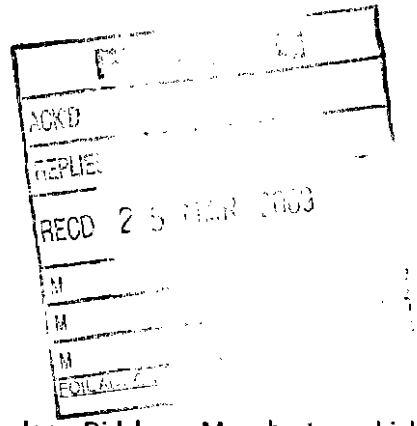



## PLANNING AND POLICY GUIDANCE 15 STATEMENT

### Introduction

This Planning Statement is prepared in respect of 8 Heritage Gardens, Didsbury, Manchester, which has been submitted by Bailey and Company Architects on behalf of the occupants, Mr and Mrs Rodgers.

The application proposes extensions and alterations to the dwelling to provide the accommodation described in the Design and Access Statement.

### Policy Considerations

The property is a detached house within the Didsbury St. James Conservation Area which was designated in November 1970. It is not listed ,and it is not a Locally Listed Building. The proposals are therefore to be considered with reference to national legislation and guidance on conservation areas and the conservation area appraisal.

### National Guidance

The designation as a Conservation area means that PPG 15 Planning and the Historic Environment applies. Of particular relevance is 'the desirability of preserving or enhancing the character or appearance of a Conservation Area'(paragraph 4.14) This can be achieved by development which makes a positive contribution to an area's character or appearance or by development which leaves character and appearance unharmed (paragraph 4.20) as outlined as follows and in the Design and Access Statement.

### Guide to Development in Manchester Supplementary Planning Document April 2007

This document sets out the main considerations and guidelines applicable to planning proposals. The scheme complies with the guidance in the following issues :-

1. The design, scale, massing and orientation achieve a unified form which blends in with, and links to adjacent areas
2. The proposals develop and enhance an environment which is visually attractive, has a unique and positive sense of place
3. It caters for the functions which it accommodates both now and in the future
4. Parking will be improved by provision of two spaces within the building
5. A range and diversity of type and size of housing is created to provide a high quality range of housing
6. Internal design and space provision will be of a high standard

**Didsbury St. James character appraisal**

The guidance states that both building and setting are to be of a high standard. These are maintained in the proposals as follows :-

Like materials and similar detailing such as generous overhanging eaves, cast stone cills, painted timber frames and similar proportion windows to the front elevation and upper floors are proposed.Brick soldier course detail will be replicated to the rear windows.

The existing well treed suburban character of the conservation area is maintained and the development respects this.

There is no impact on the visual amenities of the area.

There is no impact on residential amenity and relevant separation standards are met.

There will be no impact on trees and landscaping. A method statement and tree protection scheme can be conditions of an approval. Gravel surfaces and sett edging and hedges will be maintained. The building is well screened by mature trees which are protected in a conservation area.

There is no impact on road safety and off street parking will be improved to provide two adequately sized spaces by the removal of the utility room from the garage. Off road parking is retained.

There is no impact on crime as the proposals maintain boundary security.

Energy efficiency will be improved by formation of specific utility room built and insulated to modern standards. Currently this is housed within the garage and is subject to damage when temperatures freeze.

The proposals will improve and enhance the settlement. They are appropriate in massing, scale, proportion, rhythm and materials allowing the vitality of the present day use which now focuses around combined kitchen/dining/living area relating to the private and screened garden at the rear. A more generous bedroom will be created with more storage space.

**Conclusion**

The character of the site and the area would be retained, and thus the requirements to preserve or enhance the character of the conservation area would be met. Other dwellings within the development have been extended and this application should be granted planning permission.

**Prepared by Bailey and Company Architects 20th. March 2009**

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