

Cedar Planning

Email: info@cedarplanning.co.uk

Website: www.cedarplanning.co.uk

PLANNING STATEMENT



**16 Kingsway, Manchester,
M19 2DD**



Cedar Planning

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1. Introduction

- 1.1. Cedar Planning has been instructed by Virtual Property Solutions to produce a Planning Statement to support a planning application for a proposed part two storey, part single storey side extension at 16 Kingsway, M19 2DD ('the Property').

Scheme overview:

- 1.2. The proposal consists of the following:
- Demolition of an existing single storey side extension at the Property;
 - Provision of a two storey side extension projecting 4.26 metres from the side wall of the Property; and
 - Provision of a single storey side extension projecting 3.735 metres from the side wall of the Property.
- 1.3. The proposal has been revised following feedback provided by the Council through pre-application discussions. This revised proposal seeks to provide additional living space at the property, whilst respecting the character of the host dwelling and area.
- 1.4. This Planning Statement demonstrates that the proposed development complies with the relevant guidance provided in the National Planning Policy Framework (NPPF) as well as the policies contained within the Places for Everyone Joint Development Plan 2022 to 2039, the Manchester Core Strategy 2012 – 2027 and the saved policies of Unitary Development Plan (UDP).

2. Location, Site and Planning History

- 2.1. 16 Kingsway is an existing semi-detached two storey residential dwelling of a red brick exterior, located to the north of Kingsway (A5079). The Property has a bay window frontage, and a single storey garage with a pitched roof to the eastern elevation. Off-street parking is provided to the front of the property, with private amenity space is provided to the side and rear.
- 2.2. Internally, the property provides a living room, dining room, kitchen and laundry room on the ground floor, and three bedrooms and a family bathroom on the first floor. Planning permission has been granted for the erection of two front roof dormers, and a Certificate of Lawfulness to facilitate the conversion of the loft space to provide an additional bedroom.

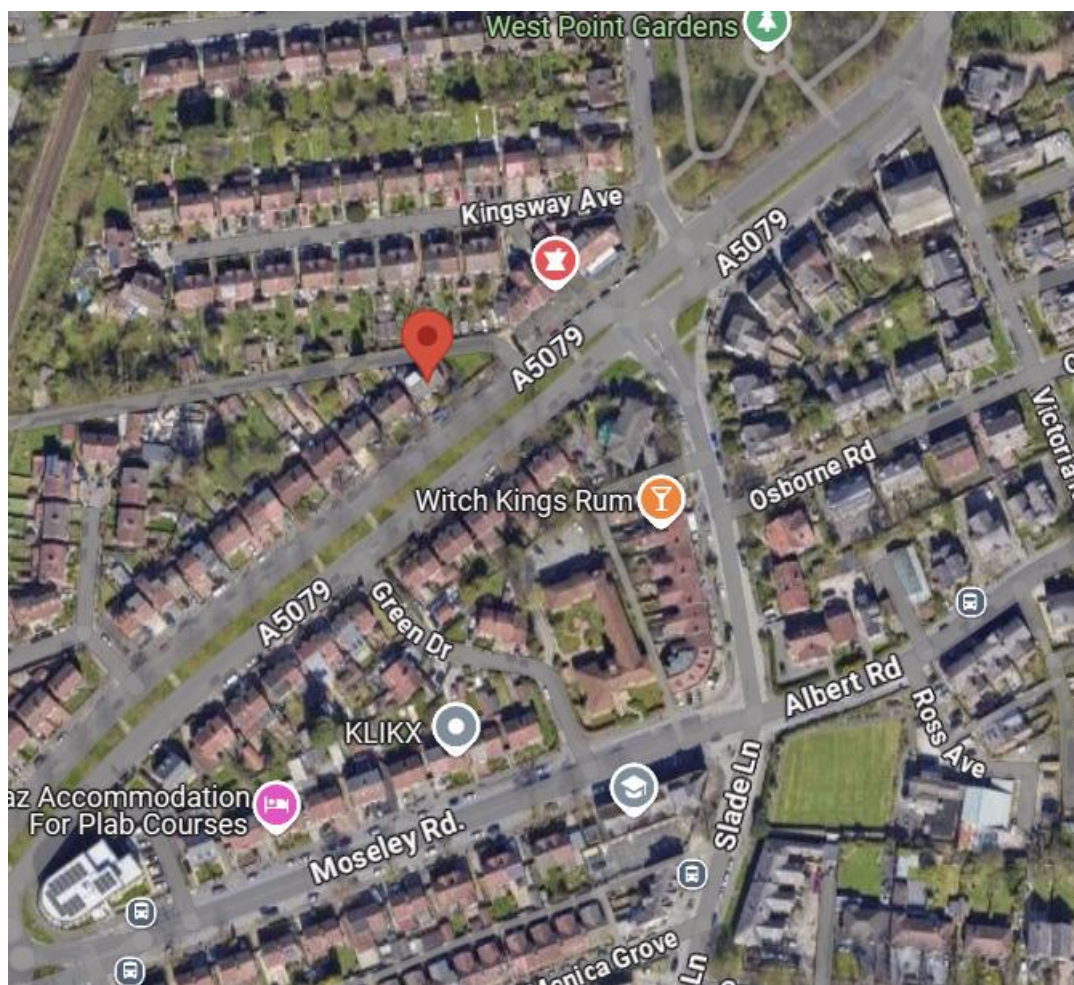


Figure 1: Aerial Image of Site and its surroundings (Source: Google Maps)

- 2.3. The site is located in a highly sustainable location, with a range of services and facilities located within walking distance of the site.

This includes a small parade of shops just meters away from the site, including a cash and carry and pharmacy. Other facilities within the vicinity of the site include recreational spaces, out-of-town retail stores, MEA Central Secondary School and bus stops offering a regular service to larger centres.

- 2.4. A review of the Council's Planning Register has identified the following planning history for the site.

LPA Ref	Description	Outcome
140490/LP/2024	Installation of rear dormer	Refused 04.12.2024
140493/FH/2024	Erection of two roof dormers to front of the dwellinghouse	Approved 04.09.2024
141839/LP/2025	Installation of rear dormer	Approved 14.02.2025

- 2.5. The recently approved planning permission, and the works confirmed to be lawful at the property are identified on the relevant planning drawings.

3. Planning Policy

- 3.1. Planning law requires that planning applications are determined in accordance with the policies of the Development Plan, unless material considerations indicate otherwise. The Development Plan for the area consists of the following documents:
- Places for Everyone Joint Development Plan (adopted 2024);
 - Manchester Core Strategy (adopted 2012); and
 - The saved policies of the Unitary Development Policies (UDP)
- 3.2. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and acts as a material consideration in the determination of planning applications.
- 3.3. The Council's Planning Map confirms that the site is **not** located within a Conservation Area, nor is the Property statutorily listed. It also confirms that there are no Tree Preservation Orders within the site.

Places for Everyone Joint Development Plan

- 3.4. The Places for Everyone Joint Development Plan is a long-term plan for jobs, new homes and sustainable growth across Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan. The plan was adopted in March 2024 and seeks to:
- Maximise the use of brownfield land and urban spaces;
 - Protect greenbelt land;
 - Release some sites for housing and employment in key locations; and
 - Ensure new developments are integrated into Greater Manchester's transport network.

Manchester Core Strategy Development Plan Document 2012 – 2027 (“the Core Strategy”)

- 3.5. The Manchester Core Strategy was adopted in July 2012, and the following policies are considered to be of relevance to this proposal.
- 3.6. ***Policy CC 9 – Design and Heritage.*** This policy states that the design of new buildings will need to be of the highest standard in terms of appearance and function. Development is also required to preserve or enhance heritage assets.

- 3.7. Policy DM 1 – Development Management.** Policy DM 1 of the Manchester Core Strategy states that development should have regard to the appropriate siting, layout, scale, form, massing, materials and detail. It also states that regard will be given to the impact on surrounding areas, and effects on amenity, including privacy.
- 3.8. Policy SP1 – Spatial Principles.** This policy requires development to make a positive contribution to neighbourhoods, including creating well designed places, making a positive contribution to the health, safety and wellbeing of residents, and consider the needs of all members of the community.

Saved Policies of the Unitary Development Plan (UDP)

- 3.9.** The Unitary Development Policies (UDP) was adopted some time ago, and many of the policies contained within it have been superseded by the Manchester Core Strategy and the Places for Everyone Plan. However, the following policies are ‘saved’ and considered to be relevant to the consideration of this application.
- 3.10. Policy DC1.1** of the UDP states that, in relation to applications for extensions to existing residential properties the Council will have regard to:
- a. The general character of the property;
 - b. The effect upon the amenity of neighbouring occupiers;
 - c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
 - d. The overall appearance of the proposal in the street-scene;
 - e. The effect of the loss of any on-site carparking.
- 3.11. Policy DC1.2** of the UDP states that extensions to residential properties will be allowed subject to them complying with the following criteria:
- a. They are not excessively large or bulky;
 - b. They do not create an undue loss of sunlight, daylight or privacy;
 - c. They are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details;
 - d. They would result in the loss of off-street car-parking.

3.12. Of relevance to this proposal, **Policy DC1.3** states that 2-storey extensions with a flat roof will not be permitted, nor will extensions that conflict with Council guidance in separation distances.

3.13. With specific regard to 2-storey side extensions, **Policy DC1.4** of the UDP states that the Council will seek to ensure that:

“a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;

b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;

c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.”

The National Planning Policy Framework (NPPF)

3.14. As previously stated, the NPPF is a material consideration in the determination of planning applications.

3.15. Through paragraph 39 of the NPPF, Local Planning Authorities (LPAs) should approach decisions in a positive and creative manner, working proactively and collaboratively with applicants to secure developments that provide social, economic and environmental benefits.

3.16. The NPPF encourages applicants to make use of pre-application engagement with Local Planning Authorities. At paragraph 40, the NPPF states that early engagement has significant potential to improve the efficiency and effectiveness of the planning system for all parties, and good quality pre-application discussions enables improved outcomes for all. The applicant took the opportunity to

engage in pre-application engagement with the Council, and has used this feedback to shape the proposal.

- 3.17.** Paragraph 48 of the NPPF confirms that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 3.18.** Paragraph 124 of the NPPF requires planning decisions to 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.
- 3.19.** Section 12 of the NPPF seeks to achieve well-designed places through the planning system. Paragraph 134 of the NPPF states that high quality design is fundamental to good planning and is a fundamental element of sustainable development. Paragraph 135 of the NPPF requires development to:
- Add to the overall quality of the area over the lifetime of the development;
 - Be visually attractive through good architecture, layout and effective landscaping;
 - Be sympathetic to local character and history, including the surrounding built environment; and
 - Establish a strong sense of place to create attractive, welcoming and distinctive places to live, work and visit.

4. Use, Amount, Scale and Layout

- 4.1. The property is currently in lawful use as a residential dwelling within Use Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended). The proposal will not change the use of the dwelling, nor will it increase the number of dwellings at the site.
- 4.2. The existing dwelling is a three-bedroom dwelling, which benefits from a Certificate of Lawfulness and a planning permission to convert the loft to provide a fourth bedroom. The proposed works would not result in any additional bedrooms at the property over and above what has already been provided through the currently extant planning permissions and permitted development rights.



Figure 2: Proposed elevations (3d View)

- 4.3. The proposal includes the demolition of an existing single storey garage with a pitched roof. As illustrated by the above image, the proposed extension to the property is set back from the principal elevation of the host dwelling, ensuring that it serves as a subservient and subordinate extension.

5. Planning Assessment

- 5.1. The following section of this Statement provides an overview of the main planning considerations of the proposal.

Principle of development

- 5.2. The site is located within a residential area, and the property has been used for residential purposes for a number of years. As such, the principle of extending the dwelling is considered to be acceptable.

Design

- 5.3. Policy DC1.2 of the UDP states that the Council will take into account the general character of the property, and the overall appearance of the proposal in the street-scene.
- 5.4. Through the design of this proposal, careful care and attention has been given to ensuring that the proposal respects the character of the property and the overall appearance of the area. In particular, the proposal replicates the existing bay windows on the front elevation of the existing property, and the window placement and size has been selected to match the host property. Furthermore, the proposed extension is set back from the principal elevation of the property, which serves to limit its scale and massing.
- 5.5. The use of external materials that match those used in the construction of the existing dwelling will ensure that the extensions complement the host dwelling. Collectively, these design measures ensure that the proposed extensions are subservient and subordinate to the host dwelling.
- 5.6. It is also noted that DC1.2 of the UDP states that the Council will have regard to the desirability of enabling people to adapt their houses to meet changing household needs. It is noted that the Council's UDP was adopted some time ago, long before the impacts of COVID-19 resulted in a significant increase in people working from home. This has placed pressure on existing housing stock to provide suitable working space within family homes, and the proposal responds to this need by providing a home office. Furthermore, to respond to the specific needs of the applicant and the family a prayer room is provided, and enlarged bedrooms make

the property more appropriate for a large family. In this regard, the proposal complies with DC1.2 of the UDP.

5.7. DC1.2 of the UDP goes on to require that proposed extensions are not excessively large or bulky. states that extensions to residential properties will be allowed subject to them complying with the following criteria:

5.8. Of relevance to this proposal, DC1.3 of the UDP states that 2-storey extensions with a flat roof will not be permitted, nor will extensions that conflict with Council guidance in separation distances. Similarly, the proposal would not give rise to any overlooking, or loss of daylight / sunlight to neighbouring dwellings.

5.9. With specific regard to 2-storey side extensions, DC1.4 of the UDP states that the Council will seek to ensure that:

“a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;

b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;

c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.”

5.10. Due to the generous corner plot in which the site is located, it is considered that the proposal complies with DC1.4 of the UDP. In particular, the proposal would not cause a terracing effect or create a ‘very narrow gap’ between properties, and a gap of more than 1.52 metres is maintained between the edge of the extension and the boundary of the plot.

- 5.11. The proposed two storey extension provides a pitch roof, which complements the style and pitch of the host dwelling. In accordance with DC1.3 of the UDP, the extension does **not** provide a flat-roof.
- 5.12. In addition to the above, it should also be noted that the proposal includes the demolition of a single storey garage located to the side of the Property. This offers little usable value to the Property, and provides little architectural benefits to the host property and the area. In determining the scale and massing of any extensions to the property, the setting of this garage should be taken into consideration, as should the vegetation which provides some screening to the site.
- 5.13. Having regard to the above, it is considered that the design of the proposal is acceptable, and accords with the relevant policies of the development plan.

Residential Amenity

- 5.14. Policy DC1.2 of the UDP requires consideration of the impacts of development upon residential amenity of neighbouring occupiers. The application site is located within a generous residential plot, owing to its corner plot location. As a result, there is a significant distance between the proposed new windows on the eastern elevation of the property, and neighbouring residential properties. Any openings on the rear elevation are not located closer to any neighbouring dwellings than those already provided at the host dwelling. As such the proposal complies with the Council's separation distances, and in these circumstances, it is considered that the proposal respects the residential amenity of neighbouring occupiers.

Car Parking

- 5.15. The proposal does not provide any additional bedrooms at the property that can otherwise be provided in line with permitted development rights and an extant planning permission at the site. As such, it is not considered that the proposal would cause any impacts on the car parking in the area, or highway safety.

6. Conclusion

- 6.1. This Planning Statement sets out that important design features have been utilised to minimise any harm to neighbouring dwellings or the character of the area.
- 6.2. The proposal will make an effective use of land, and will provide additional and improved living accommodation at the property. Important design features have been incorporated into the proposal, such as replicating the style and placement of windows, the use of matching materials, and the setting back of the extension from the principal elevation of the host property. Collectively, these features ensure that the proposed extensions are subservient and subordinate to the host dwelling, and therefore comply with the development plan.
- 6.3. Significant benefits are provided by the proposal, which include the provision of much needed housing in a highly sustainable location. Owing to a lack of housing delivery locally, the delivery of housing should be afforded additional weight. Retaining and improving a commercial use at ground floor level will also provide economic benefits. As such, it is considered that the proposal complies with the development plan for the area.
- 6.4. Having regard to the above, it is respectfully requested that planning permission is granted for this proposal without delay.