HERITAGE AND PLANNING STATEMENT (REVISED MAY 2014)

THE SITE AND LOCATION

Rectory Cottage lies in the Northenden Conservation Area. It is a single family dwellinghouse and is described on the City Council's conservation area website as follows:

"Also on Ford Lane and very much older than the old Rectory is Rectory Cottage, which has a cruck frame (paired timbers framing arches supporting roof and walls) but has been the subject of extensive alteration"

The rectory dates from 1750.

The proposed bed and breakfast accommodation is to be located on the Trans Pennine Trail which passes the house along Ford Lane.

The site contains an outbuilding which has been used for a garage and an office and this building is the subject of the application for a change of use to 3 x bed and breakfast rooms. No extensions are proposed. The rooms will be en-suite.

AMENITY OF NEIGHBOURS

The use is unlikely to affect the amenity of adjoining neighbours as the property has a large garden and is screened by trees and shrubs to the west (Copperbeech Close).

PROPOSED WORKS

There will be some external changes to the outbuilding which will include a new door, new window and new vertically boarded garage doors.

The rooms will be 2 double rooms with en-suite bathrooms and a 1 single room with shower.

The northern elevation of the outbuilding facing onto Ford Lane will be unchanged and will be a garage opening with a traditional vertically boarded garage door (as existing).

No changes will be made to the existing materials.

A small extension to the main house is proposed to create a garden room. This is located to the side of the property and is not visible from outside the site. The materials used will match the existing building i.e. render and slate.

OUTDOOR AMENITY SPACE

The garden will be available for occupiers of the accommodation. Drying facilities will be provided and chairs and tables for sitting in the garden outside the rooms. Refuse bin store will be as existing to the side of the garage. Bike storage and maintenance areas will be available.

POLICY NPPF section12

The outbuilding is of little architectural merit and does not contribute to the townscape or significance of the conservation area. The proposal will have little impact and will not harm the character or significance of the conservation area. It will satisfy paragraph 128 of the NPPF in that it will not harm the significance of the designated heritage asset. The extension is well screened and will not affect the character of the conservation area.

UDP POLICY

Policy DC4.1 - Bed and Breakfast Establishments

The proposal satisfies policy DC5.1 and the individual points have been addressed in this statement.

Policy DC18 - The proposals will not affect the character of the conservation area.

MANCHESTER CORE STRATEGY

Policy T1 CS Improve and develop further Manchester s cycle network (Trans Penine Trail) this proposal will add facilities to support this objective.

Policy EN3 the proposals will preserve the historic environment

PARKING

There is ample parking for additional cars on site. No on-street parking is required. The applicant intends to market the bed and breakfast accommodation for predominantly cyclists and walkers on the Trans Pennine Trail which passed the property. The car parking area will be gravel as existing which is a porous material.

Supporting the Trans Pennine trail is a key council objective.

The majority of visitors are likely to fly into Manchester Airport which is nearby or walk or cycle. This is the target visitor that my client is hoping to attract.

TREES

No trees will be affected by the change of use application. All planting will be retained in order to protect the amenity of adjoining residents,

ACCESS

One of the units will have level access from the parking area and the bathroom will incorporate grab rails, accessible sinks and wet rooms.

SIGNAGE

Signage will be kept to the minimum and will be in-keeping with the character of the area. Signage will be subject to a further application if advert consent is required.

At present, no further signage is required.

CONCLUSION

There is a growing need for short term inexpensive accommodation of this kind. There is very little of this sort of offer in the area. The proposal will not affect the amenity of the area or the character of the heritage asset.

The proposal to use as a bed and breakfast will also enhance Northenden as a local centre by visitors using restaurant and shopping facilities.

The accommodation will provide vital low cost accommodation for users of the Trans Pennine Trail

PHOTOS OF THE SITE



Outbuilding to be converted to rooms 1 and 2



View of outbuilding from garden. Room 3 will be provided in the rendered part of the building with a small utility room.



Parking area



View of outbuilding from Ford Lane including area for bins