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LAND TO THE NORTH OF MARIE LOUISE GARDENS LODGE 24 HOLME ROAD DIDSBURY MANCHESTER M20 2UP

PROPOSED ERECTION OF A DETACHED DWELLINGHOUSE, ERECTION OF DETACHED GARAGE WITH ASSOCIATED LANDSCAPING

SUPPORTING PLANNING STATEMENT

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MAY 2017

INTRODUCTION

This Planning Statement is submitted in support of an application for Full Planning Permission for *"Proposed erection of detached dwellinghouse, erection of detached garage with associated landscaping"* at land to the north of Marie Louise Gardens Lodge (postal address 24 Holme Road), submitted on behalf of Mr. and Mrs. Gutfreund.

THE APPLICATION

The application comprises the following:

Completed application forms	
Certificate A	
Application Fee	
Proposed Site and Roof Plan	218_al (05) 001
Proposed Ground Floor Plan	218_al (05) 002
Proposed First and Second Floor Plans	218_al (05) 003
Proposed North East Elevation	218_al (05) 004
Proposed South East Elevation	218_al (05) 005
Proposed South West Elevation	218_al (05) 006
Proposed North West Elevation	218_al (05) 007
Proposed Garage Plans	218_al (05) 008
Proposed Garage Elevations	218_al (05) 009
Existing Site and Location Plan	218_al (02) 001
Existing North East Elevation	218_al (02) 002
Existing South East Elevation	218_al (02) 003
Existing South West Elevation	218_al (02) 004
Existing North West Elevation	218_al (02) 005
Existing site photo's	218_al (0) 010
Existing site photo's	218_al (0) 011
Design and Access Statement	
Supporting Planning Statement	

DESCRIPTION

The application site lies to the north of Marie Louise Gardens Lodge which was formerly the Park Keepers Cottage. It adjoins Marie Louise Gardens to the south and west. To the north is the residential development of Dundreggan Gardens, built in the former grounds of Needham Hall. To the east is Holme Road. The surrounding area is wholly residential in character.

PLANNING HISTORY

The site was originally part of the maintenance area for Marie Louise Gardens and there is a lengthy history regarding the change of ownership and use to the current residential plot. The details of this are not relevant to the current application, and the more recent planning history of the site forms the basis for consideration of this application. However, it is recognised that the history of the site and its location adjoining Marie Louise Gardens is reflected in the interest of a number of parties in its development, and consequently a Pre-application consultation has been carried out as described below.

The relevant planning applications are:

- 081612/FO/2006/S2 *Erection of part 2, part 3-storey, six-bedroom detached dwellinghouse with basement parking.*
  Approved – 24th April 2007 (Lapsed 25th April 2010)

- 088667/FO/2008/S2 *Erection of a 2-storey detached dwellinghouse, erection of a detached garage, alterations to existing access to Holme Road, associated landscaping and boundary treatments*.
  Approved – 19th December 2008
  Implemented by Commencement of Development.

- 097786/REF/2011/S2 *Renewal of 088667/FO/2008/S2*
  Approved 1st February 2012

- 097419/FO/2011/S2 *Erection of a part 2, part 3-storey detached dwellinghouse and a 2-storey building forming a triple garage with flat above, along with relocation of vehicular access onto Holme Road.*
  Withdrawn 26th January 2012.

- 100773/FH/2012/S2 *Erection of detached 2-storey double garage, including dormer windows.*
  Approved 2nd January 2013.

The current status of the site is therefore that it comprises a residential building plot which has the benefit of an implemented planning permission (Ref: 088667/REP/2001/S2).

The above status is a highly relevant material consideration in the determination of this application.

PRE-APPLICATION CONSULTATION

The current proposals have been subject to a Pre-application consultation with Council Officers and this has informed the design process.

The following parties have been notified of the planning application, reflecting their relationship to, or previously expressed interest in the site:

- Didsbury Civic Society
- Friends of Marie Louise Gardens
- West Didsbury Residents Association
- Holme Road Residents Association
- Councillors: David Ellison
  John Leech
  Josie Teubler
- Rohit Kochhar (immediate neighbour)
- Needham Hall/Dundreggan Gardens Residents Association

PLANNING POLICY

For the sake of clarification, it is confirmed that the site has no specific designations in any Development Plan or otherwise. It is not within or adjoining a Conservation Area or any other Designated Heritage Asset. It has no particular environmental designation, nor does the adjoining Marie Louise Gardens.

The Development Plan comprises the 'Saved' policies of the Manchester Plan (UDP) (none relevant) 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.

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 the Development

The principle of the development of a single dwellinghouse has been established by the planning history described above.

Design

The Design and Access Statement describes the design of the proposal in full detail.

The extant planning permission (Ref: 088667/FO/2008/S2) is a highly relevant material consideration which establishes the design parameters. The proposal has been analysed by comparison with that design in the Design and Access Statement, using comparative measurements of siting, scale, height, massing, bulk, fenestration and materials. In all respects, the current proposal represents an enhancement, or at least a comparable position, to the 'fall-back' scheme. This is described in the Sections – Scale/Appearance/Impact.

In summary, the comparison is:

	Fall-back	Proposed	Change
Height (above Datum)			
Ridge	45.05	44.68	-0.37m
Eaves	41.60	40.98	-0.62m
Floorspace	261.54m^2	250.4m^2	-11.14m^2
Windows			
Facing Dundreggan Gardens	3	2	-1
Marie Louise Gardens (south)	9	5	-4
Marie Louise Gardens (west)	8	5	-3
Holme Road	6	4	-2
TOTAL	26	16	-10
Distance to			
Dundreggan Gardens	6.12m	5.65m	0.47m
The Lodge	6.15m	8.52m (Single Storey 3.1m)	2.37m

The palette of materials is soft rustic red brick for the ground floor walls and terracotta tiles (Rosemary Tiles) for the roof and cladding above ground floor. The doors will be timber and the windows aluminium.

The design is modern, in contrast to the pseudo-Edwardian style of the fall-back scheme which was itself subject to criticism from interested parties at the time of the previous application, including Councillors and amenity groups.

Whilst design is to a certain extent a matter of personal taste, the PPG on Design sets out a number of criteria to use in assessing design, which have been examined

in the Design and Access Statement. It is the quality of the design and use of materials which determines whether a building is appropriate in its setting and not whether it is a copy of a building in the vicinity. In this case, it is considered that the simplified design is far less intrusive than the fall-back scheme, which was criticised for being pastiche and ostentatious.

PPG states: "*Local building forms and details contribute to the distinctive qualities of a place. These can be successfully interpreted in new development without necessarily restricting the scope of the designer. Standard solutions rarely create a distinctive identity or make best use of a particular site. The use of local materials, building methods and details can be an important factor in enhancing local distinctiveness when used in evolutionary local design, and can also be used in more contemporary design. However, innovative design should not be discouraged".*

There is no predominant building style in the vicinity of the site. The architecture varies from the Edwardian mock-Tudor Lodge, to the modern townhouses of Dundreggan Gardens, which bear no design relationship to the Lodge and are clearly visible from the Gardens. The proposed dwelling will represent an appropriate transition between these 2 distinct styles.

Residential Amenity

The proposal is sited in the same position as the previously approved dwelling in the north-east corner of the site. The general relationship with adjoining dwellings on Dundreggan Gardens and The Lodge has been established.

The comparative Site Layout below demonstrates this relationship.



The repositioning of the garage further enhances the amenity of the neighbouring residents and improves the views into the site from Holme Road.

The design changes described in the Design and Access Statement, and above, have reduced the impact on adjoining dwellings. This results from the reduced height and massing as it presents to Dundreggan Gardens and the reduction in the number of window openings. This is shown on the Comparative NW Elevation below, which clearly demonstrates that the roof pitching away from Dundreggan Gardens reduced the mass and bulk of the building and hence improves the outlook from the neighbouring property.



This also demonstrates the reduced impact on The Lodge and also from Marie Louise Gardens.

Impact on Marie Louise Gardens

The proposed dwelling will be visible from Marie Louise Gardens, which is also the case for the fall-back dwelling and the dwellings on Dundreggan Gardens and The Lodge. The modern restrained design, with a limited number of windows above ground floor (3), will minimise the visual impact and potential feeling of overlooking for users of the Gardens. The boundary treatment in the Fall-back scheme results in full overlooking of the Gardens from all 9 windows in that elevation. Balanced against this is also the resultant added surveillance which is encouraged in Secure by Design, and referred to in the previous Committee Report as a benefit to the scheme.

Trees/Landscape

There are no trees to be felled as part of these proposals. A full landscaping scheme including boundary treatment will also be imposed and complied with.

CONCLUSION

The proposed development is for a single, family dwelling on the site of an extant planning permission for a similar development. The principle of a single dwelling in this location has therefore been established. The issues to be addressed are those of design, and the impact on neighbouring dwellings. The Design and Access Statement and the above analysis demonstrate that both these issues have been fully addressed and therefore it is requested that planning permission be granted, subject to appropriate conditions.