
Supporting Statement (May 2025)

1. INTRODUCTION

- 1.1 Summit Planning Associates has been appointed to prepare a Supporting Statement in support of a revised planning application submission for the *'single storey side and rear extension to existing detached garage and conversion to form a new 1-bed detached dwelling with associated landscaping, parking and boundary treatment' to the rear of 239 Barlow Moor Road, and formation of dropped kerb to allow off-street park at the front of the existing property*. The site falls within the administrative boundary of Manchester City Council.
- 1.2 A previously submitted planning application (Ref. 138761/FO/2023) for 'Erection of 1 No. 2 bedroom dwelling' was REFUSED on 2nd April 2024 for the following reasons;
1. The proposed development, by reason of its design and siting, would be out of character with the historic pattern of development in the area and result in an incongruous feature in the streetscene. It would therefore be detrimental to existing levels of visual amenity enjoyed within the vicinity of the site and contrary to Policies SP1 and DM1 in the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework and National Design Guide;
 2. The proposed development, due to its design and layout, would result in the provision of inadequate levels of private external amenity space for the proposed dwelling. As a result, the proposal would be contrary to the guidance contained within the Manchester Residential Quality Guidance, the National Planning Policy Framework, the National Design Guide and policy DM1 in the Manchester Core Strategy; and
 3. The siting of an additional dwelling in the location proposed would lead to a loss of residential amenity for the residents of no. 1 Aldermay Road as a consequence of the comings and goings of the future occupants and their visitors and the associated noise and disturbance. The proposed development would therefore conflict with policies DM1 and SP1 of the Manchester Core Strategy.

- 1.3 Following refusal of Application Ref. 138761/FO/2023 the Applicant has sought to engage with the Local Planning Authority (LPA) regarding a revised submission and received the following feedback in January 2025;

“To clarify, we could not support an application for a 2-storey dwelling on the site, for the reasons previously given. It might be the case that a more subservient building, a single storey coach house like structure may well be supported but this will be dependent on its impact upon the character of the area and existing levels of residential and visual amenity.”

- 1.4 This revised application submission is supported by the following;

- i) Dwg No. 23049-001 – Existing Site/ Floor Plan & Elevations;
- ii) Dwg No. 23049-200 – Site Location Plan;
- iii) Dwg No. 23049-201 – Proposed Floor Plans;
- iv) Dwg No. 23049-210 – Proposed Elevations;
- v) Dwg No. 23049-220 – Proposed Site Plan; and
- vi) Dwg No. 23049-230 – Proposed Landscaping.

- 1.5 The primary purpose of this Supporting Statement is to address the revised proposal in the context of the development plan framework and the previous reasons for refusal.

2. POLICY BACKGROUND

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that any determination under the Planning Acts, should be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 2.2 In this instance the Development Plan currently comprises of the policy guidance set out in the National Planning Policy Framework (NPPF) (December 2024), supported by the National Planning Practice Guidance (NPPG); and the adopted policies of Places for Everyone (PfE) (adopted March 2024); and the adopted policies of the Manchester Core Strategy (adopted July 2012).

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) (DECEMBER 2024)

- 2.3 At **para. 2**, the NPPF confirms that it is a material consideration in making planning decisions.
- 2.4 **Para. 10** of the NPPF continues to place emphasis on a “presumption in favour of sustainable development”.
- 2.5 Insofar as decision-taking is concerned **para. 11** of the NPPF confirms that this means;
- i) Approving development proposals that accord with an up-to-date development plan without delay (**para. 11(c)**); or
 - ii) (**para. 11 (d)**) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - the application of policies in the Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually, or in combination.

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- 2.6 **Para. 12** confirms that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making.
- 2.7 **Paragraph 139** of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guides and supplementary planning documents such as design guides and codes. Conversely, it also advises that significant weight should be given to development which reflects local design policies; and innovative designs that help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
- 2.8 The primary policy considerations that the Council has identified as the most relevant to the determination of this proposal are policies **SP1 (Spatial Principles)** and **DM1 (Development Management)** of the Manchester Core Strategy (July 2012).

MANCHESTER CORE STRATEGY (adopted July 2012)

- 2.9 Insofar as Core Development Principles are concerned, policy SP1 states that development in all parts of the City should make a positive contribution to neighbourhoods of choice including by, creating well designed places that enhance or create character; and protect and enhance the built and natural environment.
- 2.10 Policy DM1 sets out a number of specific issues that all development should have regard to, including;
- appropriate siting, layout, scale, form, massing, materials and detail;
 - impact on the surrounding area in terms of design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area; and
 - Effects on amenity, including privacy.

3. PLANNING CONSIDERATION

- 3.1 As confirmed at para. 1.1, the proposed works essentially provide for the *‘single storey side and rear extension to existing detached garage and conversion to form a new 1-bed detached dwelling with associated landscaping, parking and boundary treatment’ to the rear of 239 Barlow Moor Road, and formation of dropped kerb to allow off-street park at the front of the existing property.*
- 3.2 This application seeks to bring forward a revised proposal that primarily comprises the extension and conversion of the existing on-site garage structure, resulting in a form of development that will occupy the transitional space between the rear of the existing host dwelling and the dwellings on Aldermay Road, being reflective of a modern day coach-house conversion of the existing garage building. It has included the retention of an off-street parking space associated with the proposed conversion and also includes for 25m² of private amenity space. Equally, the proposal includes for the provision of a dropped kerb associated with the main host dwelling at 239 Barlow Moor Road, to allow for access to existing off-street parking at the front of the existing dwelling.
- 3.3 Insofar as the principle of development is concerned, it is considered that the application site is located at the most north-eastern side of Aldermay Road and within the plot of a dwelling that fronts onto Barlow Moor Road. It sits north of any plot that forms part of Aldermay Road and will not interrupt or disjoint the established building line and plot character of properties on Aldermay Road. Equally, the opposing north-western side of Aldermay Road contains a significantly larger scale of development that has resulted from the rearwards extension and conversion of the opposing commercial property at no. 241 Barlow Moor Road.
- 3.4 The rearwards extension and conversion of no. 241 Barlow Moor Road and equally the site brought forward as part of this application are clearly contained to the land associated with their main plots that front onto Barlow Moor Road, before the established residential character of Aldermay Road begins. As such, the comparable scale of development associated with this revised proposal can be considered acceptable in principle.
- 3.5 Furthermore, in terms of the character of the area, the revised proposal has reduced in scale and mass. It now proposes a single storey garage extension and conversion-scale proposal that no longer presents as a competing form of development to the established plot size and
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- scale of the existing dwellings on Aldermay Road. It's reduced scale and subservient character would not present as a conflict with the existing pattern of development on Aldermay Road.
- 3.6 In terms of its visual appearance, the revised proposal presents as a more subservient and ancillary structure than that which was previously proposed. It does not seek to compete with the larger plots of Aldermay Road. In terms of the public vantage point that will remain visible from within the public domain, the proposal retains the silhouette, massing and facade of the existing garage. The modest, flat-roofed, side extension has been positioned discreetly behind an existing hedge meaning that it is appropriately screened in overall streetscene terms.
- 3.7 The reduced scale of the revised proposal and its subservient character within the plot of 239 Barlow Moor Road means that it would not be unduly imposing or incongruous in the prevailing streetscene and this relationship has been enhanced by an appropriate palette of materials.
- 3.8 Furthermore, the reduced scale of the revised proposal will also lead to a resultant reduction in the overall level of activity associated with the proposed dwelling and which would be contained at ground floor level. It is not anticipated that the associative level of activity that could result from the revised proposal would be materially different to that which arises from the current ancillary use of the garage or indeed an extended use of the building through an exercising of the permitted development rights that no. 239 Barlow Moor Road currently enjoys. As such, it is considered that the revised proposal no longer presents a conflict to the residential amenity that the occupiers of no. 1 Aldermay Road can reasonably expect to enjoy.
- 3.9 Overall, the revised proposal has recognised the concerns of the LPA associated with the previous proposal. It has had appropriate regard to these concerns and the indicated feedback received, following the previous refusal of planning permission. It presents a proposal of a more appropriate and acceptable scale that protects the built environment in this location, as required by policy SP1 of the Manchester Core Strategy (2012) and has had appropriate regard to the relevant aspects of policy DM1 as they apply to the proposal.
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- 3.10 Overall, it is considered that the LPA can be satisfied that the previous concerns are addressed, that the proposal does not conflict with the relevant policies of the development plan and that the revised proposal can be supported.