PLANNING AND
BUILDING CONTROL

22 MAR 2013

PLANNING AND DESIGN & ACCESS STATEMENT FOR THE CONSTRUCTION OF 2NO. DWELLING HOUSE'S AT CAPE STREET, WITHINGTON, MANCHESTER



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PLANNING STATEMENT

1.0 Introduction

1.1 This planning statement has been submitted in support of a planning application that has been submitted for the construction of 2no. dwelling houses at Cape Street, Withington, Manchester.

1.2 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.

1.3 The statement comprises an assessment of the proposed development against the requirements of the **National Planning Policy Framework** which was introduced on the 27th March 2012 and the **Manchester City Council Unitary Development Plan** that was adopted on the 21st July 1995; **Manchester's Core Strategy** which was adopted on 11th July 2012 and is the key development plan document in the Local Development Framework (LDF) and replaces significant elements of the UDP and finally the Supplementary Planning Document and Guidance entitled **Guide to Development in Manchester** which was adopted in April 2007.

The Development Plan also includes the policies of the **Regional Spatial Strategy for the North West** (September 2008). In May 2011, the Secretary of State wrote to Local Authorities and the Planning Inspectorate informing them of the Government's intention to abolish Regional Strategies in the Localism Bill (now enacted) and that this was a material consideration in planning decisions. However, a High Court judgement has established that this was unlawful and on 10 November 2011, this effectively re-established Regional Strategies as part of the development plan. Despite this, the Chief Planner from the Government has written to Councils advising them that the intention is still to rescind Regional Strategies and therefore that they should be given little weight in determining applications. In light of this, a formal assessment of Regional policies is not included in this statement, however the proposals are in complete accordance with RSS policies.

2.0 The National Planning Policy Framework

2.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of the local communities.

2.2 The National Planning Policy Framework ultimately provides guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications. It does not change the statutory status of the development plan as the starting point for decision making. Proposed developments that accord with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

2.3 The **Core Planning Principles** of the NPPF state that Planning should: -

1. Be genuinely plan-led, with up to date, positive local and neighbourhood plans, that empower local people, and support predictable and efficient planning decisions.
2. Be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
3. Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.
4. Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
5. Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
6. Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);
7. Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework.
8. Encourage the effective use of land byreusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
9. 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 (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);
10. Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;
11 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
12 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.

2.4 **Section 6 of the NPPF** provides advice for delivering a wide choice of high quality homes and states that to significantly **boost housing supply**, local authorities should: -

- Use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;
- Identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land. Local planning authorities may make an allowance for windfall sites
- Identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;
- Set out their own approach to housing density to reflect local circumstances.

2.5 **Choice of quality homes** - To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (e.g. families with children, older people, people with disabilities, service families and self-builders);
- Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
- Where affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified

2.6 **Development of Gardens** – LPAs should consider the case for setting out policies to resist inappropriate development of residential gardens.

2.7 **Section 7 of the NPPF** provides advice for **requiring good design** and states that planning policies and decisions should aim to ensure that developments: -

- Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area.
- Establish a strong sense of place

- Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks
- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- Are visually attractive through good architecture and appropriate landscaping.

2.8 **Style** - "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 to promote or reinforce local distinctiveness.

2.9 **Quality goes beyond aesthetics** - Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

3.0 Manchester City Council Unitary Development Plan

3.1 The UDP has two broad aims in relation to housing. The first is to maintain and, where necessary, improve the quality of existing homes and residential areas. The second is to make use of the many opportunities to provide new homes. Many of the UDP Policies have now been updated and replaced by **Manchester's Core Strategy** which is the key Development Plan Document in the Local Development Framework.

3.2 UDP Part 1 Policies H2.7, I3.1 and S2.5 all deal with the City Council's expectation that new development, whether for residential, industrial, commercial or retail purposes, should have a high standard of design making a positive contribution to the City's environment.

3.3 UDP Part 1 Policy E1.6 requires the building materials used in new development and refurbishment schemes to be environmentally friendly wherever possible, and encourages the use of recycled building materials, which is also energy efficient.

4.0 Manchester City Council Core Strategy

4.1 **Policy CC9 Design and Heritage** of Manchester's Core Strategy states that the design of new buildings needs to be of the highest standard in terms of appearance and function.

4.2 **Policy SO3** is an objective for the City Council to significantly provide and increase high quality housing provision at sustainable locations throughout the City, to both address demographic needs and to support economic growth.

4.3 **Policy H1** requires Manchester to provide 60,000 new dwellings between March 2009 and March 2027 which equates to approx. 3,333 residential units per year.

4.4 **Policy H6** states that South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy.

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

5.1 Policy 2.12 of the SPD states that buildings should front onto a highway.

5.2 Policy 2.13 states that the scale, position and external appearance of new buildings should respect their setting and relationship to adjacent buildings, enhance the street scene and consider their impact on the roof line and skyline.

5.3 Policy 2.16 states that the impact of site boundaries can be significant and must be taken into account and incorporated into the design of new developments.

5.4 Policy 2.45 states that neighbourhoods offer a choice of housing to enable residents to continue to live in an area as their needs and aspirations change.

5.5 Policy 2.53 states that infill developments should respect the existing scale, appearance, grain and mix of uses and make a positive contribution to the quality and character of the area.

5.6 Policy 7.3 confirms new housing development should not be viewed in isolation and proposals must be designed having regard to not only the immediately adjoining buildings but also the townscape of the wider area. Developments should be informed, both in terms of design and layout, by the wider context. It is the character and identity of an area that will determine appropriate densities and form.

5.7 Policy 10.4 states that Developments should provide a satisfactory internal layout which makes the best use of the space available - for example, avoiding the creation of unnecessary circulation space or the provision of inner rooms. Designers should seek to ensure that spaces are well lit and ventilated naturally. A high quality of sound insulation will be required to ensure that residential amenity is protected, whatever the housing type.

6.0 The site and surrounding area

6.1 The site measures 0.01ha and was formerly a garden but is currently used as an informal car park by the occupiers of 2 Mauldeth Road West.

6.3 The site is unkept with no landscaping. Some trees are located on the north-west boundary in the garden of 6 Mauldeth Road West. The site is within a residential area with mixed housing types but the surrounding area is characterized predominantly with red brick terraced houses. The site is flat with access to Cape Street off Mauldeth Road West and Victoria Road.

6.4 The site is located close to the centre of Withington and has a number of local amenities including shops, bars and restaurants. There is a park in close proximity of the site that offers facilities for recreation.

6.3 The site is served by good transportation links with bus services every 2-3 minutes continuing through the night. The bus service provides easy access to the City Centre and railway stations.

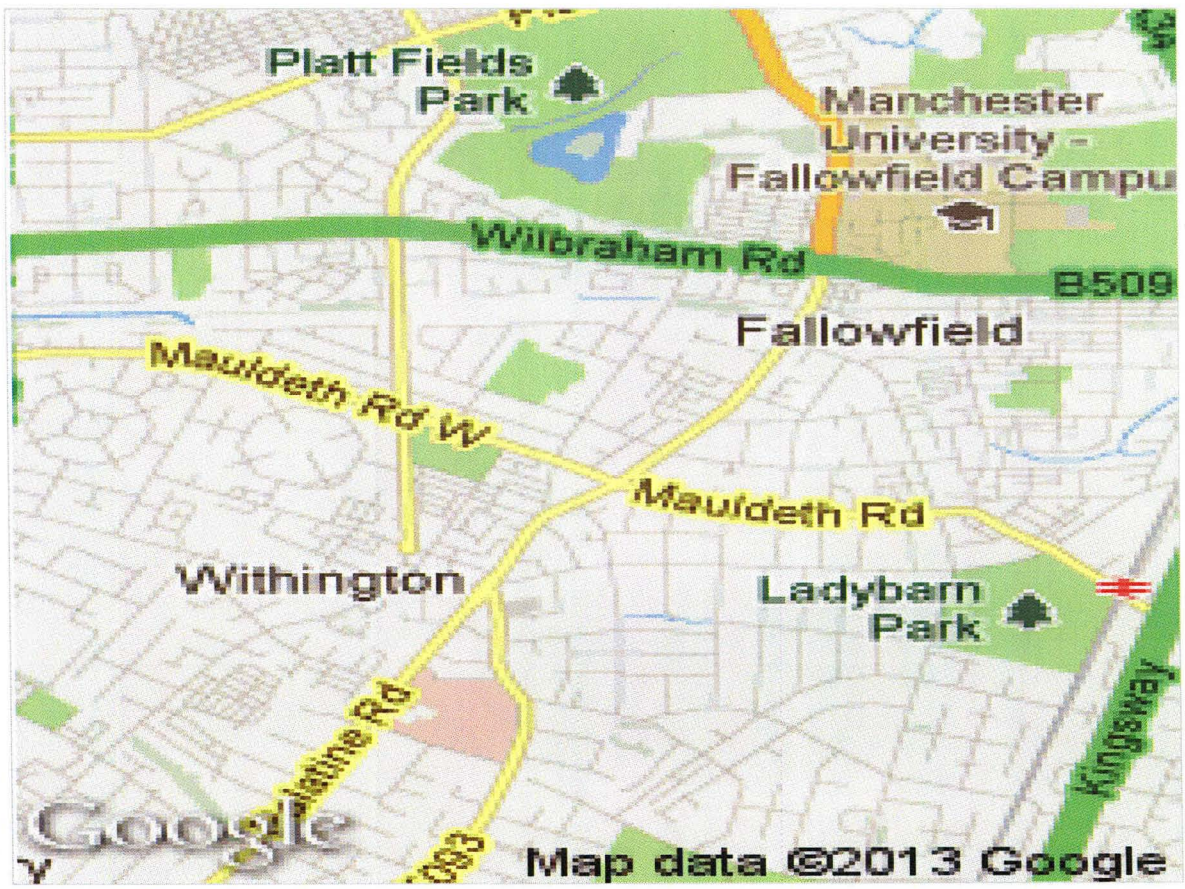

Figure 1: Map of the area.

7.0 The application

7.1 The application is a full application for two semi-detached houses. The houses would be two-storey with a traditional dual pitch roof and each contain two bedrooms. A permeable hardstanding would be created at the side of each house enabling parking for at least 1no vehicle. The proposed houses would be set back from the back of the footway to preserve the existing building line with a dwarf wall and railings built at the front of the property to provide defendable space and define the properties boundaries. A part paved (permeable) part grassed lawn will be provided for amenity at the rear of the properties. Additional landscaping is proposed along the rear garden boundaries.



Figure 2: Photograph showing the site

7.3 Proposed materials include red reclaimed bricks and tapcoslate roof tiles (www.tapcoslate.com) to match with the surrounding character of the area.

7.4 In designing the proposed houses, the following factors have been taken into account: -

- **Proportions** - scale, height and massing - the surrounding buildings in the area of a similar height, width and scale to the proposal.

- **Materials/construction methods** – proposed materials will match and compliment the surrounding area. Local sourced materials and labour will be used for the construction.

- **Roof scape, and roof and cornice** – traditional dual pitch roof will match those in the locality.

- **Role of buildings** – neither property is a landmark, leading, corner turning, gateway or terminal building.

- **The building line** – the properties have been set back from the footway to continue the building line.

- **Street pattern** – the properties have been arranged in well defined blocks, as often found in cities and towns throughout the country.

- **Vertical and horizontal rhythms** - windows, doors & features of the building create a consistent pattern or rhythm across the properties.

- **Landscape form and features** – hard landscaping is provided at the front of the properties with a dwarf brick wall and railings to enhance the property frontage. Minimal landscaping is proposed in the rear gardens as this will create opportunities for occupiers of the properties to design their own garden layout.

- **Architectural style/design** – the houses have been designed to respect the distinct style of architecture found in the area.

- **Views through and into the surrounding area** - the views of surrounding buildings, structures or landscape features would not be compromised.

- **Natural Surveillance** – primary living space would overlook the properties frontages.

- **Separation distances** – there are no privacy issues or overlooking of other properties.

- **Parking provision** – car parking spaces do not dominate the front garden areas and is secure through physical measures and natural surveillance.

- **Private amenity space** – each property has private amenity space of a size and function suitable for its intended occupants.

- **Refuse storage** – is located at the rear of the properties to reduce potential street cluttering and not detracting from the street scene.

- **Dwelling sizes** – the properties have been designed to provide adequate space for its intended occupants and allow for an element of change.

- **Plot and boundary widths** - align with the surrounding street.

- **Scale and mass of dwellings** - align with their surroundings.
- **Architectural styles and materials** - generally align with the surrounding area.
- **Development proposal** - does not land lock other potential development sites.
- **Retaining and providing appropriate outdoor amenity space, parking & access**.
- **Drainage** – Sustainable Urban Drainage (SUDS) will be provided.

8.0 DESIGN & ACCESS STATEMENT

The Application

8.1 The Design and Access Statement has been prepared to accompany a planning application submitted seeking full planning permission for the construction of a pair (2no). dwelling houses.

Context

Site Location

8.2 The application site is situated in the Withington which is a predominantly residential area made up of two storey houses. The site is located on Cape Street at the rear of 2 Mauldeth Road West.

Site Description

8.3 The site is currenly an unkept former garden area used as an informal car park.

Sustainability

8.4 The proposed development utilises existing site and would provide a high quality infill development. Local labour and sustainable materials will be used for the construction of the houses.

Opportunities and Constraints

8.5 The proposal offers the opportunity to redevelop the site and provide a development that would enhance the appearance of the surrounding area. There are no physical features that would prevent the re-development of this site. Furthermore, there are no overlooking problems or loss of privacy associated with the proposed conversion.

Design Evolution

8.6 The proposed would respect the character of the conservation area and neighbouring existing buildings and make use of the surrounding environment.

Proposed Use

8.7 The proposal is for the construction of 5no. dwelling houses.

Amount of Development

8.8 The development site measures 0.01 hectares and is presently an unused brownfield site

Layout

8.9 The scheme takes the form of semi detached houses facing onto Cape Street. Both plots are carefully positioned to ensure privacy distances between neighbouring properties are maintained and face on to the street to provide good levels of natural surveillance. Good-sized private garden areas are provided to the rear of each property.

Scale

8.10 The development would be viewed from Cape Street as a pair of two-storey semi-detached houses. The houses in the surrounding area are predominantly traditional two storey properties. The proposal is appropriate in height with its location.

Landscaping

8.11 All the properties have a useable rear garden which is a huge selling feature for any family home. Trees and landscaping will enhance the rear gardens.

Appearance

8.12 The houses would be constructed from red brick and dark grey roof tiles to reflect the properties in the area. The elevations are a simple traditional design and will be constructed to an excellent standard using high quality materials.

Access Component

8.13 The conversion is designed to comply with Building Regulations.

Approach and Horizontal Building Access

8.14 Pedestrian access to the site is afforded to the front of the site from Cape Street

Vertical Circulations

8.15 Access to the living accommodation is at the front.

Disabled Users of the Building

8.16 The entrance doors will be constructed to a minimum width of some 775mm. This accords with the requirements set out in Document M1 with regards to external doors.

Finishes

8.16 The building will be constructed in accordance with the current Building Regulations to ensure compliance with requirements for residential properties, and as set out in Document M1.

9.0 Summary and conclusions

9.1 Paragraph 215 of the National Planning Policy Framework (NPPF) states that 'due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

9.2 NPPF makes it very clear in paragraph 47 that local planning authorities should boost significantly the supply of housing. A key part of this is through the annual identification of a five year deliverable supply of housing sites. This was previously set out in Planning Policy Statement 3: Housing. However, there are two significant changes under the NPPF revision: -

1. An additional 5% buffer is required to ensure choice and competition in the market for land; and
2. If the local authority has a persistent record of under delivery then a 20% buffer is required.

9.3 Manchester City Council has been under achieving in reaching its specified housing targets and this means that more land is now required in order to achieve a 5 year supply of deliverable sites.

9.4 It is considered that the emphasis NPPF places on the delivery of new housing outweighs other requirements providing that policies are in place to consider and protect the character of the local environment.

9.5 The development has been designed in accordance with national guidance contained in the National Planning Policy Framework and local guidance in accordance with the UDP, Core Strategy and Guide to Development in Manchester SPD.

9.6 The proposed development would have no harm on the character or appearance of the area, or conflict with relevant policies of the NPPF, UDP, Core Strategy or SPD. In addition there would be no harm to the amenity of neighbouring properties.

9.7 The proposed development has been designed in accordance with current Building Regulations.

9.8 In conclusion, the proposal is considered to be an acceptable development of the site which is in keeping with the existing building and local area.

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