Planning, Design & Access Statement

Proposed New House

7A Colgate Crescent, Manchester M14 6FN



Prepared by Stephen Lamb

5th February 2024

Introduction

This statement supports the application for permission to build a detached house on land at 7A Colgate Crescent Manchester M14 6EN. It therefore provides the comprehensive planning and design context and the justification for the development.

1. Proposal

This is a full application for a 3-bedroom detached house and garage. It is identical to the development which was approved on appeal in December 2008 and shown on the accompanying plans.

2. Site description

The site comprises the fenced-off side garden of no.7 Colgate Crescent, a suburban semi-detached house. The site has been unused for many years and displays the foundations which were constructed pursuant to the appeal decision and which mark the location of the proposed house, as shown below.



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3. Location and Surroundings

The site is located approximately 4km to the south of the City Centre. It is about 0.5km from Fallowfield District Centre and is within walking distance of a wide range of high frequency bus services.

The surrounding area is a settled residential suburb of two storey brick-built housing and gardens dating from the mid-twentieth century commonly found in Manchester.

4. Planning History

The only relevant planning decision is an allowed appeal for a new dwelling at the site in 2008 (APP/B4215/A/08/2075520) a copy of of which is attached to the application at Appendix A for reference.

The permission was subject to three pre-commencement conditions requiring approval of materials, waste disposal facilities and garage details.

The current applicant/owner (who is the same as at the time of the appeal) maintains that he had agreement with the Council over these aspects and on that basis undertook commencement by laying the foundations. It is acknowledged that there is no written record of this agreement and therefore cannot demonstrate a lawful start on the development.

5. Planning Policy Context

National Planning Policy Framework (NPPF) 2023

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system and explains that the purpose of the planning system is to contribute to the achievement of sustainable development. There are three mutually dependent dimensions to sustainable development: economic, social and environmental and there is a presumption in favour of sustainable development.

The NPPF also provides guidance on delivering a sufficient supply of homes, building a strong competitive economy, making effective use of land, achieving well designed places, meeting the challenge of climate change and conserving and enhancing the natural environment, which are relevant considerations which have been taken into account in formulating the application.

Planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise. The Manchester Local

Local Development Framework

The Local Development Framework (LDF) comprises the Core Strategy and saved Unitary Development Plan policies, the following of which are relevant:

Core Strategy
Policy SP1 Spatial Principles
Policy H1 Housing Provision
Policy DM 1 Development Management

Unitary Development Plan
Saved policy DC7.1 New Housing Development

NB. Policy H2.2 which is referred to by the Inspector in the extract below is no longer a saved policy.

In addition the **Guide to Development in Manchester** supplementary planning document provides general planning guidance for new development.

These policies have been taken into account within the planning assessment.

6. Planning Assessment

The Principle of the Development

The previous appeal decision recognised that the principle of developing this site for a new house was entirely in accord with the Development Framework. The site is part of the existing suburban area of Manchester and is brownfield land which was surplus to the requirements of the adjacent house, which has adequate front and rear gardens.

The development of the site means that the land will be more effectively used to provide much needed residential accommodation within the urban area and avoid the necessity to develop green field or green belt land of lower sequential merit.

The site is extremely well located with access to a full range of services within a short distance and will take advantage of current utility service connections. As such the site is a highly sustainable location for a new house.

Nothing has changed materially since the appeal decision and the principle of the development remains fully in accord with the Development Framework.

7. Character and Appearance

The substantive issue which was considered and addressed within the previous appeal process related to the effect of the proposed house on the character and appearance of the area.

The following extract from the Inspector's decision letter explains how the development addresses these issues.

5. The character of the area is set by long rows of evenly spaced houses of very consistent design, set back from the generally straight roads by a near uniform distance. There is a great economy of layout, with occasional 'half semi-detached' units fitted in where necessary to complete the street frontages. The proposal to fill available space with an additional detached unit would not be inherently out of keeping with the local character.

6. The looped form of Colgate Crescent appears unusual in the area, with the row of houses carrying on around the outside of its two bends. Like other corner spaces in the area, the side gardens of Nos.7 and 9 provide a degree of relief from the general regularity of the layout. However, the space to the side of No.7 is exceptionally wide even by the standards of the area. The proposal demonstrates that a narrow-fronted house would preserve a distance from the road equal to or greater than that prevailing among the houses on the opposite side. Although there would be some loss of openness in the layout, the overall character of the street scene would not be unduly harmed. The house would be enclosed with garden space on its two main frontages, similar in extent to several other corner houses nearby.

7. The front of the house would echo the bay window treatment of surrounding houses and its hipped roof, although of reduced span, would reflect the prevailing roof form. The side elevation would address the road with a number of window openings. The finished house would not be an oppressive feature, nor would there be any significant loss of visual amenity.

8. In respect of the side elevation and of the setback from the road, the proposal would address the two main concerns that led to the dismissal of a previous appeal in 2007 (APP/B4215/A/07/2044300).

9. I consider that the proposal would accord with national and regional policy and with Policy H2.2 of the Unitary Development Plan for the City of Manchester, which seeks to protect the character of residential areas. In acknowledging the distinctive quality of the area and in its relationship with the street and surrounding buildings, the proposal would comply with advice in the Council's Guide to Development in Manchester Supplementary Planning Document.

As there has been no substantive change to the circumstances of the site and surroundings, this assessment remains valid and is an over-riding consideration in the determination of this application.

8. Conditions

The appeal decision set out three conditions (in addition to the standard three year commencement date) all of which are now addressed as follows:

2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

The proposed external cladding materials are as follows (images submitted as part of the application)

- Scotch Common facing bricks
- Dark Red Marley Mendip roof tiles
- Rosemary clay plain roof tiles for the canopy

3) No development shall take place until a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the local planning authority. The details of the approved scheme shall be implemented before the development hereby approved is brought into use and remain in place while the development is in use.

The details of the enclosure for the waste and recycling containers are provided on the plans

4) No development shall take place until details of the location and design of the proposed garage and drive have been submitted to and approved in writing by the local planning authority. The submitted details shall include measures to ensure that adequate space is available at all times for a car to be parked on the drive without encroaching on the public footway. Development shall be carried out in accordance with the approved details and maintained thereafter.

The details of the garage building are provided on the attached plans

9. Conclusion

The proposal is fully in accordance with the Development Framework as well as the previous appeal decision and the additional information provided should now allow the application to be granted permission without any pre-commencement conditions.