



CLAXTON PLANNING &
DEVELOPMENT LTD

Planning Statement

73A Palatine Road, Manchester M20 3LJ

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1. Introduction

- 1.1 This Planning Statement is prepared by Claxton Planning & Development Ltd ('CPD') on behalf of Mr Muhammad Arshad Ali (the 'applicant') in relation to a retrospective planning application to convert and enlarge an existing outbuilding at 73 Palatine Road in Withington to a 1no. bed 2 person detached dwellinghouse (Use Class C3).
- 1.2 This planning application follows a recent refusal at the site to convert the existing outbuilding to a 2no bed 3-person detached dwellinghouse (LPA reference: 140886/FO/2024).
- 1.3 The application was refused by Manchester City Council (MCC) on 12 November 2024 as the proposal was considered to provide 'inadequate levels of gross internal amenity space afforded for two-bed three persons dwelling (as recommended in Manchester's Emerging Space Standards), which in turn considered in conjunction with the poor outlook of habitable room windows provided, lack of external amenity space proposed and insufficient natural surveillance of the property due to its backland setting, would give rise to a poor and unsafe standard of living accommodation for future occupiers and inadequate residential accommodation contrary to saved policy DC6 of the Unitary Development Plan, policies DM1, SP1, H1, H6 and EN1 of the Manchester Core Strategy, guidance within the Manchester Residential Quality Guidance and Section 12 of the National Planning Policy Framework (NPPF) (December 2024).
- 1.4 The applicant has considered those reasons for refusal and sought to address the issues raised via this updated scheme.

2. Site & Surroundings

- 2.1 The Site, covering 0.02ha comprises a detached single storey property, located in the rear carpark area of no.73 Palatine Road, a large three-storey semi-detached Victorian villa. No 73 Palatine Road was subdivided into nine self-contained apartments in the 1980s.
- 2.2 The existing outbuilding subject of this planning application was formally in use as an outbuilding for ancillary storage purposes associated with 73 Palatine Road. The unit is situated at the rear of the site, within the large off-street car parking area used by residents of 73 Palatine Road.
- 2.3 The application property, no.73a, is currently faced in cement blockwork with uPVC grey cladding and a pan-tiled roof.
- 2.4 The property is located in Withington, in a predominantly residential area off Palatine Road, a main arterial route to Manchester City Centre. The application site is entirely surrounded by residential properties and forms a Back-land site.
- 2.5 The site is highly accessible, being within 200metres walking distance of West Didsbury Tram Stop to the south providing ease of access to Manchester City Centre. The site is also well served by public transport. A bus stop is situated immediately outside the site providing ease of access to the local and wider area, including the City Centre.

3. The Proposal

- 3.1 Retrospective planning permission is sought for the retention of a new self-contained unit (C3 dwellinghouse), now consisting of a one bedroom two persons property, with a shower room and a Kitchen/living area, with a total gross internal floor area of 57.69m². The property is located within the exiting parking area of No.73, access can be achieved via Palatine Road.
- 3.2 Elevational alterations are proposed to the outbuilding including the cladding of the building in its entirety with facing brickwork with an additional window to allow sufficient daylight / sunlight in the living room/kitchen area. The height of the outbuilding is also increased by approximately 1.2m to accommodate a new lean-to roof finished in grey pantiles.
- 3.3 The previous reasons for refusal (LPA reference: 140886/FO/2024) have been considered and the scheme subsequently updated to address the concerns raised, specifically:
- The grey plastic cladding, deemed poor quality, is proposed to be replaced with **facing brickwork** (brick-slip) to better reflect the character and appearance of buildings in the vicinity.
 - The **internal layout** has been rearranged to accommodate a 1no. bed 2-person dwelling (previously a 2no. 3-person dwelling) in accordance with the space standards defined in the Manchester Residential Quality Guidance March 2017.
 - An **additional window** is inserted to the rear of the property to allow adequate sunlight and daylight to the kitchen/living room area.
 - The proposal now includes **amenity space / landscaping** at the front of the property, separating the development from the adjoining car parking area associated with no. 73 Palatine Road and significantly improving outlook, and maintaining privacy, for future occupiers.

4. Planning Policy Framework

- 4.1 Section 38(6) of the Planning and Country Planning Act 2024 establishes that the starting point for any planning decision should be the policies within the development plan for that area.

The Development Plan

- 4.2 The Development Plan for Manchester City Council comprises:

- Places for Everyone Joint Development Plan (2024);
- Manchester Core Strategy (2012) and Addendum (2024); and
- Saved Unitary Development Plan (1995) Policies.

- 4.3 Relevant Places for Everyone (2022-2039) policies include:

- **Policy JP-S1** – Sustainable Development
- **Policy JP-H3** – Type, Size and Design of New Housing
- **Policy JP-P1** – Sustainable Places

- 4.4 The relevant Core Strategy policies for this application consist of

- **Policy DM 1** – Development Management
- **Policy SP 1** – Spatial Principles (partially superseded by PfE)
- **Policy H 1** – Overall Housing Provision (partially superseded by PfE)
- **Policy H 6** – South Manchester
- **Policy EN 1** – Design Principles and Strategic Character Areas

- 4.5 The relevant saved UDP policies consist of

- **Policy DC6** – Housing on “back land” sites

Supplementary Planning Guidance

- 4.6 The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester Supplementary Planning Document (SPD)
- Design for Access 2

- 4.7 A relevant material consideration is also:

- Manchester Residential Quality Guide March 2017 (Manchester's Emerging Space Standards)

National Planning Policy Framework (NPPF 2024)

- 4.8 The NPPF (2023) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors.
- 4.9 The following sections of the NPPF relevant to this proposal include:
- Section 2 – Achieving sustainable development
 - Section 8 – Promoting healthy and safe communities
 - Section 11 – Making effective use of land
 - Section 12 – Achieving well-designed places

5. Planning Considerations

- 5.1 The following assesses the proposed development against the planning policy framework highlighted in Section 4 of this Statement.

Principle of Development

- 5.2 Policies **SP1** and **DM1** of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context.
- 5.3 **Policy H1** (Overall Housing Provision) of the Core Strategy sets out that approximately 60,000 new dwellings will be provided for Manchester between 2009 and 2027. The Policy indicates that 90% of residential development will be on previously developed land. It continues 'new developments should take advantage of existing buildings through refurbishment or rebuilding works...proposals for residential development should contribute to creating mixed communities; contribute to the character of the local area; make provision for usable amenity space and car parking; prioritise sites which are in close proximity to centres or high frequency public transport routes and be designed to give privacy to both its residents and neighbours.
- 5.4 Paragraph 124 of the NPPF sets out that Planning policies and decisions should promote an effective use of land in meeting the need for homes, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Paragraph 125 (c) confirms that decisions give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused. Paragraph 125 (d) also confirms that decisions should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing.
- 5.5 The proposed development seeks to reuse an otherwise vacant outbuilding situated in a predominately residential area at the rear of 73 Palatine Road, making best use of previously developed land / an existing building in a highly accessible location in accordance with Policies SP1, H1, DM1 and NPPF requirements. The proposals provide much needed residential accommodation in an established residential area, adding to the mixed community in the locality.
- 5.6 Based on the above, the principle of reusing the outbuilding for residential purposes is considered acceptable. However, it is also necessary to consider its siting, scale and massing and its design and appearance to establish the impact on the character and appearance of the area, and its impact on surrounding residential amenity and in particular the effect upon the amenity of neighbouring occupiers and occupiers of the development.

Backland Development

- 5.7 Saved UDP **Policy DC6** relates specifically to housing on 'Backland Sites' and sets out a number of criteria against which proposals for residential development in these locations will be assessed. In accordance with **Policy DC6.2** development will not be permitted unless:
- a) there is no loss of privacy to adjoining dwellings and associated rear gardens;
 - b) access and parking arrangements do not significantly increase noise and disturbance for occupiers of existing adjoining dwellings;

- c) the scale and design of the development is compatible with the character of the buildings in the surrounding area;
- d) there is sufficient space between the proposed and existing dwellings to avoid problems of significant overshadowing or of over-dominant appearance affecting either the existing or the proposed dwellings;
- e) the proposal does not involve the loss of important trees or other natural features of high amenity value or the loss of locally important wildlife habitats;
- f) the proposed and existing dwellings retain adequate levels of private amenity space; and
- g) in the case of development within a Conservation Area, in particular, the built form and the surrounding spaces maintain or enhance the character of the area.

- 5.8 As an existing single storey building, set back a suitable distance from the principal building, bounded by boundary walls at the back of the rear car parking area, the proposal will not result in any loss of privacy for existing residents of the principal building (73 Palatine Road), or surrounding buildings. The principal windows at ground floor level front onto the existing car parking area, separated by proposed amenity space, which will act as a suitable screen ensuring views out of the proposed property will not result in any over-looking of existing properties in the vicinity. The proposals will not result in any loss of privacy for surrounding residents in compliance with DC6.2(a).
- 5.9 The proposals include 1 car parking space (100% parking provision) to serve the development, within an area already in use as car parking for residents of the principal building. The addition of 1 car parking space to serve one dwelling, accessed via the existing private access road into the site and set back within the amenity space area, will not give rise to any additional noise and disturbance for existing / surrounding occupiers, in line with DC6.2(b).
- 5.10 There is also sufficient space within the wider site, at the front and rear of the principal building, to maintain an appropriate number of parking spaces for existing residents of the principal building. The submitted plans detail the retention of 11 car parking spaces to serve the existing development (9 apartments).
- 5.11 In terms of design, it was determined that the previous proposal created an incongruous form of development comprising a poor palette of materials which would be at odds with the character of the area. This included the cladding of the building in its entirety with cement blockwork and installation of black uPVC panelling to the principal elevation only. The updated proposals have sought to address the design issues raised previously by proposing the cladding of the buildings elevations with facing brickwork, to reflect the general but varied appearance of buildings in its immediate vicinity. The design approach and use of materials will ensure the development is compatible with the character of buildings in the surrounding area, in accordance with Policy DC6.2 (c).
- 5.12 Taking into consideration the context of the site and the siting and scale of the existing outbuilding, the development will remain subservient to the principal building and would not therefore result in any overshadowing or overbearing impacts on the neighbouring properties pursuant to policies **DC6.2 (d)** and Policies DC1, DM1 and SP1. Therefore, it would not have a detrimental impact on amenity.
- 5.13 As the scheme utilises an existing building within the rear car parking / hardstanding area, the proposals do not result in the loss of any important trees, natural features of high amenity value or locally important wildlife habitats in accordance with DC6.2 (e)

- 5.14 The scheme now includes usable amenity space at the front of the proposed dwelling, improving outlook for its occupiers and enhancing views of the site from the Principal Building and surrounding properties, in accordance with Policy DC6.2 (f)
- 5.15 In respect of DC6.2(g) the site is not within a Conservation Area boundary.
- 5.16 In view of the above, the proposed development is considered to comply with 'Saved' UDP **Policy DC6** requirements.

Design and Appearance

- 5.17 The previously refused planning application at the site was deemed to create an incongruous form of development, *'comprising a poor palette of materials which would be at odds with the existing character of the area. Whilst it is acknowledged that the development is concealed from the highway, Palatine Road, given the setting of the application site entirely surrounded by existing residential development, the proposal would be visible and therefore pose impact upon the character and appearance of the area.'*
- 5.18 The updated proposals have sought to address the previous design and appearance concerns by upgrading the external appearance of the building, now proposing to clad the existing building in facing brickwork on all elevations, complemented with amenity space at the front and side of the building. The external materials proposed along with usable and attractive amenity space will blend the development into the site and better reflect the character and appearance of surrounding buildings.
- 5.19 Although the outbuilding does not actively contribute to the street scene due to its location within the site, the updated proposals will improve the visual appearance of the building and its immediate context when viewed from surrounding properties. The addition of amenity space, including a grassed and landscaped area and fencing at the front of the property, will further enhance the appearance of the site and views of it from existing residential developments in the vicinity.
- 5.20 The design, scale and appearance of the proposed development is considered to reflect the character and appearance of the surrounding residential area. It is therefore considered that the proposed scheme would not cause a harmful effect upon the character and appearance of the area. The scheme is therefore compliant with Policy SP1 of the Core Strategy.

Impact On Residential Amenity

- 5.21 The existing structure would remain single storey and measure approximately 11.25m in width and 6m in depth adjacent to the shared boundaries with nos. 40-42 Circular Road and 1-9 Princess Court. The dwelling would accommodate a lean-to roof 3.6m in total height, 1.2m increase over the original structure.
- 5.22 Given the buildings siting and scale, situated at the rear of the existing car park, set back a suitable distance from the principal building and enclosed by boundary walls, the proposal will not result in any overlooking, over-shadowing or loss of privacy for surrounding residents. The proposals would not be overbearing on the neighbouring properties and therefore it would not have a detrimental impact on their amenity.
- 5.23 The addition of amenity space at the front of the proposed dwelling creates a suitable screen between the development and adjoining car park / principal building. As a result, the main habitable room windows of the development will not experience direct overlooking from the car park / Principal building ensuring the privacy of its future occupiers is retained.

- 5.24 The use of the building for residential purposes is also compatible with the residential nature of the immediate and surrounding area.
- 5.25 Overall, the proposals do not result any detrimental impacts on the neighbouring properties or their amenities and would comply with saved policy DC6 of the UDP and policies DM1 and SP1 of the Core Strategy.

Other Considerations

Standard of Accommodation

- 5.26 The retrospective development would create a gross internal floor area of 57.59m². The Manchester Residential Quality Guidance sets out Manchester's Emerging Space Standards which provides the recommended minimum gross internal floor area of new dwellings and conversions at a defined level of occupancy. This is an adopted document which is a material planning consideration.
- 5.27 The requirements for a one storey, one bedroom, two-person unit is 50m². As such, the proposed development exceeds the space standards required to meet new suitable accommodation, in accordance with Places for Everyone Policy **JP-H3**

Safety

- 5.28 Greater Manchester Police provided their comments on the previously refused planning application and raised concerns with regards to the siting of the new dwellinghouse in this back-land setting, stating that the position of the dwelling means that it cannot be seen from the public highway, leaving no passive surveillance opportunities, while it is only overlooked by the rear of the existing dwellings which leaves this new dwelling vulnerable to potential criminality. On this basis, MCC determined that the retrospective development would have a significantly harmful impact to the living conditions of current and future occupiers, contrary to the policies DM1 and SP1 and saved policy DC6 of the UDP.
- 5.29 While the entirety of the proposed development is not visible from Palatine Road, being partially screened by the principal building, it is visible in part from the street. See site photos enclosed at **Appendix 1**. Officers in their assessment on visual amenity and street scene also indicate the property is entirely surrounded by existing residential development and therefore the proposal would be visible.
- 5.30 Comments in the previous Case Officers report indicate that building itself is only overlooked by the rear of surrounding properties. Realistically, the same could be said for the majority of residential properties across the country, and with the more recent trend of working from home, some of the windows overlooking could actually be home offices, thus providing natural surveillance. The same can also be said of the apartments within no. 73 itself, where habitable rooms overlook both the car park and the proposed dwelling. Flat 3 for example, within the principal building (73 Palatine Road), fronts onto the rear car park area with habitable room windows (kitchen / living room) facing the car park and proposed development.
- 5.31 As a single storey building entirely enclosed by taller buildings with windows that outlook onto the rear car park / proposed development, the property is visible from surrounding buildings / habitable room windows, allowing natural surveillance of the site and therefore minimising opportunities for crime.
- 5.32 The inclusion of outdoor amenity space for the new dwelling also provides defensible space. In this case proposed planting within the amenity space will remain low or ornamental so as not to obstruct views to and from the dwelling. The applicant will accept a condition requiring further planting and landscaping details to be submitted, if deemed suitable.

- 5.33 Furthermore, the rear car park area is in use by residents of the principal building. The regular comings and goings of existing residents to and from the car park area will allow natural surveillance of the property and ultimately minimise opportunities for crime.
- 5.34 The submission is supported by a Crime Impact Statement (CIS) and Addendum prepared by an independent crime prevention design consultant who has now retired from Merseyside Police after 26+ years' service.
- 5.35 The statement includes a security strategy indicating, amongst other things, that the use of a doorbell camera on the proposed property, motion sensor lighting at the entrance to the site, and signage (indicating the land is private / CCTV is in operation) would greatly assist in deterring crime opportunities at the site. The strategy confirms that should these measures be applied, then the Crime Prevention Design Consultant would not hesitate to support the proposals from a crime prevention perspective.
- 5.36 The applicant will accept a condition requiring doorbell camera; motion sensor lighting and signage to be submitted for approval and implemented within an agreed timeframe, if officers deem it appropriate.

Waste

- 5.37 A waste management strategy / waste storage proforma is submitted with the retrospective application.
- 5.38 The proposed development includes an external bin storage area within the proposed amenity space to accommodate waste bins, carefully sited and screened from the wider area by planting/fencing. The applicant will accept a condition requiring details of a suitable bin store to be submitted if required.
- 5.39 The bins will be rolled to the front of the principal building on collection days and returned to the bin storage area adjacent to the development once emptied.

Biodiversity

- 5.40 As a retrospective application the requirement for 10% Biodiversity Net Gain (BNG) does not apply in this case, however the scheme makes a positive contribution towards biodiversity by introducing new amenity space / garden area that will contribute to biodiversity enhancement overall.

6. Summary

- 6.1 The applicant has sought to address the previous reasons for refusal (LPA reference: 140886/FO/2024) by reconsidering the design and appearance of the existing property.
- 6.2 The grey plastic cladding, deemed poor quality, is proposed to be replaced with **facing brickwork** (brick slip) to better reflect the character and appearance of buildings in the vicinity.
- 6.3 The **internal layout** has been rearranged to accommodate a 1no. bed 2-person dwelling (previously a 2no. 3-person dwelling) in accordance with the space standards defined in the Manchester Residential Quality Guidance March 2017.
- 6.4 An **additional window** is inserted to the rear of the property to allow adequate sunlight and daylight to the kitchen/living room area.
- 6.5 The proposal now includes **amenity space / landscaping** at the front of the property, separating the development from the adjoining car parking area associated with no. 73 Palatine Road and significantly improving outlook, and maintaining privacy, for future occupiers.
- 6.6 The updated proposals include potential crime prevention measures as recommended through the accompanying Crime Impact Statement, to assist in deterring crime opportunities at the site.
- 6.7 Taking those matters into account, the development now provides adequate levels of gross internal amenity space afforded to a one-bed, two-person dwelling (as recommended in Manchester's Emerging Space Standards). The scheme includes usable amenity space at the front, side and rear of the property, ensuring outlook from habitable room windows is significantly enhanced. The site is also visible from surrounding properties, allowing passive/natural surveillance of the site, minimising crime opportunities. The inclusion of a ring doorbell, motion sensor lighting and signage (details subject to condition(s)) would further deter crime opportunities and ensure a safe and good standard living accommodation can be achieved at the site.
- 6.8 Overall, the development is considered to comply with saved policy DC6 of the Unitary Development, policies DM1, SP1, H1, H6 and EN1 of the Manchester Core Strategy, guidance within the Manchester Residential Quality Guidance and the National Planning Policy Framework.

Appendix I – Photographs



Photo 1: View from entrance / Palatine Road



Photo 2: View from rear car park. Ground floor Flat 3 with habitable room windows fronting onto the development site.