

7 Wynfield, Wythenshawe
Planning Statement

June 2024

Introduction & Site Context

This planning statement accompanies a full planning application seeking permission for the conversion of a dwelling into three self-contained flats. This statement provides an appraisal of the relevant National and local planning policies and concludes support of the proposal.

The application property comprises a two storey semi-detached dwellinghouse with garden to the rear and garden/hardsurfaced area to the front, as shown edged red below. The property is situated at the head of a small cul-de-sac located off Ringway Road. To the north of the property there is a large airport car parking operation.



Figure 1: Site context

Proposal

Description

The application seeks planning permission for the conversion of a dwelling into three self-contained flats.

The proposal will feature only two minor elevational alterations, these are –

- The ground floor rear bi-fold doors will be replaced with two windows.
- A ground floor front window will be replaced with a bay window.

Internally the property will be altered from a typical dwelling into three self-contained apartments, the details of which are below.

Apartment 1

1 bedroom – 49sqm

Apartment 2

1 bedroom – 49sqm

Apartment 3

1 bedroom – 49sqm

Planning Policy Framework

National Planning Policy Framework 2023

The National Planning Policy Framework 2023 is a material consideration in the determination of this application. The relevant paragraphs relating to the proposal include:

Sustainable Development

Paragraph 8 of the NPPF describes the economic, social and environmental roles of planning in meeting the three dimensions of sustainable development.

Paragraph 9 states:

*These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. **Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.***

Paragraph 11 of the NPPF sets out a presumption in favour of sustainable development and states:

... For decision-taking this means:

approving development proposals that accord with an up-to-date development plan without delay

Achieving Well-Designed Places

Paragraph 135 of the NPPF states:

Planning policies and decisions should ensure that developments:

*will function well and **add to the overall quality of the area**, not just for the short term but over the lifetime of the development*

***are visually attractive** as a result of good architecture, layout and appropriate and effective landscaping;*

***are sympathetic to local character and history**, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)*

Delivering a sufficient supply of homes

Paragraph 60 of the NPPF states:

*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. The overall aim should be to meet as much of an area's identified housing need as possible, including with an **appropriate mix of housing types for the local community**.*

Manchester's Core Strategy - 2012

Policy SP 1 – Spatial Principles

This policy 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.*

Policy DM 1 – Development Management

This policy 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***

Policy H 1 – Overall Housing Provision

This policy states:

*Approximately **60,000 new dwellings** will be provided for in Manchester between March 2009 and March 2027. This equates to an average of **3,333 units per year**, however the rate of delivery of units will vary across the lifetime of the Core Strategy.*

Policy H 7 – Wythenshawe

This policy states:

*The Council expects that Wythenshawe will accommodate only around 3% of **new residential development** over the lifetime of the Core Strategy.*

Citywide Development Control Policies

Section 5 – Flat Conversions

DC5.1 – DC5.4

Appraisal

Principle

The National Planning Policy Framework paragraph 9 relates to sustainable development and this states that proposals should take local circumstances into account and should reflect the character of each area.

Paragraph 135 of the Framework aims to achieve well designed places and this states that proposals should add to the overall quality of the area and should also be visually attractive. Additionally, it states that designs should be sympathetic to local character and history.

“High quality design is a key element to making places better and delivering environmentally sustainable developments, as detailed in national guidance. Where there is an opportunity to create residential environments that fully meet the needs of people this should be demonstrated by creating visually attractive, safe, accessible, functional, and inclusive environments which improve the character and quality of the area” (CABE – Sense of Place 2007).

The NPPF at paragraph 60 states that the *Government’s objective is to **significantly boosting the supply of homes***.

Both Policy H1 and H7 of the Core Strategy promote new residential development, and thus the scheme is considered acceptable in principle.

Saved policy DC5 relates to flat conversions DC5.1 states that, in determining planning applications to convert property to flats, the Council will have regard to:

- a. the standard of accommodation for the intended occupiers of the premises;

The proposed apartments are designed to a high standard and will allow for contemporary living.

b. effects on adjoining houses as a result of noise from flats passing through party walls and affecting adjoining houses;

It is not considered that apartments would generate any more noise than the existing dwelling.

c. adequacy of car parking, off-street car parking being normally required where practicable, and essential where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created;

On and off street parking is available.

d. general effects on the character of the neighbourhood, including the extent to which flat conversion schemes are a new or an established feature of the immediate area, avoiding the loss of front gardens and the retention of existing trees and shrubs;

As the immediate context is predominantly residential, the proposed scheme would harmonise with this context. The existing front garden will not be lost as a result of the proposal.

e. adequate private outdoor amenity space;

This is provided.

f. the desirability of achieving easy access for all, including disabled people (as a minimum, access for disabled people will normally be required in conversions of ground floor accommodation);

The applicant is happy to provide this as necessary.

g. the satisfactory provision of refuse storage and collection facilities.

Provision is provided for this.

DC5.2 states that there will be a general presumption in favour of flat conversions within residential areas, on the upper floors of businesses within commercial areas and in properties on main road frontages, subject to other relevant policies of the Plan. They will be particularly welcome where large, old, difficult to re-use properties are involved, and where proposed schemes provide investment enabling the retention and improvement of housing stock.

This paragraph confirms a general presumption in favour of self-contained apartments within residential areas, and thus supports the proposal.

DC5.3 States that, notwithstanding policy DC5.2, the Council will normally refuse permission for any developments in this category which:

a. do not provide accommodation to the Council's current approved standards;

The proposal provides accommodation to current approved standards.

b. are in tightly-packed residential streets where there is no scope for off-street car parking and where there is already an acknowledged problem of on-street congestion;

This is not the case.

c. involve conversion schemes without adequate private external amenity space;

This is not the case.

d. are schemes without satisfactory refuse storage and collection facilities.

This is not the case.

Design

No design issues are raised as a result of the scheme.

Amenity

The proposal ensures minimal impact on neighbouring properties by virtue of providing residential accommodation in a residential area. It safeguards the well-being and comfort of future occupants as well as those residing in adjacent properties.

Parking

The proposed site will provide on and off-street parking for multiple vehicles, and thus no impact on the highway network is anticipated.

Trees

There are no protected trees on site which would be affected by the proposal.

Conclusion

The scheme has been assessed against the Development Plan and National guidance and it is considered that the proposed development will result in an acceptable form of development.

For the reasons set out in this Planning Statement, the proposals are considered to accord with National guidance and the Development Plan for the area, and it is therefore respectfully requested that the application is approved without delay.