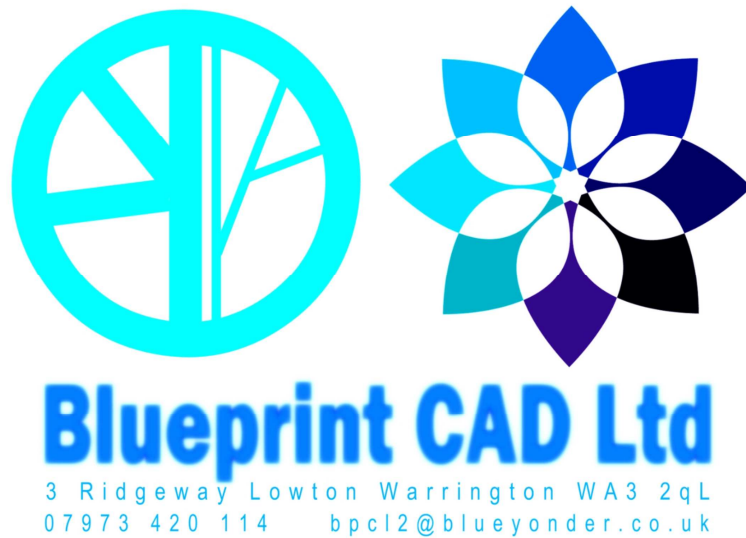




DESIGN & ACCESS STATEMENT.

'Ivy Cottage', Wythenshawe Road, Manchester M23 9DD.

Date: 04/01/24

Proposal:

The construction of 3 bedroom detached two storey dwelling house in the existing side/rear garden to the LHS of the existing cottage (Ivy cottage) when viewed from the footpath.

This statement accompanies an application for full planning permission for the construction of a 3 bed detached two storey dwelling house in the side garden at 'Ivy Cottage' Wythenshawe Road, Manchester, M23 9DD. The application has been submitted on-line through the Planning Portal.

The application is made on behalf of the owner of the site, and comprises the application form and Certificate A, duly completed.

This covering letter, which addresses the relevant planning policy issues, and the following plans and documents:

- Site Location Plan, showing the site edged in red
- Proposed Site Plan
- Proposed Front, Side and Rear Elevations

- Proposed 3D Views
- Proposed Ground Floor Plan
- Proposed First Floor Plan
- Proposed Roof Plan
- Proposed Site Plan
- Proposed Landscaping Plan
- Proposed Planning Drawing Plan, showing the proposed development in its wider context
- Proposed Planning Street Scene Plan, showing the proposed development in its wider context
- Proposed Site Plans 1 & 2, showing the proposed development in its wider context
- Several CGI's, showing how the house would look from different viewpoints.

Planning Policy Context:

Local Development Framework: Consisting of all applicable Development Plan Documents and all applicable Supplementary Planning Documents.

Planning Policy Framework (NPPF) (2023) Relevant Policies and Guidance:

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance Adopted April 2007.

The Places for Everyone Joint Development Plan Document – Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, Wigan Publication Plan,

The Existing Site:

The proposed development site is 244 sq/metres size in area and is sited with access directly off Wythenshawe Road. The site is currently part of the side & rear garden to 'Ivy Cottage'. The intention being to partition off part of the existing side/rear garden of 'Ivy Cottage' which is to then become the plot for the proposed dwelling.

The existing site has existing hedges and trees – some are to be removed. Please see the tree report for further information & clarification. The site is generally overgrown with vegetation & trees along the existing side elevation with 410 Wythenshawe Road. Trees and bushes along the side boundary with 410 Wythenshawe Road are to be removed – please see large scale site plan. No tree has a TPO and are mostly of the evergreen coniferous variety. They do not improve the general amenity of the immediate locality, as they can easily become overgrown and a be nuisance/blight.

The site has 2No existing vehicular access points from Wythenshawe Road that serve the existing cottage. Both are to remain – one is to still serve the existing cottage, one is to serve the proposed dwelling.

The site is generally overgrown with vegetation and does not improve the general amenity of the immediate locality as a whole – one could reasonably say that in its current state that it detracts from it.

It is compliant with general planning policy to develop an underused larger existing site to a size, massing, and scope commensurate with the immediate locality – this is typical routinely approved infill development.



Recent Google Earth Image of the Existing Site.

The Proposed Dwelling:

The proposed scheme will provide 1No 3 bedroom dwelling house with 2No private parking spaces (with turning area to be able to drive in and out from) and a large private residential rear garden for family enjoyment. The accommodation is spaced over 2 storeys and is similar to the style and vernacular of this immediate area of Manchester which

consists of a wide variety of buildings and use types, particularly the nearby mainly two storey dwelling houses.

The architectural characteristics of this particular area of Manchester are a selection of intertwined Pre & Post War dwellings and commercial/shop uses. There is no rigid particular rhyme or rhythm to the street-scene as a whole – no particular aesthetic. But, nonetheless it is pleasing to the eye and as such a well-designed complementary aesthetic was sought by the client. We feel this has been achieved.

It was noted that it is desirable that the principal characteristics of building style in this respective area is maintained in order to retain and improve the particular ambience of this specific locality of Manchester and the overall emphasis is on quality of design and build. The design of the dwellings has been influenced by the existing two storey adjacent development, namely 'Ivy Cottage', including,

- 1) External walls finished with white render to match the aesthetic of 'Ivy cottage'
- 2) Hipped roof design to ensure the roof is kept low so as not to over-dominate the street scene.
- 3) Windows and doors to mimic the existing window and door details and colour of 'Ivy Cottage'.
- 4) Brickwork to DPC level to match that of the existing elevations of 'Ivy cottage'.
- 5) High quality material, fixtures, and fittings.

The dwelling makes good use of an underused large site without being over large or too dominant. It sits well on the plot as a whole and has generous levels of openness around it to the front, sides, and rear. The front elevation of the property follows the 'Building Line' of the front elevation of 'Ivy Cottage'. It can be seen from the submitted plans that the proposed dwelling sits on the plot in a confident well positioned manner that has no material bearing on any other adjacent property.

The front of the dwelling would face towards Wythenshawe Road and has been designed to reflect the aesthetic of the properties in this immediate locality.

Siting:

The proposed dwelling is situated in the side/rear garden of Ivy Cottage, Wythenshawe Road as shown on the site plans. The proposed front elevation of the dwelling is level with the front elevation of 'Ivy Cottage' and set substantially further back than the front elevation of the neighbouring property 410 Wythenshawe Road.

The proposed dwelling is two storeys but is small in footprint size and gives due concern to respecting the amenity of immediate adjacent existing dwellings.

The immediate street scene of 'Ivy cottage' is an eclectic mixture of styles and massing of buildings mixed with different uses. The site has dwellings to the left of it and dwellings and shops to the right but as you move further outwards the buildings are mostly two storey dwellings and shops. Therefore, even though there is not one particular defining development characteristic for the locality it can be safely assumed that the overall character of the locality is predominately of two storey development, and the that proposed two storey dwelling is therefore neither incongruous nor inappropriate.

The siting of the buildings has been carefully designed so that the council's privacy distances are conformed to, and all have been achieved satisfactorily.

Design:

The style & design of the proposed dwelling was chosen to complement the aesthetic of 'Ivy cottage' – this seemed to be a sensible purpose from the outset. The proposed dwelling exemplifies traditional British housing architecture and combines the qualities of a simple yet often repeated use of simple shape with a subservient roof scape together with simple architectural geometry and good quality workmanship – aka 'Ivy cottage'. This gives the proposed dwelling an interesting mix of horizontal and vertical elements being that the elevation that faces the road provides a balance and confident appearance to the street scene. The front elevation is varied and interesting and not monolithic or flat.

The design uses a chalk white silicon render finish to all the external walls, with grey upvc windows, grey upvc contrasting composite security front door, a traditionally slated roof, aesthetic stone cills and lintels painted grey to match 'Ivy cottage', black upvc gutters, downpipes, fascia boards and soffits. All materials will be as shown on the submitted plans given for approval by Rochdale Council. The proposed dwellings complement 'Ivy Cottage' very well and does not look incongruous or out of place.

Our position is that the proposal is an excellent use for an underused existing site and provides an additional sorely needed dwelling house. We take note of how a slight increase in density on sites such as this could provide more appropriate use for dwellings in the residential area, thereby reducing in the longer term the need for Greenfield development. We would state that development complies with government and Council Guidance.

Access:

The scheme utilises the existing vehicular access points off Wythenshawe Road that served the existing Cottage. The site access/car parking will allow for cars to manoeuvre on site so will always egress the site in forward gear. The new driveway will enjoy good visibility of/from traffic travelling along Wythenshawe Road and will be provided with sufficient space to enable vehicles to enter and leave the site in a forward direction to ensure that there will be no material harm to highway safety.

Height and Massing:

Most residential/shop buildings in the area are two storey development and the height of the proposed dwelling has been sensibly designed to mimic this and not be too high or out of the ordinary. The submitted plans demonstrate this to be the case with the floor to ceiling height being 2350–2400mm at grd and 1st floor level which is typical and not excessive.

Landscaping:

The level of private amenity space is of sufficient size to provide appropriate amenities for future occupants/family and is compliant with guidance.

There will be new fencing between 'Ivy cottage' and the proposed dwelling to provide personal amenity space for each dwelling. The proposed rear garden will be grassed as lawn; the plot division will be timber fencing. This will add immediate separation for private amenity space but also allow an open canvas for the new resident to create distinct and separate rear landscaped garden for their own use.

Areas for refuse and recycling bins will be provided to the rear of the property as shown on the submitted plans. The residents will follow the councils recycling program and collection routines.

Water Management and Weather resilience:

A Flood Risk Assessment wasn't required with this application as the site is designated as a low susceptibility to flood (Zone 1) by the Environment Agency therefore no special measures are required in this respect.

The surface water drainage scheme will be designed to provide a run-off rate taking into account the current amount of impermeable surface on the existing scheme and will offer a betterment of this value to allow for climate change.

Drainage Comments:

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice

Guidance (NPPG), the site will be drained on a separate system with foul water draining to the

public sewer and surface water draining in the most sustainable way.

The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a

surface water drainage strategy. The client will consider the following drainage options in the following order of priority:

1. into the ground (infiltration),
2. to a surface water body,
3. to a surface water sewer, highway drain, or another drainage system,
4. to a combined sewer.

All drainage works designed to prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface and foul water from the site in accordance with the requirements of the National Planning Policy Framework.

Noise and Disturbance:

To safeguard the amenities of the occupiers of the neighbouring residential properties in accordance with Manchester Core Strategy Policy and the National Planning Policy Framework construction works shall not take place outside 08.00 hours to 18.00 hours Mondays to Fridays and 09.00 hours to 14.00 hours on Saturdays nor at any time on Sundays, Bank Holidays or Public Holidays.

Human Rights Act 1998:

Officers must consider the implications of the Human Rights Act 1998 in reaching a recommendation to determine this application. They need to consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection of the rights and freedom of others or the control of his/her property in this way is in accordance with the general interest.

Officers need to also consider the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers need consider whether conditions are necessary to protect the rights and freedoms of others and to control the use of the property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998:

Officers need to consider, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation officers need to consider that the proposal will not undermine crime prevention or the promotion of community safety.

Relevant planning policy:

The proposal makes effective use of a previously underdeveloped site within an established residential area in the urban area of Northern Moor, Manchester. It is therefore supported, in principle, by relevant national policy (the NPPF) and by the relevant policies of the Manchester Local Development Framework and associated SPD's and the fact that the Council cannot currently demonstrate a five-year supply of housing land provides an additional presumption in its favour.

When assessed against each and all these policies, the proposed development complies with National and Local guidance.

Conclusion:

The proposal complies with the Manchester Local Development Framework and associated SPD's and would improve the economic, social and environmental conditions of the area – it certainly does not detract from it. Therefore, it comprises sustainable development.

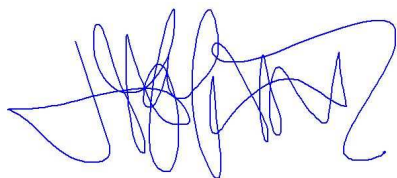
Having regard to our position as stated above, we trust you will agree that the proposed development satisfies and, is in accordance with the relevant policies of the Manchester Local Development Framework and associated SPD's and NPPF and so therefore there is a presumption in its favour. We understand that every Planning Submission is judged on its own merits.

The Government is keen to support this type of development – we are in a housing crisis, and it is better that homes are built in existing urban areas than on green fields.

We sincerely hope that you consider the proposed development to be acceptable and that my client and I can look forward to a recommendation for approval in due course.

Yours sincerely,

Kevin Maloney,

A handwritten signature in blue ink, appearing to read 'Kevin Maloney', with a stylized, cursive script.

Blueprint CAD Ltd
17/01/2024