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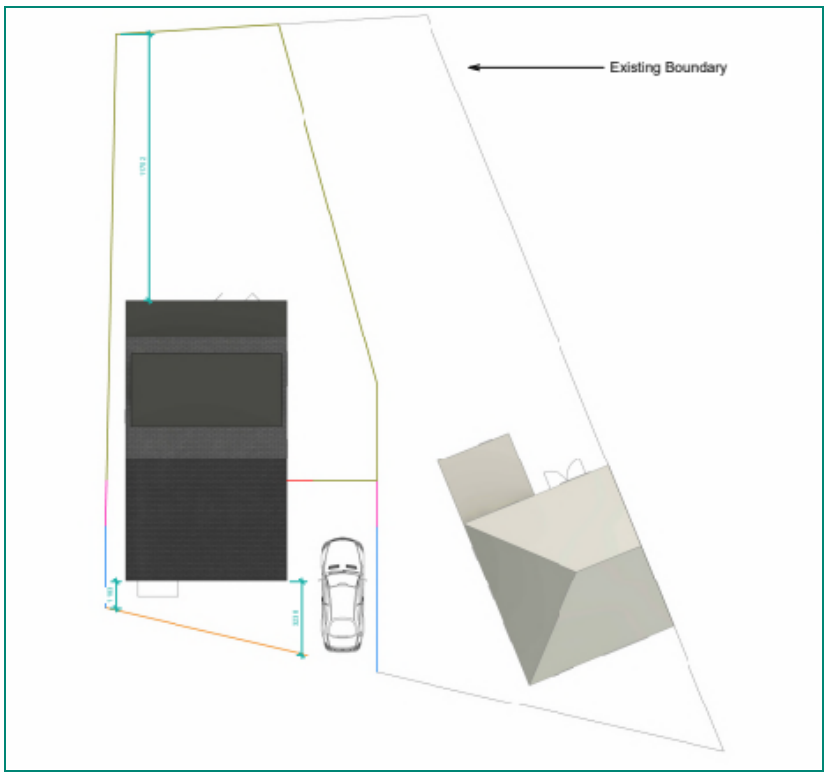
SUPPORTING PLANNING STATEMENT

24 June 2025



Demolition of an Existing Outbuilding and Erection of a Detached Dwellinghouse and a New Vehicular Access.

At: 7 Deepdale Avenue, Manchester, M20 1GU

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants
on behalf of Muhammed Asif.

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1. INTRODUCTION

1.1. This statement has been prepared and submitted alongside a planning application for the demolition of an existing outbuilding and the erection of a detached dwellinghouse along with a new vehicular access at 7 Deepdale Avenue Manchester M20 1GU.

1.2. The statement provides assessment and justification in respect of the scheme having regard to National Policy, the Development Plan for the area, and material planning considerations, where applicable. It is a revised proposal from that previously refused (Ref. 139670/FO/2024) which addresses the issues raised in the previous application.

2. THE APPLICATION SITE

2.1. The application site comprises a semi-detached residential property known as '7 Deepdale Avenue' which incorporates a large garden on the west side of the property. The site is located within South Manchester and is in the ward of Old Moat. The site is not located within any designated areas.

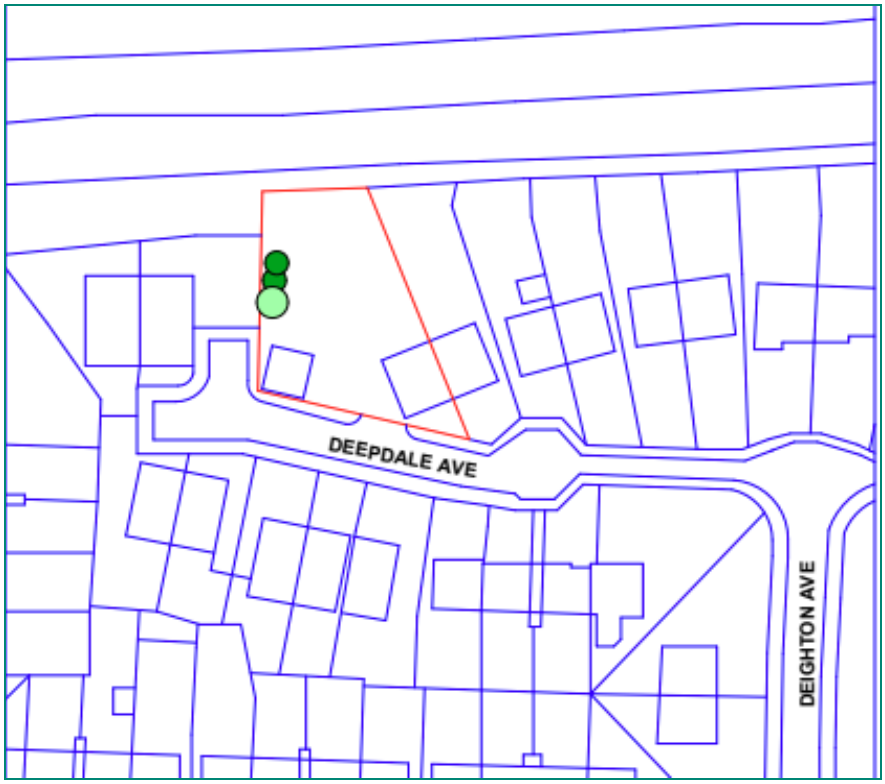

Figure 1: Extract of Existing Site Plan

2.2. The site is located within a residential cul-de-sac on the north side of Deepdale Avenue. The surrounding properties comprise a mix of two-storey detached, semi-detached, and terraced houses, constructed in brick of different shades and textures, under tile hipped and pitched roofs.

Figure 2: Properties 13-16 Deepdale Avenue

2.3. The street scene has altered over time with additional residential development taking place to the west and south of the site, pursuant to planning permission reference 116719/FO/2017 for the erection of 5 two-storey dwellings, as shown on the approved site plan in Figure 3 below. These new houses are brick built with grey cladding.

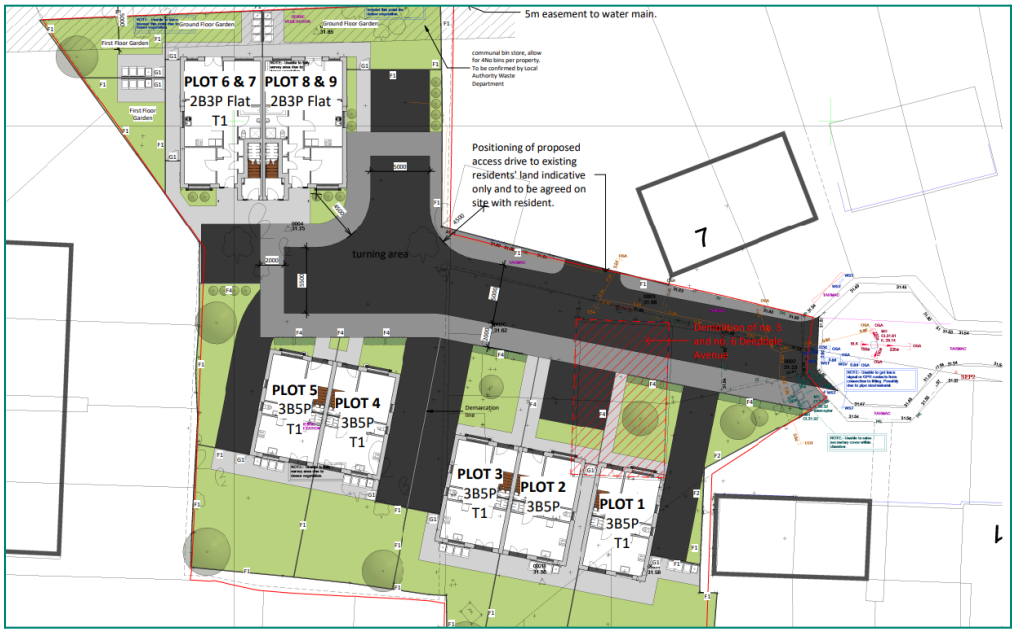

Figure 3: Approved Site Plan Under Application Reference 116719/FO/2017

Figure 4: Image of Properties - Plots 1-5 Approved Under 116719/FO/2017

2.4. The application site covers an area of 572.74 square metres and property benefits from a large garden. Within the garden, there is a sizeable detached outbuilding to the west of the property. The property is enclosed by a 1.8-metre-high fence. The existing property does not have any off-road parking.

Figure 5: Image of the Front of the Application Site

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3. HISTORY

3.1. The relevant history for the site is as follows;

139670/FO/2024 - Erection of a detached dwelling house - Refused - Wed 07 Aug 2024

3.2. The reasons for refusal of application 139670/FO/2024, as stated on the decision notice are;

1) The erection of a detached dwelling house would result in an overbearing and overdominant feature to the applicant site by impacting the sense of openness for the existing property and would adversely impact the host property in terms of loss of light; both impacts are exaggerated by the existing orientation of the host property. This would undermine the living conditions of no.7 Deepdale Avenue. As such, the proposed 139670/FO/2024 Page 2 of 3 development is contrary to policies DM1, H1 and SP1 of the Manchester Core Strategy, policy JP-S1 of Places for Everyone, the Guide to Development in Manchester (SPD) and the National Planning Policy Framework.

2) The erection of a detached dwelling house would constitute an inappropriate form of development which would be out of keeping with the character and pattern of development in the local area. As such, the proposed development is contrary to policies DM1, H1 and SP1 of the Manchester Core Strategy, policy JP-S1 of Places for Everyone, the Guide to Development in Manchester (SPD) and the National Planning Policy Framework.

3) The applicant has failed to provide sufficient details to fully assess the proposal. The following amendment to the Flood Risk Assessment is required to lift the objection received from the Manchester City Council Flood Risk Management Team:

- Assessment of the estimated flood level for the Site.

- Details of Finished Floor Levels set in accordance with Standing Advice.

- If floor levels cannot be raised in line with Standing Advice, details of flood resistance and resilience measures and access/escape plans in line with Standing Advice.

The applicant has failed to provide details relating to the NPPG Standing Advice for Flood Risk Assessment, to the detriment of preventing the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system. This is contrary to policies EN14 and EN17 of the Core Strategy.

4) The applicant has failed to provide sufficient details to fully assess the proposal. The access for the development is proposed close to the Thirlmere Aqueduct and United Utilities will not allow development in close proximity to critical assets. The developer must confirm the exact

location of the infrastructure within the site boundary, so that the implications for the proposed site layout can be fully understood and redesigned, if necessary, prior to determination. The applicant has failed to provide details to the Thirlmere Aqueduct in relation to the proposal, to the detriment of preventing the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system by ensuring access to the Thirlmere Aqueduct. This is contrary to policies EN14 and EN17 of the Core Strategy.

4. THE PROPOSAL

4.1. The proposal involves the demolition of an existing outbuilding and the construction of a 3 bedroom, two-storey detached dwellinghouse within the spacious garden area of 7 Deepdale Avenue.

4.2. The proposed materials for the house would be dark grey roof tiles, red facing brick, grey cladding board and grey steel window surround. These are materials compatible with the adjacent housing.

4.3. As part of the proposal, the existing dropped kerb to Deepdale Avenue is to be widened to provide for off road parking for both the existing property and the resulting property.

4.4. The proposal also introduces new boundary treatment and planting which is shown on the proposed plan.

4.5. The proposal has changed since the previous application to address concerns raised by the planning officer. The revised scheme includes a reduction in the dwelling's width by one metre to increase separation from No. 7. This will reduce shading and improve amenity for Number 7.

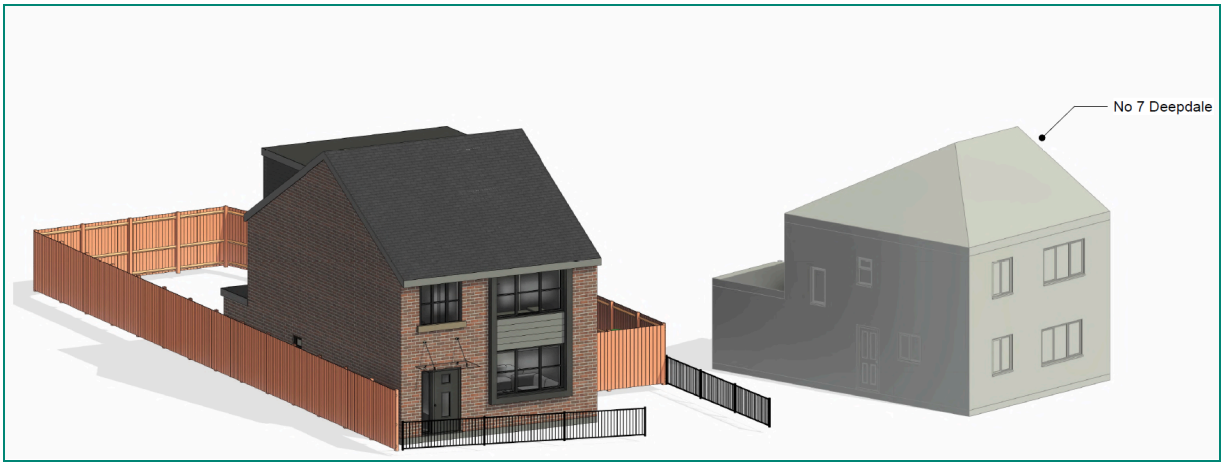

Figure 6: Extract of the Proposed Dwelling and No, 7 Deepdale Avenue

5. PLANNING POLICY

5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

5.2. The National Planning Policy Framework (2024) ('the Framework') is a material consideration. There is significant support for housing development generally and for making the most effective use of land in urban areas especially.

5.3. Paragraph 39 of the NPPF states;

> *''Local planning authorities should approach decisions on proposed development in a positive and creative way… Decision-makers at every level should seek to approve applications for sustainable development where possible''.*

5.4. Paragraph 61 provides that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

5.5. Paragraph 73. States that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and that local planning authorities should seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custom-build housing.

5.6. Subsection d states that local authorities should 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.

5.7. On the other hand under paragraph 75 plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

5.8. Section 11 Making effective Use of Land provides that in paragraph 125 (d) local authorities should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.

LOCAL POLICY

5.9. The Core Strategy serves as the primary document within Manchester's Local Development Framework, replacing many aspects of the Unitary Development Plan (UDP). It was adopted on July 11, 2012, and updated following the adoption of the Places for Everyone Joint Development Plan in March 2024. It outlines the long-term strategic planning policies guiding Manchester's future development. The key relevant policies include:

- Policy SP1: Spatial Principles
- Policy DM1: Development Management
- Policy H1: Overall Housing Provision
- Policy H6: South Manchester

5.10. **Policy SP1 (Spatial principles)states:**

Development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- *creating well designed places that enhance or create character.*
- *making a positive contribution to the health, safety and wellbeing of residents considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.*
- *protect and enhance the built and natural environment.*
- *Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.*

5.11. **Policy DM1 (Development Management) states;**

''All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- ***Appropriate siting, layout, scale, form, massing, materials and detail.***
- ***Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.***
- *Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.*
- *Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.*
- *Community safety and crime prevention.*
- *Design for health.*
- ***Adequacy of internal accommodation and external amenity space.***
- ***Refuse storage and collection.***

- ***Vehicular access and car parking***.
- *Effects relating to biodiversity, landscape, archaeological or built heritage.*
- *Green Infrastructure including open space, both public and private.*
- *The use of alternatives to peat-based products in landscaping/gardens within development schemes.*
- *Flood risk and drainage.*
- *Existing or proposed hazardous installations…''.*

5.12. **Policy H1 (Overall Housing Provision) states**:

''Approximately 60,000 new dwellings will be provided for in Manchester between March 2009 and March 2027…… New housing will be predominantly in the North, East, City Centre and Central Manchester, these areas falling within the Regional Centre and Inner Areas of Manchester…… The type, size and tenure of the housing mix will be assessed on a site by site basis and be influenced by local housing need and economic viability. ***Outside the Inner Areas the emphasis will be on increasing the availability of family housing therefore lower densities may be appropriate.***

5.13. **Policy H6 (South Manchester) states;**

''South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy. High density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes. ***Outside the district centres priorities will be for housing which meets identified shortfalls, including family housing*** *and provision that meets the needs of elderly people, with schemes adding to the stock of affordable housing''.*

The explanatory text further states at paragraph 9.27 *'It is important to increase housing choice by adding to the stock of larger housing units to complement new housing on higher value sites to retain or attract high income earners by releasing under-occupied property'.*

5.14. Places for Everyone (2022-2039).

The strategic objectives contained within the plan are relevant to the site as follows:

Objective 1: Meet our housing need.

We will:

- **Increase net additional dwellings;**
- Increase the number of affordable homes;
- **Provide a diverse mix of housing**

Objective 2: Create neighbourhoods of choice.

We will:

- Prioritise the use of brownfield land;
- Focus new homes in the Core Growth Area and the town centres;
- **Focus new homes within 800m of public transport hubs**;
- **Ensure that there is no increase in the number of homes and premises at a high risk of flooding;**
- Prioritise sustainable modes of transport to reduce the impact of vehicles on communities.

Paragraph 4.12 further states that '*Maximising the reuse of previously-developed land and delivering higher densities in the most accessible locations will together help to reduce the total amount of land required for new buildings and hence minimise the need for development of greenfield sites.'* This is further reflected in Policy JP-SP1: Sustainable Development which seeks to use as much as possible of suitable previously-developed (brownfield) land and vacant buildings.

In the Places for Homes section of the plan it is stated in Paragraph 7.8 that there is a strong focus on directing new housing towards previously-developed sites within the existing urban area in relatively sustainable locations addressing poorly used sites. Small sites are further noted as a source of housing land supply.

Policy JP-H1 : Scale, Distribution and Phasing of New Housing Development states that new homes will be of good quality and design, adaptable, supported by the necessary infrastructure and amenities and their distribution (as set out in Table 7.2) will support the Plan's overall strategy which enables people to reduce the need to travel when taking advantage of key assets.

The need to offer a diverse mix of values and tenures of new housing so that all households can meet their needs and aspirations, helping to ensure that Greater Manchester can attract and retain skilled workers, bring more money into local economies and deliver more mixed and inclusive communities is emphasised. A key aim of the Plan is stated to boost the supply of well designed, adaptable new homes with appropriate access to private space.

Policy JP-H3: Type, Size and Design of New Housing encourages the development of a range of dwelling types and sizes including for self-build. Increasing the average density of housing developments in the most accessible locations is also considered an important part of the overall strategy.

5.15. Manchester Residential Quality Guidance 2016:

It is common for local authorities to produce documents intended to assist with design and decision making. In March 2015, Manchester adopted the London Housing Design Guide space standards as an interim measure, pending the preparation of Manchester-specific guidance. The Manchester guidance has been developed subsequently, but has still not been formally adopted. It is difficult therefore to establish the standards that the authority are seeking to rely upon in their decision making although the MRQG may give some indication. As suggested in the case officer report on application Ref. 139670/FO/2024 the applicant has considered and integrated the design principles contained within the draft guidance into the revised scheme.

The document is not particularly prescriptive but suggests a number of guidelines:

- **In suburban neighbourhoods, infill development will follow the scale of existing development and an increase in density should be encouraged in those parts of the city that are well connected to public transport.**

- Privacy is considered where the guide states that **residential development should demonstrate that privacy can be delivered in a variety of circumstances**: between the public and private realms; between neighbouring residential units; and between living and bedroom spaces. The nature of this, and what might be appropriate, should depend and be influenced by its location within the city, the prevailing street pattern and the degree of enclosure. The amount of privacy may also depend on the end user.

- **New development should seek to minimise loss of daylight to neighbouring residential properties.**

- **Ensuring visual and acoustic privacy is also considered.**

- Some guides specify minimum distances between properties but the MRQG simply states that while the norm is for a back-to-back distance of 20m, this can be restrictive and a reduction may be appropriate where facing uses are compatible, there remains a sufficient amount of daylight and residents enjoy a sense of space without feeling overcrowded.

- Consideration should be given to ways of reducing direct overlooking.

- In terms of external amenity space Sufficient private amenity space that meet the demands and needs of the intended users will be encouraged. This should be no less than 5 sq. m in the case of one bed units, increasing to 7 sq. m for two bedroom units and 9 sq. m for three bed units. Account needs to be taken of its aspect, the orientation, levels of over shadowing and the prevailing weather direction.

6. PLANNING ASSESSMENT

Principle of development

6.1. As stated within Policy H6 (South Manchester), '*South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy… priorities will be for housing which meets identified shortfalls, including family housing…'.*

6.2. The proposed dwelling would be a new family home located within South Manchester which would help overcome the current housing shortage within Manchester which complies with both Policy H1 and H6 of the Core Strategy (2012) as well as the objectives and policies contained within the Places for Everyone plan. This was acknowledged in the officer report for application 13960/FO/2024.

6.3. As confirmed under application 139670/FO/2024, the application site is located within a residential area of South Manchester and aligns with the priorities set out in Policies H1 and H6 of the adopted Core Strategy. It is located in an accessible and sustainable location in close proximity to services and public transport routes. The proposed dwelling fits comfortably within the site and demonstrates that the proposal due to its size accords with the density requirement.

6.4. At the rear of the site there is a generous garden area for the dwelling, which will allow for adequate space for the drying of clothes, recreation, an outbuilding and any other external activities for the enjoyment of the dwelling house.

6.5. There has been no material change in policy or circumstances since the above determination, and as such, residential development on the site remains acceptable in principle. Policies H1 and H3 also seek to encourage family accommodation outside of main centres.

6.6. It is noted that Manchester City Council has previously permitted residential dwellings within garden areas, as demonstrated in application reference 135339/FO/2022. The dwelling permitted under this application was located within the residential curtilage and involved the subdivision of an existing plot. The garden size in that case was comparable to the proposed development within this application, further demonstrating that residential development in garden areas has been considered acceptable under similar circumstances.

6.7. At the last annual check (October 2022) there were 606 entries on the Council's self-build register of which 4 were associations (i.e., groups of people). This equates to a current provision for around 86 self-build plots a year. In the period of 31 October 2021 to 30 October 2022 there were 72 entries to the register whereas only 35 planning permissions for this type of development were approved. This suggests that the Council is not meeting its obligations in this area. If the Council disagrees with this assessment, further evidence will be required to show this.

Design and Visual Amenity

6.8. This statement will now focus on addressing the specific matters of detail raised previously in the previous decision relating to this site.

Overbearing, Overdominant and Loss of Openness

6.9. It is very difficult to alter the orientation of the host property. Any development will have some impact upon the sense of openness for the existing property and will change the outlook but the question thereafter is would such development result in a feature which is overbearing and overdominant in relation to the host site. This is clearly a matter of opinion and there are no policies which inform such an assessment.

6.10. Compared with the previous application, the proposed new house has been redesigned to reduce the width by 1 metre. The net result is that the properties are separated by 6.7 metres at their closest points. This is greater than other properties nearby. As the garden to Number 7 is north facing and the proposed property is set further north and west there will also not be any significant increase in shading from sunlight.

6.11. Further, the closest extended part of the host property only includes one small window at ground floor with a two pane window to one of the bedrooms on the first floor. The main downstairs patio doors serving Number 7 are already partly obscured by the single storey extension such that the impact upon natural daylight in the principle habitable rooms to the rear is very limited with no impact whatsoever to the front of the house. There is only one window at first floor or loft levels in the flank walls facing the host property serving a landing and this will use obscured glass. Windows in the west side of Number 7 do not serve principal rooms and are for a bathroom and landing.

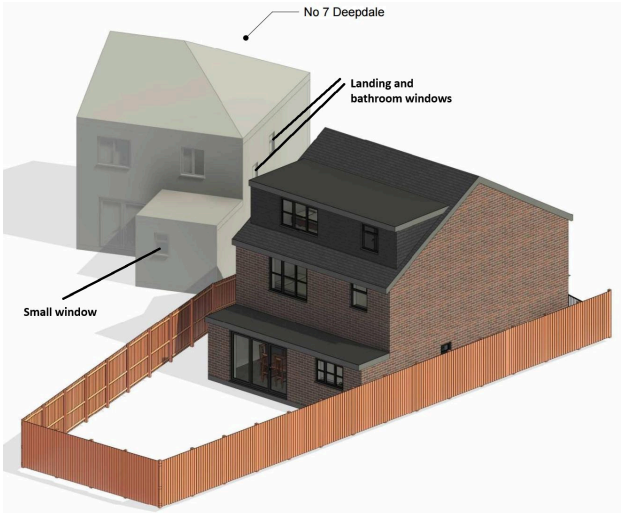

Figure 7: Relationship of the two houses and potential overlooking

6.12. The site levels are the same in this location on either side of the proposed dwelling and the proposed dwelling will only slightly exceed the overall height of the dwelling of the neighbouring properties. The overall appearance of the proposal is considered to be acceptable as the property is detached and architecturally does not detract from the street scene and is similar in height, scale and massing as the other properties in the area.

6.13. There will be some effect upon the amenity of the garden space but given the relative positions of the two properties, this too will be very limited. All bedroom windows in the proposed property face north such that the most useful outside amenity space in Number 7 will not be impacted unreasonably. A single additional house will not impact significantly upon noise and will be compliant with UDP saved Policies DC26.1, 26.2 and 26.4.

6.14. The planning officer also raised concerns regarding overdevelopment of the site, but acknowledged that *"the amenity space afforded to the applicant site is not considered dissimilar to the amount of space for neighbouring properties."* The host property also has an existing large single storey shed structure in the area proposed for the new house such that the increase in developed footprint is limited.

6.15. Although there would be a reduction in amenity space for No.7 the proposed development would still provide a generous amount of amenity space, with the new dwelling having a garden of 120m^2 and No. 7 retaining 155m^2. In comparison, property 4C has the smallest garden at 59m^2. The proposal would therefore maintain an appropriate balance of built form and open space, ensuring a layout that is in keeping with the surrounding area, as is clearly shown in Figure 7 below. This does not indicate overdevelopment of the site.

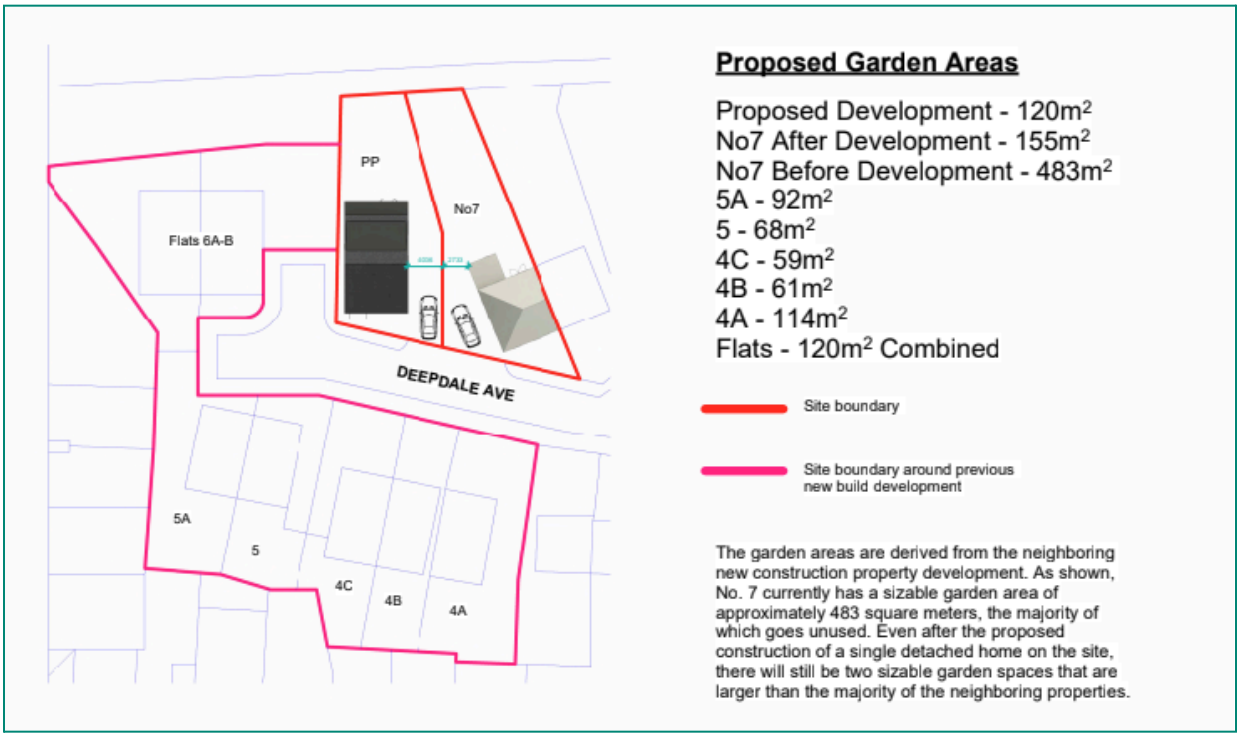

Figure 8: Extract of the Proposed Garden Areas and Neighbouring Garden Areas

The Form of Development, Character of the Area and Visual Amenity

6.16. The proposed dwelling is of a size, height, design and uses materials that are compatible with those used in the dwellings approved under application 116719/FO/2017. Figures 8 & 9 below show the resemblance of both the approved dwellings and the proposed dwelling which was accepted by the case officer on the earlier application where the case officer specifically stated “It is acknowledged that the property has been designed in a way to complement the existing residential development to the west and south of the site…in terms of design and appearance”.

Figure 9: Approved Properties under Application Reference 116719/FO/2017

Figure 10: Extract of Front Elevation of Proposed Dwelling

6.17. It was previously concluded that the larger new property would result 'in an unacceptable relationship to the detriment of the host property and would create a property that does not compliment the character and visual amenity of the local area'. This was not explained in any detail.

6.18. The size and scale of the smaller new property is not dissimilar to surrounding properties and the adoption of a dormer roof design to the rear further reduces the impact of the property in the street scene. Although the new house was previously described as 3 storeys the top floor is within the roof space such that the overall height is limited.

6.19. The roof line is only slightly increased over the adjacent houses on either side. Given the separation distance between the adjacent properties the modest increase of roofline of less than one metre will also not be inappropriate as the enclosed street scene drawing indicates. The relatively shallow roof pitch of surrounding properties has clearly restricted loft conversions in the area although there is evidence of rooflights suggesting that other nearby properties have also made use of the loft space.

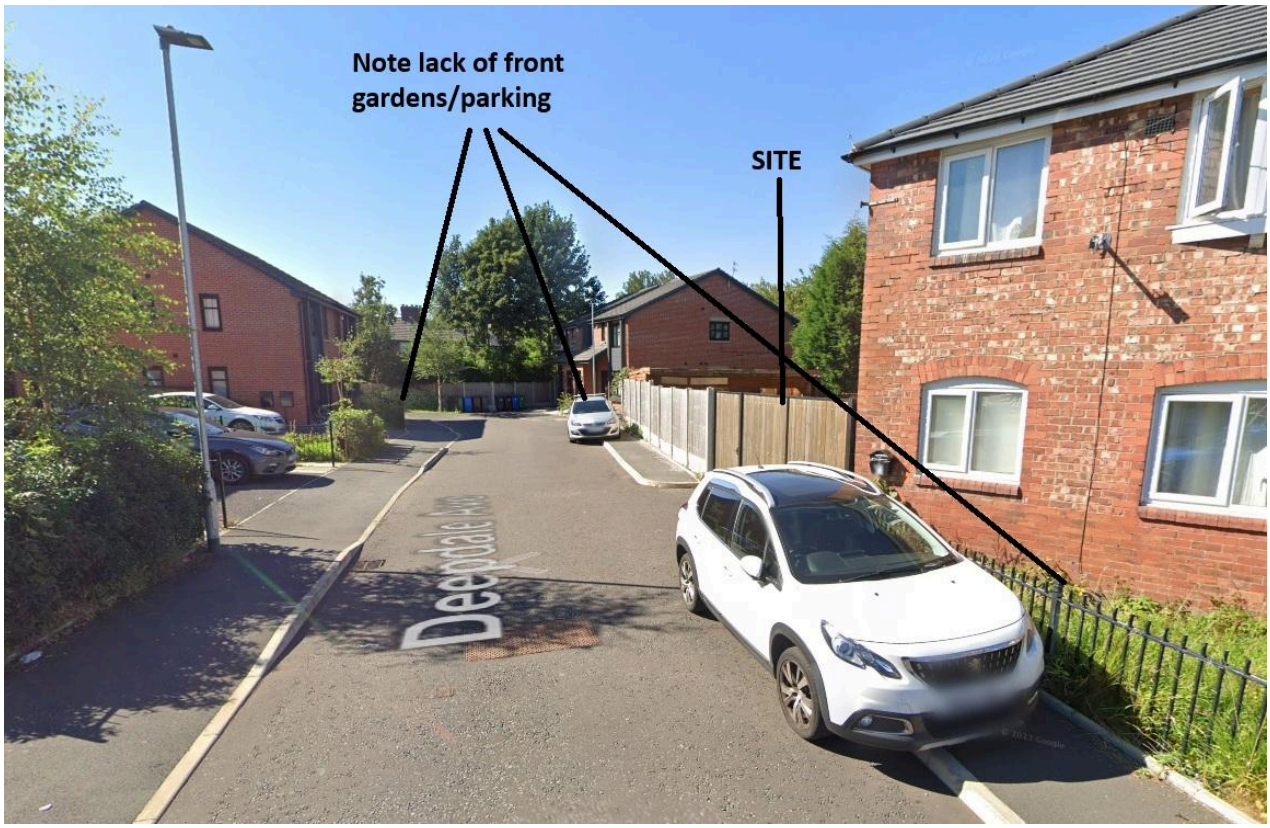

Figure 11: Front Gardens of adjacent properties

6.20. It was previously suggested that as 'neighbours to the east to the top of Deighton Avenue are characterised by front gardens/driveways which the applicant site is not afforded' it is incompatible with the area.

6.21. As Figures 3, 4, 8 and 11 show however there are properties immediately adjacent to the site which do not exhibit these characteristics. In particular the newer houses immediately to the west have no such front gardens/driveways. Similarly, the host property does not currently share this design. The incorporation of a side driveway to both the host and the new property will make them more compatible with surrounding properties and not less so.

6.22. At present, the frontage of the development site is enclosed by a 1.8-metre-high fence that limits any perceived openness and the surrounding area is already suburbanised, meaning that the concept of openness in this context should be afforded little weight.

6.23. Boundary treatments and landscaping would be similar to adjacent properties, as is the separation distances between dwellings. Accordingly the scheme would not be detrimental to the character and appearance of the area and the street scene, and would not be overly dominant in relation to the existing dwelling. There would be no adverse impact on the visual amenity of the area.

6.24. Each planning application must be assessed on its own merits, taking into account the specific site conditions and context. It is noted however that there was only a single objection to the previous more substantial development which was restricted solely to a loss of on-street car parking. The highways consultee did not raise any objections at all.

Residential Amenity

6.25. The proposal will complement the residential character of the area. There should be no unacceptable impacts arising from the development.

6.26. The officer in respect of the earlier application commented that *"...the proposed development would be visible from the applicant property from the rear windows and when the applicant property utilises their rear amenity space. A 2.1 metre boundary treatment would be sited closer to the amenity space of the applicant site than is previously the case".*

6.27. Such an arrangement is not fundamentally different from other houses on the estate. As examples, the properties on both corners of Deepdale Avenue and Deighton Avenue are closer still with much smaller back gardens and windows that directly overlook the neighbouring property (see Figure 12 below).

6.28. It is also important to note that visibility alone does not constitute harm in planning terms. In a suburban setting, it is common for residential properties to have sightlines to neighbouring buildings, and the proposed dwelling follows a logical layout within the plot. The orientation of No. 7 means that, upon stepping into the rear garden, the proposed dwelling would initially be seen to the left. However, this does not result in an overbearing perspective, as the reasonable separation distance ensures a limited impact. Additionally, both plots have sizable gardens, ensuring that sufficient private outdoor space is retained for both the existing and proposed dwellings, thereby preserving residential amenity and the character of the area.

FIGURE 12: Nearby properties with overlooking gardens

6.29. As stated above, since the previous scheme, the proposal has also been amended to take into account residential concerns raised by the planning officer. The dwelling has been made 1 metre narrower which now creates a separation distance of 6.7 metres between the proposed dwelling and no. 7.

6.30. The orientation of the properties in a roughly north-south position with one set back behind the other somewhat and coupled with the reduction in width and mass there will not be a significant loss of light as was previously suggested. If there is any issue, this is more likely late in the afternoon with no impact in the morning, but even then this would not be sufficient to preclude development.

6.31. The proposal introduces a rear dormer and given the siting and design of the rear dormer it is not considered that the proposal will have a detrimental impact upon the levels of residential amenity currently enjoyed by the neighbouring properties. There are no windows within the side elevation of the dormer, with the windows being in the rear. They are of the similar design and location as the windows below. The view out of these would be predominantly across the applicant's own garden, with a substantial distance between the proposal property and the properties to the rear of the site, as such there is no overlooking or loss of privacy for the neighbouring properties.

6.32. While it is acknowledged that the proposed dwelling would be visible from the rear windows and garden of No. 7 Deepdale Avenue as stated above and as Figure 7 shows, none of the principal habitable rooms would be impacted significantly.

Highway Safety

6.33. The proposal provides one off-road parking space for No. 7 and one for the proposed dwelling, reducing the need for on-street parking and thereby improving highway safety in the area. To facilitate vehicular access, the dropped kerb will be extended. Both the planning officer and highway services raised no objections to the provision of off-road parking in the previous application.

Other Matters

6.34. On the decision notice on application 139670/FO/2024, the third reason for refusal relates to details of estimated flood level for the site and finished floor levels. A flood risk assessment is now submitted as part of the application which covers the details relating to flood levels and the finished floor level.

6.35. The proximity of the development to the Thirlmere Aqueduct is shown on the submitted plan which addresses reason 4 on the decision notice.

6.36. Designated refuse storage has been accommodated for the dwelling with kerbside collection from Deepdale Avenue, as per the existing arrangements

6.37. There are no TPO trees within the proximity nor are there any heritage issues that are related to the proposal.

7. CONCLUSION

7.1. In light of the above, the proposed development complies with policies DM1, H1 and SP1 of the Manchester Core Strategy, policy JP-S1 of Places for Everyone and the Guide to Development in Manchester (SPD). South Manchester has a recognised shortfall in housing supply, and the proposal would contribute positively by delivering a well-designed family home that aligns with both Policy H1 and Policy H6 of the Core Strategy (2012) and the housing objectives within Places for Everyone (2022-2039). The efficient use of available land in a sustainable location should take precedence over a limited reduction in perceived openness, particularly where no significant harm to residential or visual amenity would result.

7.2. The proposed development represents a sustainable and appropriate use of available land, providing a high-quality family home that aligns with Manchester's housing needs. The revised scheme has addressed previous concerns by ensuring sufficient separation distances, maintaining residential and visual amenity, and incorporating suitable boundary treatments. Given its policy compliance and the positive enhancements made, the scheme represents an acceptable form of development within the local context.

7.3. The proposed dwelling would be set 6.7 metres away from the closest part of No. 7, ensuring an appropriate degree of separation to prevent any overbearing effect. This distance aligns with typical suburban layouts and provides adequate space between buildings. Additionally, given the orientation of the properties, no significant loss of light would arise as a result of the development. The proposal has been carefully designed to respect the character of the surrounding area, maintaining a reasonable level of openness while making efficient use of available land.

7.4. In conclusion, the wider benefits of the scheme significantly outweigh any perceived loss of openness or change in character. This statement and submission has demonstrated that the development is acceptable in principle, and the site can appropriately accommodate a dwelling without detriment to the visual amenities of the area and surrounding properties.

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