New Planning Statement – Updated 14 Sept 2025

PLANNING STATEMENT

Plot of land adjacent to 57 Grimshaw Lane Manchester (formally 55 Grimshaw Lane).

Proposed New Dwelling – Land Adjacent to 57 Grimshaw Lane, Manchester M40 2AX

Prepared for Plans2Extend Ltd on behalf of Mr Peter Hargreaves
Date: 14th of September 2025

Introduction

This Planning Statement has been prepared in support of a full planning application for the erection of a new three-storey family dwelling on land adjacent to 57 Grimshaw Lane, Manchester. The statement sets out the site context, details of the proposal, relevant planning policy considerations, and an assessment of design, scale and appearance with reference to the submitted elevation drawings.

The proposal seeks to deliver a high-quality dwelling which reinstates the historic terrace form on Grimshaw Lane, contributes to housing provision in North Manchester, and accords with both local and national planning policies.

Elevation Plans



Site Context

The application site comprises a vacant plot of land immediately adjoining No.57 Grimshaw Lane, the end property in a row of four Victorian red-brick terraced dwellings.

- The plot is bounded to the west by an enclosed children's play area.
- To the rear lie existing residential dwellings, while the wider surroundings include industrial and commercial buildings.
- The site is located between two arterial roads, Rochdale Road (A664) and Oldham Road (A62), with excellent access to public transport and local amenities.
- Etihad Stadium, the Co-op Live Arena, and Eastlands regional sports facilities lie within walking distance.

The site is sustainable, well connected, and benefits from an established residential character.

Background and Appeal History

In May 2025, an appeal was dismissed for a scheme proposing the erection of a building to provide six short-stay holiday flats on this site (Appeal Ref: APP/B4215/W/24/3357873).

The Inspector identified two principal areas of concern:

1. The proposed design failed to integrate with the established terrace, with inconsistent window proportions and an oversized rear outrigger resulting in a visually jarring form that would harm the character and appearance of Grimshaw Lane.
2. The short-stay nature of the use was considered to create the potential for unacceptable noise, disturbance, and fear of crime.

The Inspector concluded that transient visitor accommodation was incompatible with the quiet residential setting, and that the proposal would undermine the living conditions of both neighbours and future occupants.

This decision provides a clear planning context and has informed the re-design of the current application.

The Proposal

The application seeks planning permission for the construction of a new three-storey family dwelling to complete the existing terrace row.

- **Scale & Massing:** The dwelling replicates the scale, ridge height, and roof profile of the adjoining terrace.
- **Design:** Elevations show a traditional frontage with red brickwork, UPVC double-glazed windows in vertical proportion, and a pitched roof finished in tiles to match No.57.
- **Access:** The principal entrance is located on Grimshaw Lane, consistent with neighbouring dwellings.
- **Boundary Treatment:** A dwarf front boundary wall with pillars and gated entry is proposed to match the existing terrace.
- **Rear Elevation:** Secure access is provided via a gated entry, and refuse storage is contained within the rear yard, as indicated on plans.

The proposal therefore reinstates the built frontage in a manner consistent with the existing terrace rhythm and grain of development.

Planning Policy Context

5.1 Manchester Core Strategy (2012–2027)

Relevant policies include:

- **SP1 (Spatial Principles):** promotes sustainable neighbourhoods and the efficient use of land.
- **H1 (Overall Housing Provision):** supports new residential development that contributes to housing choice across Manchester.
- **H3 (North Manchester):** identifies North Manchester to deliver around 20% of the city's housing growth, with priority given to family housing and high-quality dwellings along established transport corridors.

- **DM1 (Development Management):** requires new development to be appropriate in design, scale, and appearance, and to protect residential amenity.
- **EN1 (Design Principles):** seeks development that reinforces local character and distinctiveness.

5.2 National Planning Policy Framework (NPPF, 2023)

The NPPF promotes sustainable development and emphasises the importance of delivering a sufficient supply of homes. Paragraph 11 confirms the presumption in favour of sustainable development. Paragraph 60 identifies the need to significantly boost the supply of housing, and paragraph 130 requires that developments are sympathetic to local character while optimising site potential.

The proposed dwelling responds directly to these objectives.

Design, Scale and Appearance

The submitted elevations demonstrate that the design carefully respects the established terrace:

- **Front Elevation:** Maintains the consistent rhythm of window and door openings, matching cill and lintel heights.
- **Roofline:** The pitched roof replicates the existing form and height of the terrace row, ensuring visual continuity.
- **Materials:** Facing brickwork, roof tiles, and boundary treatments are matched to No.57, as confirmed on the materials schedule.
- **Rear Elevation:** Provides private enclosed amenity space, refuse storage, and appropriate window placement to protect privacy.

The design is simple, traditional, and proportionate. It achieves a sensitive integration into the street scene whilst meeting 2025 Building Regulations.

Design & Materials: External materials, including facing brick, roof tiles, and boundary treatments, will be submitted to the Local Planning Authority for approval prior to construction. A sample panel will be provided on site

to ensure a consistent match with the existing terrace. This approach ensures the dwelling fully integrates with the character of Grimshaw Lane.

Provision of a Family Dwelling

In direct response to the Inspector's findings on the appeal scheme, the revised proposal now seeks to deliver a high-quality family dwelling that reinstates the historic terrace frontage and provides a long-term residential use, wholly consistent with the established character of the area.

- **Integration with the Terrace:** The new dwelling replicates the scale, ridge height, roof profile and window alignment of the adjoining terrace, using matching brickwork and roof tiles. This ensures a seamless continuation of the street scene and overcomes the earlier concerns regarding disproportionate massing and visual discordance.
- **Permanent Residential Use:** By providing a traditional family home rather than short-stay units, the proposal aligns with Manchester Core Strategy Policy H3, which seeks to prioritise family housing in North Manchester. The development contributes positively to the city's housing mix and responds to an identified need for long-term, high-quality dwellings.
- **Residential Amenity:** The layout provides private outdoor amenity space to the rear, refuse storage, and front landscaping consistent with the adjoining terrace. Window positions mirror those of No.57 to protect privacy, while the consistent building line avoids any loss of daylight or overbearing impact.
- **Safety and Security:** The principal entrance fronts Grimshaw Lane, ensuring natural surveillance of the street and overcoming concerns about secluded access arrangements raised at appeal. Secured by Design measures, including high-security fittings, further enhance resident safety and wellbeing.
- **Sustainability and Accessibility:** The site is well served by public transport and local amenities, reducing reliance on the private car. The dwelling will be constructed to meet the latest Building

Regulations, supporting both sustainable development and climate resilience objectives.

Appeal Response (clean insertion): Importantly, by proposing a permanent single-family dwelling, the scheme directly addresses the Inspector's concerns regarding noise, disturbance, and fear of crime associated with transient visitor accommodation. The residential use represents a quieter, more stable contribution to the neighbourhood, enhancing security and cohesion in line with policy objectives.

Residential Amenity

The proposal reinstates the dwelling that once stood on an established residential plot. The layout ensures:

- No harmful overlooking or loss of privacy, with window positions reflecting those of the adjoining terrace.
- No overbearing impact or loss of daylight, given the consistent building line and interface distances.
- Provision of private outdoor amenity space to the rear, and landscaped garden area to the front.

The development therefore secures an appropriate level of amenity for future and neighbouring occupiers.

Interface distances have been carefully assessed and meet or exceed the separation standards set out in Manchester City Council's Residential Quality Guidance (2016). The window placements replicate those of the adjoining terrace and comply with BRE daylight and sunlight guidance (Site Layout Planning for Daylight and Sunlight, 2022). As such, the proposal safeguards neighbour amenity by avoiding overlooking, overshadowing, or loss of daylight.

Accessibility and Sustainability

The site benefits from excellent transport accessibility:

- Bus services operate along Briscoe Lane, Culcheth Lane, and Oldham Road.

- Newton Heath & Moston Metrolink station provides connections across Greater Manchester.
- Shops, services, and employment opportunities are accessible within walking distance.

Section 9 – Building Regulations

The dwelling will be constructed in accordance with the 2025 Building Regulations (Part L – Conservation of Fuel and Power) using a fabric-first approach. High-performing insulation, airtight construction, and low-carbon heating provision will be incorporated to ensure long-term energy efficiency and resilience to climate change.

Other Considerations

- The site lies outside the Green Belt and is not subject to heritage or ecological designations.
- No trees are protected on site.
- The dwelling accords with Nationally Described Space Standards and will be built to a high specification.

Parking, Refuse and Sustainability Considerations

The proposal has been designed to reflect the site's sustainable location:

- **Parking & Transport:** Given the excellent accessibility to public transport, local services, and employment, no on-plot parking is proposed. This is consistent with the sustainable travel objectives of the Core Strategy. Secure cycle storage will be provided within the rear yard, encouraging active travel.
- **Refuse Storage & Collection:** Refuse and recycling bins will be stored within the rear yard and brought to the pavement via the gated side access on collection days, avoiding the need to pass through the dwelling. This ensures practical and secure waste management in line with council requirements.
- **Sustainability Measures:** The dwelling will be constructed using high-performing insulation and energy-efficient heating.

- **Boundary Treatments:** Rear boundaries will be enclosed with 1.8m high timber fencing to provide privacy and security for future occupiers.

A parking review of Grimshaw Lane and surrounding streets indicates that on-street parking capacity exists to accommodate the limited demand from a single family dwelling. Given the sustainable location, excellent accessibility to Metrolink and bus services, and provision of secure cycle storage, the absence of on-plot car parking will not give rise to unacceptable highway or amenity impacts. Where local parking controls or permit schemes apply, future residents would be able to apply in accordance with the Council's policy.

Conclusion

The revised proposal represents a fundamental shift from the previously refused scheme. It addresses the Inspector's concerns by reinstating the traditional terrace form, delivering a much-needed family home, and ensuring a secure, high-quality residential environment.

The development now offers a sustainable and policy-compliant contribution to the housing needs of North Manchester. It:

- Reinstates the historic terrace frontage on Grimshaw Lane.
- Provides a high-quality family dwelling, consistent with Policy H3's objective to prioritise family housing in North Manchester.
- Is fully in keeping with the scale, design, and appearance of the adjoining terrace as shown on the submitted elevation drawings.
- Protects residential amenity and enhances the character of the area.
- Aligns with the Manchester Core Strategy, the NPPF, and other material considerations.

For these reasons, it is respectfully requested that planning permission be granted.

Planning Balance Summary

When weighed in the planning balance, the proposal delivers clear and demonstrable benefits that significantly outweigh any potential residual impacts. These include:

- The delivery of a new family dwelling in accordance with local and national housing priorities.
- The reinstatement of the historic terrace form, enhancing the character and appearance of Grimshaw Lane.
- The creation of a safe, secure, and sustainable residential environment with strong natural surveillance.
- A contribution to housing growth in North Manchester, in line with Policy H3.

There are no identified adverse impacts that would significantly or demonstrably outweigh these benefits. In accordance with the presumption in favour of sustainable development set out at paragraph 11 of the NPPF, the application should therefore be approved without delay.

Prepared by J N Marsden for Plans2Extend Ltd
Audited by CDM (HNC) (Affiliation ACIAT)
14th of September 2025