PLANNING BY DESIGN
FROM CONCEPT TO COMPLETION

Planning, Design and Access Statement

21 Victoria Terrace, Manchester

M12 4LB

New bungalow (two-bed) and roof alterations to the main house

On Behalf of Enamul Hoque

Prepared by **Planning By Design**

Application

Planning By Design (Agent) has been instructed to act on behalf of Enamul Hoque (Applicant) to submit a planning application to Manchester City Council (the Local Planning Authority) for a new bungalow (two-bed) and roof alterations to the main house at 21 Victoria Terrace, Manchester M12 4LB (the site).

In support of this application, the following Planning, Design and Access Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with national and local planning policy along with supplementary design guidance.

Site Location

The site is situated in the eastern part of Manchester, in a mostly residential part of the Longsight ward of Manchester approximately 3 miles from the city centre. The immediate vicinity is composed of terraced houses and semi-detached properties, typical of suburban Manchester, interspersed with pockets of green spaces. To the east of the site, the surrounding streets are predominantly residential, while larger industrial buildings and retail spaces are present to the west, adjacent to the rail lines.

The existing property is a detached residential dormer bungalow with large gable roof. The building has a pitched roof and simple brick elevations, reflecting traditional residential architecture. Parking is available on-site, with a driveway at the front of the property. A large side garden is present.

The property is accessed via Victoria Terrace, which connects to the broader road network. The site is positioned on the eastern side of the road, with the access road providing connectivity to nearby transport hubs, including the A6 and the Manchester inner ring road. The area's accessibility is enhanced by its close proximity to Belle Vue station and multiple bus routes, ensuring strong transport links to central and greater Manchester.

The location benefits from proximity to several key amenities and services. Within a short walking distance, there are schools, local shops, and Belle Vue train station, offering direct public transport links into Manchester city centre and other areas. The character of the area is largely mixed-use, with residential zones complemented by small businesses and larger retail outlets to the west. These characteristics make it convenient for local residents, with access to essential services and public transport within a compact radius.

The Proposal

There are two developments proposed, the first one is the construction of a new single-storey, two-bedroom residential dwelling within the extended side garden of no.21 which currently comprising hardstanding and grassed areas. The intention is to utilise the existing site's capacity for residential expansion, thereby contributing additional accommodation within a domestic scale that reflects the surrounding terrace housing character. The internal floor area of the proposed dwelling is 58m² with 60m² amenity space.

Architecturally, the proposed new build introduces a contemporary domestic unit designed in harmony with the existing Victorian terraced context. The structure spans a single storey with a pitched roof and conventional floor arrangement. The layout consists of an open-plan kitchen and living space (26.2m²), a hall, a bathroom (4.2m²), and two bedrooms (9 and 12.6m² respectively). Externally, the design maintains a balanced footprint with surrounding garden and parking areas. Notable removals or alterations include the integration of new gates, a parking area and brick boundary walls to match the existing perimeter enclosures.

The materials proposed are sensitive to the existing urban fabric, with the introduction of new brick walls that are explicitly described to match the existing construction, ensuring visual continuity. This approach is further underscored by the inclusion of new gates within the brickwork, implying secure yet accessible demarcation of the property's boundaries. The use of brick complements the neighbouring aesthetic while the roof structure is consistent with surrounding built forms as depicted in the elevation drawings.

The second development is the reprofiling of the roof of the main house (whilst retaining the overall height), with brick walling and proposed glazing matching the existing. This additional space will create additional internal space (one bedroom and ensuite) and enhance one of the existing upstairs bedroom without undermining the architectural integrity of the original dwelling. This proposed pitch will mirror existing dwellings in the vicinity.

Fig 1 – Neighbouring dwelling

Fig 2 – Existing site in context

Fig 3 – Neighbouring dwellings

Planning History

There has been one planning application submitted at the site:

- 141923/P1AA/2025 – Prior Approval for the enlargement of a dwellinghouse to allow for the construction of one additional storey to create a two storey dwellinghouse – Refused 23/01/2025

Planning Policy

National Planning Policy Framework 2024 (NPPF)

Paragraph 40 confirms that Local Planning Authorities should approach decisions on proposed developments in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 48 confirms that planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the Development Plan, and is a material consideration in planning decisions. This paragraph also states that decisions on applications should be made as quickly as possible, and within statutory timescales, unless a longer period has been agreed by the applicant in writing.

Paragraph 73 of the NPPF states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of Sites local planning authorities should:

a) Identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on Sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
b) Use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized Sites forward;
c) Support the development of windfall Sites through their policies and decisions – giving great weight to the benefits of using suitable Sites within existing settlements for homes; and
d) Work with developers to encourage the sub-division of large Sites where this could help to speed up the delivery of homes.

Paragraph 124 advises that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions

Paragraph 129 highlights that Planning policies and decisions should support development that makes efficient use of land, taking into account:

a) The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
b) Local market conditions and viability;
c) The availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

d) The desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
e) The importance of securing well-designed, attractive and healthy places.

The NPPF states that planning should aim to ensure that developments function effectively and contribute to the overall quality of an area. Development must respond to local character and history, reflect the identity of local surroundings and materials and should be visually attractive as a result of good architecture and landscaping.

Paragraph 135 states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Development should:

a) Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
b) Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) Be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e) Optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;
f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Manchester City Council Core Strategy 2012–2027

Policy SP1 (Spatial Principles) focuses on creating neighbourhoods of choice by ensuring that developments are of high-quality design and contribute positively to the local area. For a roof extension, this means respecting the character of the surrounding area and integrating seamlessly with the existing dwelling.

Policy EN1 (Design Principles and Standards) states that developments, including extensions, must demonstrate high-quality design that respects the scale, massing, and architectural style of the host building and its surroundings. Roof extensions should avoid harm to the visual amenity of the area and neighbouring properties.

Policy EN4 (Reducing CO2 Emissions by Enabling Low Carbon Development) encourages sustainability in development. A roof extension could include features like solar panels or enhanced insulation to align with low-carbon principles.

Policy EN18 (Environmental Protection) states that roof extensions should not create unacceptable environmental impacts, such as noise, overshadowing, or overlooking neighbouring properties. This ensures the proposal protects residential amenity.

Policy DM1 (Development Management) establishes detailed criteria for all developments, including roof extensions. Proposals must consider design quality, visual appearance, impacts on residential amenity (e.g. privacy, daylight, and overshadowing), and ensure integration with the character of the host dwelling and its surroundings.

Guide to Development in Manchester SPD (Supplementary Planning Document)

Buildings should relate well to each other

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. Buildings should recognise the common building line created by the front face of adjacent buildings. Projections and setbacks from this line, such as bays, foyers and entrance halls, can help to create visual emphasis; they should not, however, reduce safety by creating hidden areas, or accessibility by making obstructions, nor detract from the visual continuity of the frontage.

Building height should be carefully considered

It is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Although a street can successfully accommodate buildings of differing heights, extremes should be avoided unless they provide landmarks of the highest quality and are in appropriate locations. In established residential areas, significant variation in height may not be appropriate.

Planning Assessment

Development Principle

The proposal seeks full planning permission for the erection of a single-storey, two-bedroom residential dwelling on land forming part of the curtilage of No. 21 Victoria Terrace as well as reprofiling the existing roof to create new and improve the existing accommodation.

The application site is located within an established residential area of Longsight, which benefits from excellent access to local services, schools, and public transport, including Belle Vue train station and multiple bus routes. The immediate context is predominantly residential, and the proposed use is wholly consistent with the character and function of the

surrounding neighbourhood. The proposal represents an efficient use of underutilised land and provides much-needed housing in a sustainable and accessible location.

The reprofiling of the roof establishes a need for altered housing to meet modern needs utilising previously developed land and existing housing stock. As new homes are at a high price, altering existing housing stock where possible should be supported as a sustainable alternative to produce additional and modern residential accommodation. The proposal not only meets housing need but does so in a way that is sustainable; making efficient use of existing floorspace. A family-sized unit will be retained as part of this proposal, which is encouraged by the Council.

This approach aligns with the overarching presumption in favour of sustainable development as set out in paragraph 11 of the NPPF (2024), and directly supports paragraph 73, which places emphasis on the contribution of small and medium sites to local housing supply. Furthermore, paragraph 124 promotes the optimisation of land within settlements while maintaining high standards of living conditions. The development also accords with Policy SP1 of the Manchester Core Strategy, which encourages development in sustainable locations and supports neighbourhoods of choice through sensitive infill that adds to the city's residential offer.

Design and Character

The architectural design of the proposed dwelling and alterations to the existing roof pitch have been carefully conceived to reflect and respond to the existing character of the local area.

The proposed dwelling adopts a traditional single-storey pitched roof form and utilises matching brickwork and fenestration to achieve visual harmony with surrounding Victorian and interwar terraced and semi-detached properties. The design respects established building lines and maintains an appropriate scale, massing, and roof profile that ensures the development blends into the urban grain of Victoria Terrace and its immediate environs.

The proposal also includes the reprofiling of the roof of the main house, with careful consideration given to the retention of the overall ridge height. The revised roof form retains the building’s relationship with adjacent properties, with the proposed roof pitch matching several properties in the surroundings. The modest adjustment to the roof form is therefore designed to create additional internal space without undermining the architectural integrity of the original dwelling and wider area. The materials proposed for the roof alterations—including matching brickwork and high-quality glazing—will be in keeping with the existing palette and character of the building, preserving visual consistency across all elevations.

The proposal is compliant with paragraph 135 of the NPPF, which promotes high-quality design that is visually attractive, sympathetic to local character, and contributes positively to the overall quality of the area. Paragraph 129 also supports development that makes efficient use of land while respecting the prevailing character and built context. At the local level, the scheme accords with Policies EN1 and DM1 of the Manchester Core Strategy, which require that new development demonstrates good urban design, integrates with the character of the

surrounding area, and enhances the streetscape. In addition, the proposal in is accordance with the Guide to Development in Manchester SPD, carefully considering building heights and the surrounding context.

Residential Amenity

The development has been specifically designed to preserve the amenity of neighbouring occupiers while providing high standards of living accommodation for future residents.

In relation to the proposed dwelling, to the rear (south), where the site abuts gardens of properties on Norman Grove, the proposal avoids introducing any windows at first-floor level that could result in overlooking or loss of privacy. The only rear-facing openings are fixed at a height of 1.7 metres above finished (ground) floor level, thereby ensuring no direct line of sight into neighbouring private amenity space. To the east and north, the scheme includes avoids any impact on the outlook or privacy of respectively No. 21 Victoria Terrace and properties on Meldreth Drive. The relationship with the adjacent Rodney House Specialist Support School is considered non-sensitive due to its institutional use, and no material amenity conflict arises from the proposed windows on this elevation.

In relation to the existing dwelling, additional windows are incorporated to the west and east but these will not translate into additional overlooking in relation to the existing windows. The two windows (respectively to the north and south) are at 1.7m high, in the same location and type as the existing windows, respecting the existing privacy.

Internally, the proposed dwelling complies with the Nationally Described Space Standards, providing 58 square metres of well-laid-out accommodation across a single floor. Each habitable room benefits from natural light and appropriate separation and the property includes usable private garden space and provision for bin and cycle storage. These design measures reflect a thoughtful approach to layout, privacy, and daylight access, ensuring that future occupiers enjoy a high standard of amenity.

In relation to the existing dwelling, a new ensuite and generous bedroom will be created (21.3m2), with an existing room on the first floor increased to 26.3m2, providing better accommodation in accordance with Nationally Described Space Standards.

The proposal therefore complies with paragraph 135(f) of the NPPF, which requires development to create places with a high standard of amenity for existing and future users. It also accords with Policy EN18 of the Manchester Core Strategy, which seeks to protect amenity through appropriate layout, scale and design, and with Policy DM1, which requires that all development considers impacts on privacy, daylight, and general living conditions.

Impact on Parking and Highway Safety

The proposed dwelling includes dedicated off-street parking provision within the front curtilage, accessed via the existing road network. The inclusion of a parking area ensures that the development does not give rise to on-street parking stress or highway safety concerns. The scale of development—being a single dwelling—is modest and is not anticipated to result in a material increase in traffic generation or congestion.

Furthermore, the site benefits from excellent public transport connectivity, including proximity to Belle Vue train station and frequent bus services, thereby reducing reliance on private vehicles. The proposed alterations to the existing property will not lead to an increased need for parking.

In terms of sustainable transport, the provision of on-site cycle storage supports modal shift and meets the expectations of the city's sustainable travel strategy. The development layout allows for safe and practical access and egress, without any interference with existing pedestrian or vehicle flows.

This aspect of the proposal is in line with paragraphs 110 and 112 of the NPPF, which support development that ensures safe and suitable access for all users and which promotes opportunities for sustainable transport. Locally, the development meets the criteria of Policy DM1 of the Manchester Core Strategy, which requires appropriate parking and access arrangements and considers the implications of development on highway safety and functionality.

Impact on Flooding

The site lies within Flood Zone 1, where the risk of flooding from rivers or sea is classified as low. No part of the development site is subject to known surface water or groundwater flooding, and the modest scale of the scheme means it falls below the threshold requiring a formal Flood Risk Assessment. The proposed development is not expected to increase surface water runoff materially, particularly as much of the existing site comprises hardstanding and the proposal retains green areas and permeable surfaces where appropriate. Drainage will be managed via connection to the existing infrastructure and, where necessary, through best practice sustainable drainage techniques.

This approach accords with paragraph 159 of the NPPF, which requires development to be directed to areas at lowest risk of flooding and to ensure that flood risk is not increased elsewhere. The development also complies with Policy DM1 of the Manchester Core Strategy, which considers the implications of flood risk and drainage in determining the suitability of proposed development.

Conclusion

For the above reasons, we see no reason for the Council to withhold our request for planning permission and kindly request that the Council make a reasonable decision on this submission in line with the developmental objectives and timescales of the National Planning Policy Framework.