

Planning, Design and Access Statement

Extension to a care
home to provide 2 no.
additional bedrooms

At

Monet Lodge, 67
Cavendish Road,
Manchester, M20 1JG

November 2023

Document Control Sheet

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1 INTRODUCTION

- 1.1** Planning & Design Practice is a multidisciplinary practice consisting of chartered town planners, architects and heritage specialists. The practice operates across England and Wales and has an exemplary track record of submitting successful planning applications and in creating sustainable development.
- 1.2** Full planning permission is sought for an extension to a care home to provide 2 no. additional bedrooms at Monet Lodge, 67 Cavendish Road, Manchester, M20 1JG.
- 1.3** This report has been structured to provide an introduction to the site and discuss its planning history; details of the proposed development and the rationale for it; an overview of the relevant planning policies and design guidance and an examination of the key planning issues to be considered.
- 1.4** Also submitted to accompany the report are the following:
- Site Location Plan;
 - Existing and Proposed Site Plans.
 - Existing and Proposed Floor Plans; and
 - Existing and Proposed Elevations and Sections.

2 SITE DESCRIPTION AND PLANNING HISTORY

Site Location

- 2.1** Monet Lodge is a care home located on the southern side of Cavendish Road in West Didsbury, Manchester. The site is bounded by trees and vegetation on the eastern and southern edges. On the northern and western edges, it is bounded by Brocklehurst Nursing Home and the facility car park. The site is approximately five miles from Manchester City Centre.

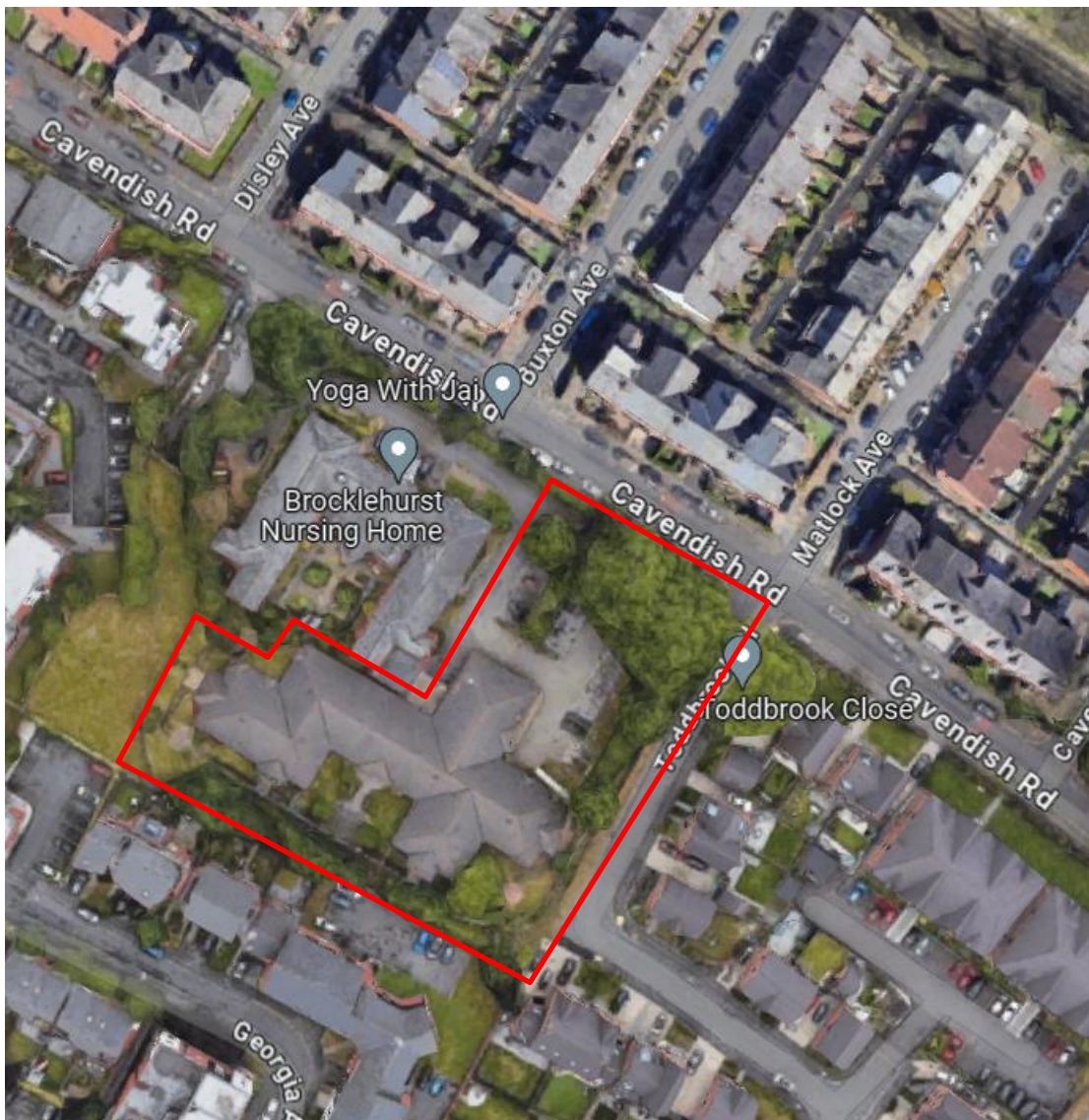


Figure 1: Aerial view of the application site (edged in red)

- 2.2** West Didsbury is classed as a high-quality neighbourhood, with good-quality housing, a range of centres and services, and strong areas of heritage value and open space, in Manchester's Local Development Framework.

2.3 The site is located close to but outside of the Albert Park Conservation Area.

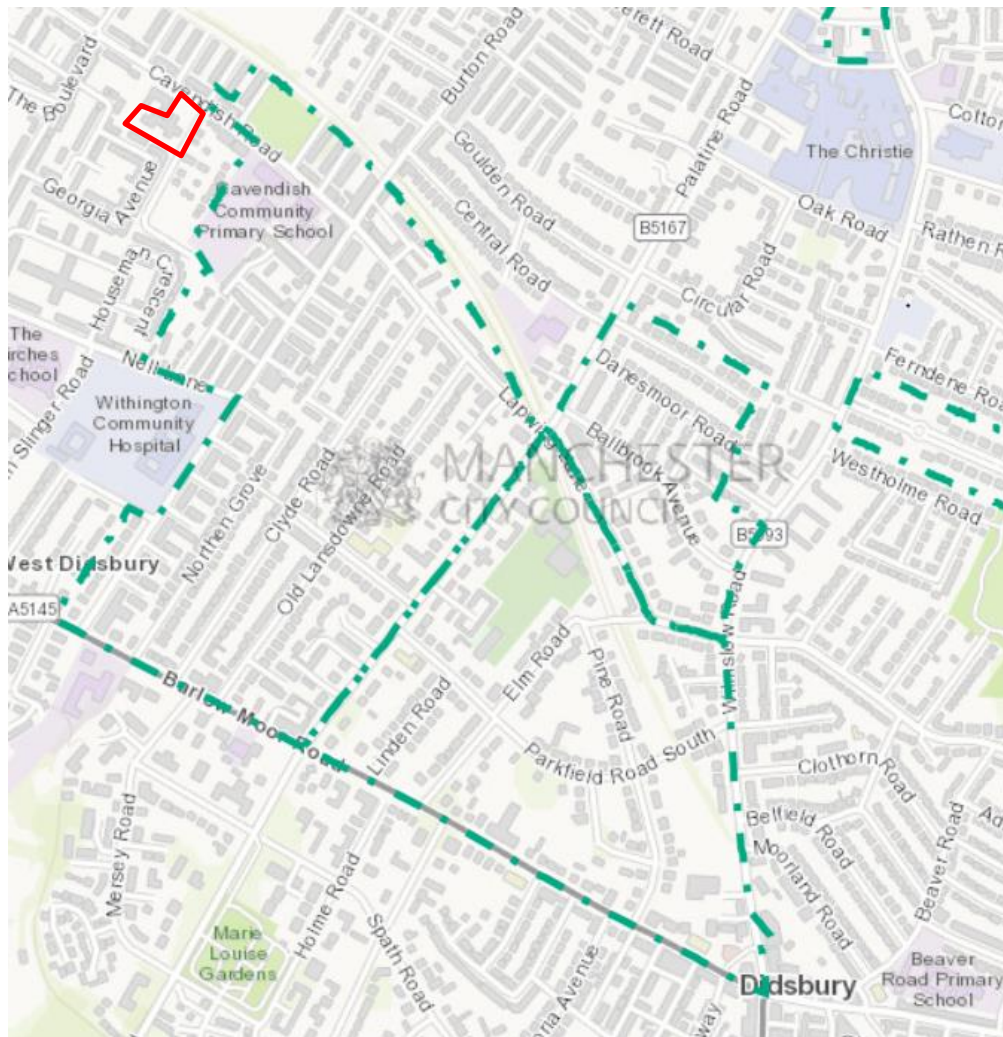


Figure 2: Location of the application site (in red) in relation to the Albert Park Conservation Area

2.4 The site is located adjacent to trees that are protected by a Tree Preservation Order.



Figure 3: Location of the application site edged in red) in relation to the protected trees on site

- 2.5** The site is located within Flood Zone 1, meaning it is at the lowest risk of flooding. There are no listed buildings on or in close proximity to the site.

Relevant Planning History

- 2.6** All planning history from the site, as listed on the Local Planning Authority's website, is shown below.

Reference	Proposal	Decision and Date
120865/TPO/2018	Work to trees – proposed pruning works to London Plane, Lime, Sycamore, T2-T7	Approved – 23 rd October 2018
063407/FO/SOUTH2/01	Erection of a new single-storey 20-bed dementia care unit with car parking	Approved – 13 th February 2002
062498/FO/SOUTH2/01	Erection of single-storey 20no. bed dementia care unit, with	Withdrawn – 15 th August 2001

associated landscaping and
parking for 11 vehicles

3 THE PROPOSED DEVELOPMENT

- 3.1** Full planning permission is sought for an extension to a care home to provide 2 no. additional bedrooms at Monet Lodge, 67 Cavendish Road, Manchester, M20 1JG.
- 3.2** The two additional bedrooms will enable the care home to increase the capacity of the care home. The proposed development will help the Local Authority to meet its targets for elderly and disabled housing provisions whilst alleviating pressures on local healthcare services.

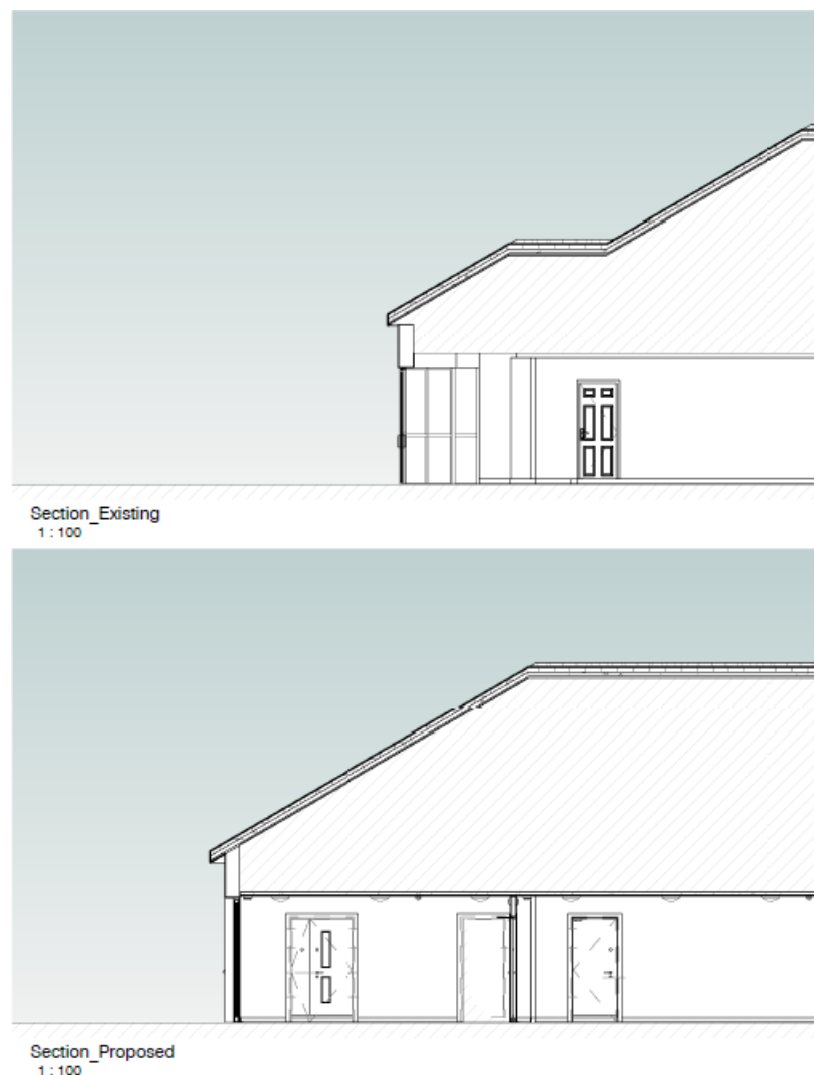


Figure 4: Sections as existing and proposed

4 PLANNING POLICY CONTEXT

- 4.1** The purpose of this section is to set out the relevant planning policy background which is pertinent to the site and proposed development.

- 4.2 Section 38(6) of the Planning & Compulsory Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.3 The Development Plan consists of the Manchester Core Strategy (2012-2027) and the Citywide Development Control Policies (Extant). Other material considerations include the National Planning Policy Framework (2021).

National Planning Policy Framework

- 4.1 The National Planning Policy Framework (NPPF) is the Government's overarching planning guidance document. The revised NPPF was published in July 2021.
- 4.2 **Paragraph 7** – *“The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection”.*
- 4.3 **Paragraph 8** – *“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*
 - a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure
 - b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed, beautiful and safe spaces, with accessible services and open spaces that reflect current and future needs and support *communities' health, social and cultural well-being*; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, helping to improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and *adapting to climate change, including moving to a low carbon economy*”.

4.4 Paragraph 11 – *“Plans and decisions should apply a presumption in favour of sustainable development... For decision-taking this means:... c) approving development proposals that accord with an up-to-date development plan without delay...”*.

4.5 Paragraph 126 – *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*.

4.6 Paragraph 130 – *“Planning policies and decisions should ensure that developments: ... f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

Manchester Core Strategy (2012)

4.7 The Manchester Core Strategy is defined as the key Development Plan Document, which sets out the long-term spatial vision for Manchester as well as objectives and the strategic policies to deliver that vision. Development proposals (planning applications) will be assessed against the policies in the Core Strategy.

4.8 Policy SP 1: Spatial Principles – *“The key spatial principles which will guide the strategic development of Manchester to 2027 are:*

...

- The emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment.

...

Core Development Principles

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
 - Making a positive contribution to the health, safety and wellbeing of residents
 - Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
 - *Protect and enhance the built and natural environment.*

4.9 Policy CC 9: Design and Heritage – *“Design of new buildings will need to be of the highest standard in terms of appearance and function.”*

4.10 Policy H 6: South Manchester – *“South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy. ... Outside the district centres priorities will be for housing which meets identified shortfalls, including family housing and provision that meets the needs of elderly people, with schemes adding to the stock of affordable housing.”*

4.11 Policy H 10: Housing for people with additional support needs – *“Proposals for accommodation for people with additional support needs will be supported where: -*

- There is not a high concentration of similar uses in the area already.
- Where it will contribute to the vitality and viability of the neighbourhood.
- Where there would not be a disproportionate stress on local infrastructure such as health *facilities.*”

4.12 Policy EN 1: Design Principles and Strategic Character Areas – *“All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. ... Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.”*

4.13 Policy EN 3: Heritage – *“Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.”*

4.14 Policy EN 9: Green Infrastructure – “New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.”

Citywide Development Control Policies

4.2 According to the Citywide Development Control Policies, DC2.1 In determining planning applications for nursing homes the Council will have regard to:

- The effect of the operation of the business on the amenity of neighbouring residents;
- The standard of accommodation for the intended occupiers of the premises, including the availability of private outdoor amenity space;
- The effect of the proposals on visual amenities;
- The availability of adequate, safe and convenient arrangements for car parking and servicing;
- The ease of access for all, including disabled people;
- The desirability of avoiding an over-concentration of special needs or housing in any one area of the city;
- The desirability of broadly maintaining the existing character of a residential street or group of adjoining streets

- 4.3** Policy DC2.2 states that there will be a general presumption in favour of Class C2 (Rest Homes and Nursing Homes) uses within residential areas, subject to other relevant policies of the Plan.

5 KEY PLANNING ISSUES

Principle of the Development

- 5.1** The site is an existing residential care home in West Didsbury, providing high-quality accommodation to meet the needs of elderly and disabled residents, in line with policy SP1 of the Core Strategy. Policy H6 of the Core Strategy states that housing for those with additional needs is a priority and the proposal will increase the number of bedrooms within the home and provide additional covered outdoor space for residents with additional support needs.
- 5.2** Policy H10 of the Core Strategy states that proposals for accommodation for people with additional support needs will be supported if they comply with specific criteria, as follows:

<i>"There is not a high concentration of similar uses in the area already."</i>	There are around 15 residential homes in South Manchester, however, these homes are mainly for elderly residents rather than residents with additional support needs. Therefore, there is a demand for extra beds in homes for additional support needs.
<i>"Where it will contribute to the vitality and viability of the neighbourhood."</i>	The extension of the existing residential home will contribute to the vitality and viability of the neighbourhood by supporting and caring for local residents, in turn boosting their livelihoods and reducing the need for a new site, leaving vacant sites available for new development.
<i>"Where there would not be a disproportionate stress on local infrastructure such as health facilities."</i>	The site is located in close proximity to Withington Community Hospital, GP services and pharmacies. The impact of two new residents in the health centre will

	not materially increase pressure on local infrastructure.
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5.3 Policy DC2 of the Citywide Development Control Policies states that there is a general presumption in favour of rest homes and nursing homes within residential areas, subject to other relevant policies of the Plan. However, applications should have regard to the impact on the amenity of neighbouring residents, the availability of private outdoor amenity space, the impact on visual amenities, availability of car parking, ease of access, the avoidance of an over-concentration of special needs housing in one area and the desirability of maintaining the existing character of a residential street. These factors will be discussed in the following sections.

5.4 In summary, in accordance with policies SP1, H6, and H10 of the Core Strategy and policy DC2 of the Citywide Development Control Policies, the proposal is acceptable in principle.

Impact on the character and appearance of the area and the setting of the Conservation Area

5.5 The proposed extension to the residential home is modest, however, the architectural design will be of a high standard in terms of appearance and function, in line with Policy CC9 of the Core Strategy.

5.6 In line with policy EN1 of the Core Strategy, the development will follow the 7 principles of good urban design, as listed below.

Character: a place with its own identity	The design of the residential home is unique along the residential street of Cavendish Road and, therefore, carries its own identity.
Continuity and enclosure: a place where public and private places are clearly distinguished	The areas of outdoor space in the development create public places for residents to experience and the extension will increase the number of private places within the development. The

	internal layout of the residential home contains private bedrooms and communal spaces.
Quality of the public realm: a place with attractive, and successful outdoor areas	The areas of outdoor space within the development are attractive and help residents enjoy time outside.
Ease of movement: a place that is easy to get to and move through	The site is located within the residential district of West Didsbury with access to on-site parking and public transport links. The residential home is also wheelchair-friendly to ensure all residents can easily move around the development.
Legibility: a place that has a clear image and is easy to understand	The development contains an access road with associated car parking near the entrance to the residential home.
Adaptability: a place that can change very easily	The residential home is adaptable to accommodate the different needs of residents or provide different residential accommodation if there is a reduced need in the future.
Diversity: a place with variety and choice	The site provides a variety of accommodation for residents with additional needs.

- 5.7** The site is in close proximity to but outside the conservation area. Due to the minor scale of the proposed development and the sympathetic nature of the design, the proposal will not have a detrimental impact on the conservation area, in accordance with policies EN3 and CC9.

Impact on trees

- 5.8** There are 6 trees around the northeast corner of the site which are covered by a Tree Preservation Order. There will be no impact on these trees or their root protection areas as no additional excavation is proposed within close proximity to them. In line with policy EN9 of the Core Strategy, the development will maintain existing green infrastructure on the site.

Impact on highway safety

- 5.9** The site lies on Cavendish Road which will be served by the expanded Metrolink according to the Core Strategy, this would alleviate the small number of increased traffic, if any, to the site because of the extension.
- 5.10** There are no specific car parking standards for residential institutions, however, there are 11 on-site car parking spaces, 2 of which are disabled, and there is on-street parking on Cavendish Road.
- 5.11** The proposed minor extension does not require any changes to the existing site access or parking layout. This means that the proposal will not be detrimental to highway safety.

Impact on the amenities of neighbouring residents

- 5.12** Given the small-scale nature of the proposed extension and its siting in relation to other residential properties, the proposal will have no significant impact on any neighbouring properties.
- 5.13** The proposed development would not require additional car parking spaces due to the existing off-road car parking facilities.

6 CONCLUSIONS

- 6.1** Full planning permission is sought for an extension to a care home to provide 2 no. additional bedrooms at Monet Lodge, 67 Cavendish Road, Manchester, M20 1JG.
- 6.2** The extension will marginally increase the capacity of the site for assisted living facilities in the South of Manchester, in accordance with Policy H6.
- 6.3** The site is not located within a conservation area but, nevertheless, the extension will preserve the distinctive character, appearance, and setting of the 'high-quality' neighbourhood of West Didsbury.
- 6.4** The proposal does not raise any other significant planning concerns. It is therefore concluded that the proposal complies with relevant policies from the Development Plan and there are no other material considerations that count against the proposal. It is respectfully requested that planning permission be granted.



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