1.0 INTRODUCTION

1.1 This Statement has been prepared by Faz Barber on behalf of the Applicant, to accompany a planning application seeking householder consent for a single-storey rear extension at 47 Dudley Road, Whalley Range, Manchester. This Statement should be read alongside the accompanying plans and other supporting information submitted.

1.2 The application property comprises of a three-storey, semi-detached residential dwelling house (Use Class C3). The Applicant seeks to extend the property to create additional living space and a new kitchen for the familial household. The site is located within a designated Conservation Area.

1.3 The National Planning Policy Framework (NPPF) sets out the approach to determining planning applications in relation to heritage assets. The framework recognises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance. Heritage assets are irreplaceable, any harm or loss of significance through their alteration should require clear and convincing justification.

1.4 This report considers the significance of the application property and the designated Conservation Area and will demonstrate that the modifications sought would be acceptable from a heritage and conservation viewpoint. The report concludes that the modifications to the application building would not adversely impact the buildings' character or result in harm to the setting of the Conservation Area. Consequently, it is concluded that consent ought to be granted.

2.0 SITE & SURROUNDINGS

2.1 The application property comprises a three-storey semi-detached residential dwelling house (Use Class C3) located along Dudley Road. The property is located within the Whalley Range Conservation Area. The property is constructed of red brick and slate roof. The principal and rear elevation features a bay window to the ground and first floor. The property sits between two semi-detached properties and backs onto a garden from the property on Victoria Road, with fence panels on all three sides and has a modest sized front, back garden, and driveway. The presence of mature trees and vegetation give the locality a pleasant, verdant feel.

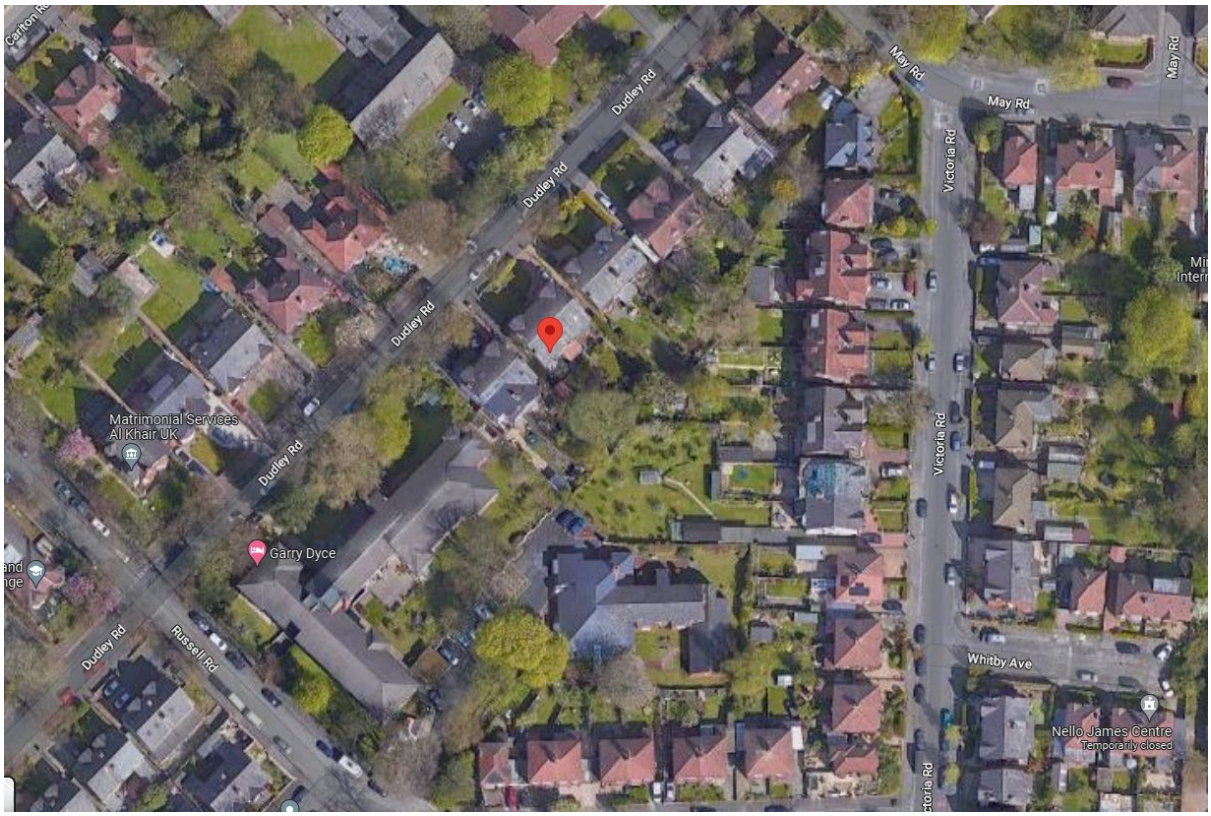

Figure 1. Application site

Figure 2. Application property

2.2 During the Industrial Revolution, Manchester rapidly expanded beyond the confines of what is now known as the city centre. It took in existing townships and established new residential areas some distance out, separated from the town as it was then by fields.

2.3 Whalley Range was one of the first suburbs, creating what Samuel Brooks termed "a desirable estate for gentlemen and their families" where people could escape the increasing congestion in the growing industrial city. Roads were laid out and building plots were sold with certain conditions to ensure that development was appropriate to Samuel Brooks' vision.

2.4 The most prominent building in the Whalley Range conservation area is the former Lancashire Independent College on College Road. It is a gothic-style stone building with octagonal tower and pinnacles, completed in 1843. Recent refurbishment has converted the building into a residential college for the General and Municipal Boilermakers' Union. The entrance gates and octagonal gate piers are in the same style and are also listed buildings.

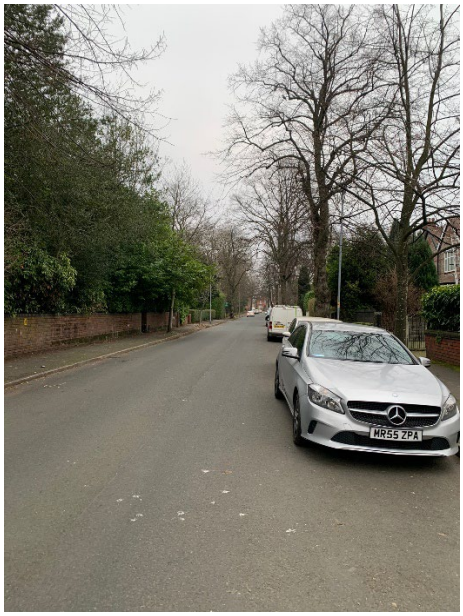

Figure 3. Presence of mature trees and vegetation.

3.0 PROPOSED DEVELOPMENT

3.1 Consent is sought for the erection of a single storey rear extension. The accompanying plans fully set out the Applicant's intentions for the property including the intended internal layout and should be referred to for further details. The materials would be the same as the existing property.

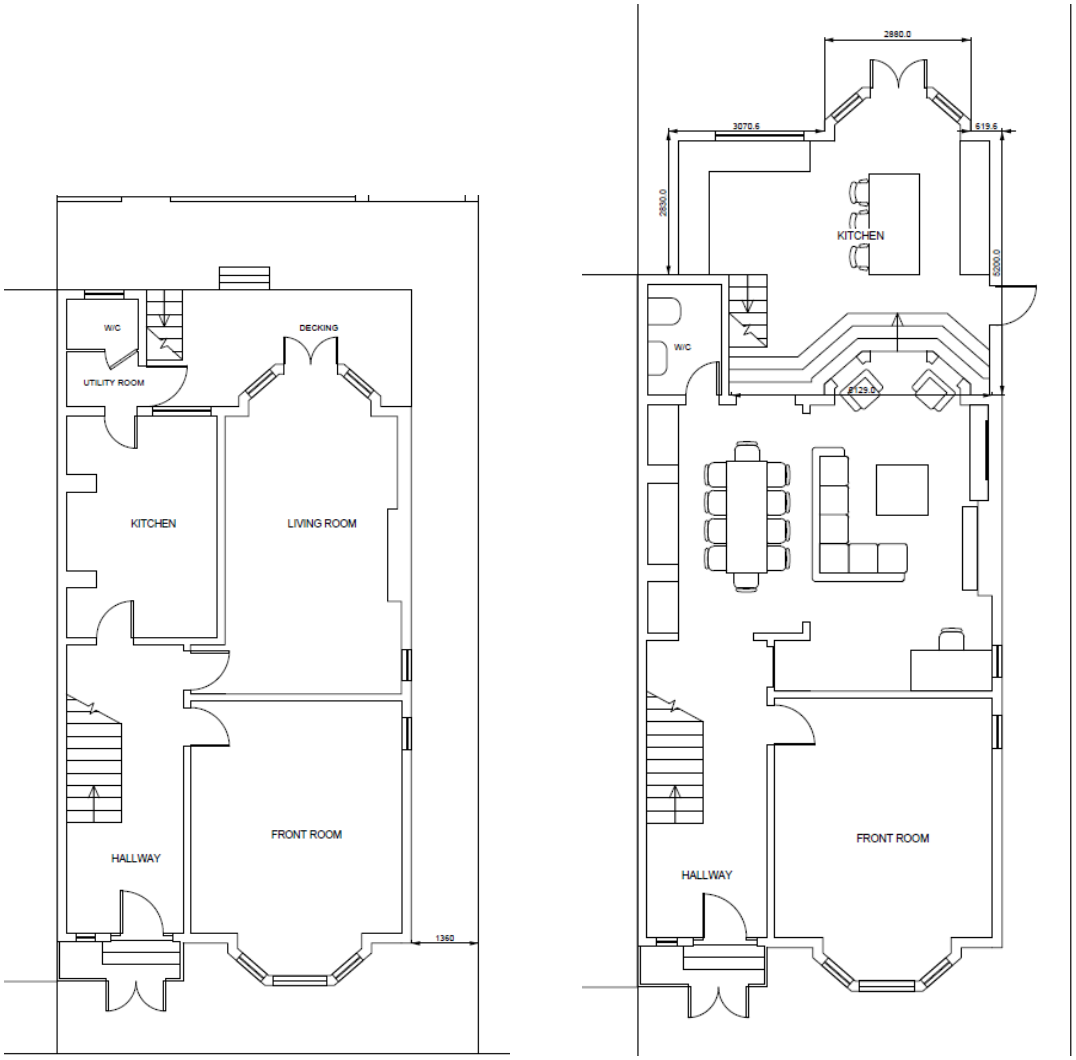

Figure 4. Existing and Proposed (not to scale)

4.0 RELEVANT PLANNING POLICY

4.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes duties requiring special regard to be had to the desirability at Section 72(1), of preserving or enhancing the character or appearance. of a Conservation Area

4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material. considerations relevant to the determination of the application. The Council's decision notice makes references to the Manchester Core Strategy (adopted 2012) and Saved Policies from the Unitary Development Plan (UDP) for the City of Manchester adopted in July. 1995. The National Planning Policy Framework (NPPF) sets out the Government's planning agenda and should also be considered.
Manchester Core Strategy (2012)

4.3 The following policies are of relevance:
• **Policy EN3 – Heritage** - addresses historic and heritage features, the aim being to preserve or enhance the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.
Unitary Development Plan (UDP)
4.4 The following policies are cited within the LPA's decision notice:
• **DC18.1 – Conservation Areas** - The Council will seek to preserve and enhance the character of its designated conservation areas.

5.0 PLANNING APPRAISAL

5.1 The purpose of this section of the Statement is to identify and assess the main planning considerations raised by the proposals in the context. of relevant national and local planning policy and guidance. The key issues, were an application to be submitted, would be.

• *the effect of development on the character and appearance of the area*
• *the effect of development on residential amenity*

5.2 Each of these matters is considered below.

The effect of development on the character and appearance of the area

5.3 The application property comprises a three-storey, semi-detached, residential dwelling house (Use Class C3). The Applicant seeks to extend the property to bring about additional living space and new kitchen for the familial household. Given the site is located within a designated Conservation Area, consideration is given to the Conservation Area Appraisal.

5.4 The proposed single storey extension would not interfere with the current characteristic of the front of the house. It would be of materials which complement the surrounding green landscape. The proposed roof form also matches the existing roof style while the fenestration is also of the same style. The addition of a lantern on the flat roof would add source of sunlight to the extension and would also match no.49's lantern.

The effect of development on residential amenity

5.7 The siting of the extension would not result in adverse impacts to living conditions of the neighbouring dwelling. The existing windows to the side elevation of the neighbouring dwelling serve the kitchen and are frosted glass. As such, the siting of the extension would not result in significant loss of light or outlook and would not impact living conditions of adjacent occupiers. In these respects, the proposal is compliant with Policy DM1 *Development Management.*

5.8 The property features a generous sized driveway for off-road parking provision. Moreover, there is plentiful on-street provision with much capacity as shown below. The proposal is unlikely to have an adverse impact on parking demand in the locality.

Figure 7: Front of house and driveway.

6.0 CONCLUSION

6.1 This Statement has justified the merits and acceptability of the proposed single storey extension to 47 Dudley Road, Whalley Range, Manchester. The proposal comprises a well-designed, suitable addition to the host property that would not adversely impact the Conservation Area setting for the reasons presented in this Statement.

6.2 The NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. It goes on to state that local planning authorities should look for solutions rather than problems, and

decision-takers at every level should seek to approve applications for sustainable development where possible.

6.3 For the reasons provided throughout, the Local Planning Authority is kindly requested to grant planning permission.