, where the principle of housing development is considered acceptable. The site lies in a highly sustainable location given its accessibility to public transport and a range of services and facilities.

6.3 Given the orientation of the semi-detached properties in the context of the more recent housing development which surrounds the site, it could be argued whether the proposed site is indeed considered to be "backland" development. The development would not be seen from views towards the site from public vantage points along Sharrington Drive, and therefore it is considered that with the incorporation of suitable landscaping as proposed, the proposed development would not harm the character and appearance of the surrounding area.

6.4 The current development proposals accord with the principals of the previously consented applications. The incorporation of a two-metre high acoustic timber fence to the boundary with 15 Sharrington Drive will act as a barrier to noise from vehicle movements to the proposed development, which together with the provision of a small landscape planting area to the north-eastern corner, will direct cars away from the boundary thus reducing noise levels still further.

6.5 With regard residential amenity, the distances between dwellings, the orientation and the height of the proposed bungalow shall reflect the previously consented application, reference

118836/FO/2018. The addition of habitable rooms in the room space with rear facing views shall not have an impact on the residential amenity of 1 and 2 Meadow Croft any worse than is presently enjoyed. Therefore, it is considered that the amenity of the adjoining residential premises will be adequately protected from overlooking, loss of privacy, noise and disturbance.

6.6 Whilst the development is for a single dwelling, the proposal will add to the mix of housing types and styles available within the area. The remaining garden/hardstanding area to 1 Meadow Croft is still of sufficient size and similar to the provision at 2 Meadow Croft.

7.0 Conclusion

7.1 This planning design and access statement has been prepared by Dickinson Waugh Architecture on behalf of Mr S Kilgour in support of a detailed planning application, submitted to Manchester City Council as Local Planning Authority (LPA), for the development of a single three-bedroom dormer bungalow on land adjacent to No 1 Meadow Croft, Brooklands, Manchester.

7.2 The application proposals broadly accord with application reference 118836/FO/2018, granted consent on 20th March 2018, with the addition of habitable rooms in the roof space and rear facing roof extensions.

7.3 The addition of habitable rooms in the room space with rear facing roof extensions shall not have an impact on the residential amenity of 1 and 2 Meadow Croft any worse than is presently enjoyed.

7.4 The site lies within a predominantly residential area, where the principle of housing development is acceptable. It lies within a highly sustainable location given its accessibility to public transport and a range of services and facilities nearby.

7.5 The development would not be seen from views towards the site from public vantage points along Sharrington Drive, and therefore it is considered that with the incorporation of suitable landscaping as proposed, the proposed development would not harm the character and appearance of the surrounding area.

7.6 Accordingly, as submitted that there are no valid reasons why planning permission for this small-scale development should be withheld.

Appendix:

Site photographs



Figure two: Location of site photographs



Image One



Image Two



Image Three