

Design, Access and Planning Statement

Single Storey Side and Front Extensions & Raising of Roof

Project Address:	11 Rose Cottage Road, Fallowfield, Manchester, M14 6DJ
Date:	11.03.24
Planning Authority:	Manchester City Council

Introduction

HOMZ (the agent) has been instructed to submit an application to the Manchester City Council (the Planning Local Authority) for a single storey side and front extensions & raising of roof (the proposal) at 11 Rose Cottage Road, Fallowfield, Manchester, M14 6DJ (the site).

The extents of the site and proposal can be seen outlined on the drawings accompanying this planning statement.

This statement outlines the site, the proposal, the planning history, relevant planning policies within the statutory development plan, and finally all relevant material planning considerations are assessed against the planning policy context.

Site and Location

The application site is located on the western side of Rose Cottage Road in a predominantly residential area, south of Withington Girls School.

The surrounding area is characterised by a residential layout with semi-detached houses arranged in a grid layout.

The cottage is located on a road that connects the school to Old Moat Park, having been built in the rear garden of 46 Brentbridge Road, with 77 Victoria Road to the north. The area benefits from excellent connections to public transport services, with multiple bus stops present in the vicinity and a train station (Levenshulme) a short drive or cycle away.

The existing site presents a single-storey residential building with a straightforward and functional layout, catering to essential living requirements. Upon entry, the plan unfolds into an open-plan area combining the lounge and kitchen, measuring approximately 14.3 square meters. This space is the heart of the home, serving as a multifunctional area where the activities of dining, cooking, and relaxation intersect.

The lounge/kitchen is oriented towards the front of the property, receiving natural light and overlooking the front drive area, fostering a connection with the outdoors and the street scene. Adjacent to this lounge is a compact shower room equipped with a WC and washbasin, occupying an area of about 2.5 square meters.

Further into the layout is the bedroom, spanning approximately 11.5 square meters. The bedroom's size corresponds to a double bed and essential storage, while its placement indicates a quieter location, likely shielded from street noise. There are currently two windows facing onto number 46 and one window facing onto the front.

The dimensions and configuration of the existing ground floor plan represent a modest dwelling, designed with pragmatism in mind. The layout translates into an effective space

utilisation within a confined footprint, ensuring that each functional area is distinct yet synergistic with the overall flow of the home.

The Proposal

The proposal represents a thoughtful evolution of the existing structure, aiming to enhance the property while improving its functionality and liveability.

The introduction of new materials, such as the heritage blend brick, and modern roofing elements like VELUX windows, indicate a design that respects the existing architectural language while ensuring that the building meets contemporary standards of comfort and energy efficiency.

The proposed changes suggest an intent to create a brighter, more airy living space, increasing the property's usability and amenity. The consideration for privacy with the new fence and the subtle yet impactful external modifications all contribute to a design that is sympathetic to the existing streetscape.

The proposed elements include:

- The property will be extended to the south and eastern sides in order to create a larger usable space. The property will be clad in heritage blend brick wall is introduced, which reflects a sensitivity to the existing architectural vernacular, aiming to blend the new with the old seamlessly.
- The roof will be raised to create an enhanced living space within the unit. This change will incorporate new Marley Modern roof tiles. The shape of the roof will be retained but enlarged to reflect the proposed extension.
- East Elevation: The proposed changes include one new window and one enhanced replacement bay window, enhancing natural light and the façade's visual interest.
- South Elevation: There will be the addition of new VELUX windows, which are designed to bring more light into the space. The two existing windows will be replaced with two new obscure windows to be incorporated on the side wall. New fence with a height of 1800 mm, which will provide privacy and security.
- West Elevation: This elevation features a new heritage blend brick wall.
- North Elevation: The north side also features a new heritage blend brick wall

Planning History

Lawful Development Certificate Application (Ref: 129122/LE/2021). Certificate of lawful use of rear detached garage as a self-contained apartment (C3) for a continuous period of 10 years. Granted on 16 Mar 2021.

Planning Policy

The following planning policy and guidance documents are recognised as material considerations for the assessment of this application

- National Planning Policy Framework 2023;
- National Planning Practice Guidance;
- Core Strategy Development Plan Document
- Guide to Development in Manchester SPD 2007

The following section will evaluate the proposals in accordance with the relevant policies and supplementary design guidance of the Council to demonstrate why the proposal should be considered as acceptable in principle and in strict accordance with the Councils development criteria.

National Planning Policy Framework 2023 (NPPF)

The new National Planning Policy Framework was revised in 2023 and the following paragraphs are considered to be relevant.

Paragraph 38 confirms that Local Planning Authorities should approach decisions on proposed developments in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 47 confirms that planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the Development Plan, and is a material consideration in planning decisions. This paragraph also states that decisions on applications should be made as quickly as possible, and within statutory timescales, unless a longer period has been agreed by the applicant in writing.

Paragraph 55 advises that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions.

Paragraph 56 advises that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Conditions that are required to be discharged before development commences should be avoided.

Supply of homes

Paragraph 70 of the NPPF states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

- a) Identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
- b) Use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;
- c) Support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and
- d) Work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

Paragraph 123 advises that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions

Paragraph 128 highlights that Planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) Local market conditions and viability;
- c) The availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- d) The desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e) The importance of securing well-designed, attractive and healthy places.

The National Planning Policy Framework states that planning should aim to ensure that developments function effectively and contribute to the overall quality of an area. Development must respond to local character and history, reflect the identity of local

surroundings and materials and should be visually attractive as a result of good architecture and landscaping.

High quality places

Paragraph 135 states that the creation of high quality 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.

Development should:

- a) Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) Be 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);
- d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) Optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;
- 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's Local Development Framework Core Strategy Development Plan Document Adopted 11th July 2012

Policy SP 1 Spatial Principles states that beyond the Regional Centre and Manchester Airport 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. The majority of new residential development in these neighbourhoods will be in the Inner Areas, defined by the North Manchester, East Manchester and Central Manchester Regeneration Areas.

Its Core Development Principles states that 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 and protect and enhance the built and natural environment.

Policy DM 1 Development Management states that 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.

Policy EN 1 Design Principles and Strategic Character Areas states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed below:

- Character: a place with its own identity
- Continuity and enclosure: a place where public and private places are clearly distinguished
- Quality of the public realm: a place with attractive, and successful outdoor areas
- Ease of movement: a place that is easy to get to and move through

- Legibility: a place that has a clear image and is easy to understand
- Adaptability: a place that can change easily
- Diversity: a place with variety and choice and have regard to the strategic character area in which the development is located.

Proposals should also have regard to the strategic character area in which the development is located. The site is located in 8. Southern Character Area where new development needs to retain the identity and focus of activity associated with the historic District Centres. Where appropriate development along the radial routes such as Princess Parkway should be commensurate in scale with the prominence of its location.

Guide to Development in Manchester SPD 2007

Internal Space – this section states that new housing stock needs to contribute to the Council's policies on sustainability. Space within any unit also needs to allow its adaptation for use by future occupiers in order to retain its long-term flexibility. In this respect, the City Council would encourage developers, for example, to:

- the standards set out in the Design for Access 2
- adequate storage space to encourage the use of bicycles
- adequate storage space within kitchens to encourage the recycling of waste materials at an early stage.

Design Quality – states that developers are encouraged to work to generous design standards for all residential developments. Developments should provide a satisfactory internal layout which makes the best use of the space available - for example, avoiding the creation of unnecessary circulation space or the provision of inner rooms. Designers should seek to ensure that spaces are well lit and ventilated naturally. A high quality of sound insulation will be required to ensure that residential amenity is protected, whatever the housing type.

External Space – states that all residents should enjoy useable private amenity space wherever they choose to live in the City. All new developments should be designed to provide on-site amenity space which is fit for purpose and which is informed by, and relates to, the character of the area. Simply this means the provision of gardens that perform well as multi-functional space.

Saved policies

Saved Policy DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a) the general character of the property;

- b) the effect upon the amenity of neighbouring occupiers;
- c) the desirability of enabling people to adapt their houses in appropriate ways to meet changing
- d) household needs;
- e) the overall appearance of the proposal in the street-scene;
- f) the effect of the loss of any on-site carparking.

Saved Policy DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a) they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings);
- b) they do not create an undue loss of sunlight, daylight or privacy;
- c) they are not out of character with the style of development in the area or the surrounding street
- d) scene by virtue of design, use of materials or constructional details;
- e) they would not result in the loss of off-street car-parking, in a situation where there is so severe
- f) an existing on-street parking problem that unacceptable additional pressures would be created.

Assessment

Principle of development

The Lawful Development Certificate (Ref: 129122/LE/2021) establishes the property's use as a self-contained apartment within Use Class C3. This lawful use establishes a firm legal foundation for the residential use of the property, thereby validating the principle of residential redevelopment as inherently acceptable within the existing regulatory and policy framework.

The proposed extension is designed to increase the available living accommodation, directly aligning with the objectives of saved Unitary Development Plan (UDP) policy DC1. This policy

underscores the encouragement of development that enhances the residential amenity and optimises the use of residential land within the established urban fabric. The extension, by increasing the liveable space, directly contributes to these goals, demonstrating the proposal's alignment with its strategic intentions to improve living conditions and accommodate residential needs.

Furthermore, the site's location within an established residential area within the settlement boundary reinforces the appropriateness of the development principle. This geographical positioning situates the development within a context that is already characterised by residential use, ensuring that the proposed changes are in harmony with the existing urban grain and community expectations. Such a location underlines the proposal's compatibility with the broader objectives of maintaining cohesive and sustainable residential environments, as endorsed by both local and national planning policies.

In summary, the development principle for the proposed extension and modernisation of the property on Rose Cottage Road is supported by a robust legal and policy framework. The Lawful Development Certificate provides a clear legal precedent for the residential use of the property, while the proposal's adherence to saved UDP policy DC1 and its location within an established residential area further validate the acceptability of the development principle.

Design and character

The proposed development at Rose Cottage Road reflects an approach to integrating modern design elements with the local architectural vernacular, ensuring that the character and aesthetic appeal of the area are not only preserved but enhanced. This strategic integration is pivotal in maintaining the cohesive identity of the residential area while introducing contemporary features that elevate the property's functionality, sustainability, and visual appeal.

The adoption of heritage blend brick for the extension's cladding is a prime example of how the proposed development respects the local architectural character in accordance with Policy EN 1. This material choice not only reflects the textures and colours found in the surrounding buildings but also ensures that the new construction harmonises with the existing streetscape. The effort to match the new materials with the local vernacular demonstrates a deep respect for the area's architectural heritage, aligning with planning policies that emphasize the importance of maintaining local character (Policy EN 1 Design Principles and Strategic Character Areas).

While respecting the existing architectural language, the proposal introduces modern design elements that contribute to the building's aesthetic and functional improvement. The inclusion of VELUX windows and the decision to raise the roof are strategic choices aimed at enhancing natural light within the living spaces, promoting energy efficiency, and improving the overall living environment. These modern interventions are carefully balanced with the

traditional aspects of the design to ensure that the property remains in keeping with its surroundings while offering an updated, energy-efficient living space.

The proposed development is designed to contribute positively to the streetscape and add visual interest to the area. The introduction of new windows, including a distinctive round window and bay window on the east elevation, serves not only to increase natural light but also to add a unique architectural feature that enhances the facade's visual appeal. This thoughtful consideration of the property's external appearance ensures that the development adds value to the streetscape, reflecting the principles outlined in the National Planning Policy Framework (NPPF) 2023, which advocates for high-quality buildings and places that add to the overall quality of the area.

The proposal is informed by the property's context within a predominantly residential area characterised by semi-detached houses. The proposal's design, including the extension's scale and the use of materials, is meticulously planned to ensure a seamless integration into the local character, adhering to Policy EN 1 of Manchester's Local Development Framework, which mandates developments to be sympathetic to local character and history.

Residential amenity

The extension of living space is anticipated to substantially improve the comfort and functionality of the home. By enlarging the core living areas, the proposal facilitates a more versatile use of space, accommodating a broader range of activities—from dining and relaxation to work and entertainment. This flexibility is crucial in modern living environments, where the home increasingly serves multiple functions. Additionally, the expansion allows for the introduction of modern amenities and design elements that can enhance the overall living experience, such as a larger kitchen area, dedicated workspaces, and improved indoor-outdoor flow.

The thoughtful design of the proposed extensions takes into account the importance of privacy and natural light, which are crucial components of residential amenity. By incorporating strategically placed windows and considering the orientation of the enhanced living spaces, the proposal ensures that ample natural light permeates the interior spaces, enhancing the sense of openness and connection to the outdoors. The addition of a new fence at a height of 1800 mm is specifically designed to safeguard privacy for both the occupants and neighbouring properties, addressing potential overlook and ensuring a secluded and private living environment.

The architectural design of the extension, including the placement of new windows and the introduction of VELUX windows, is expected to enhance natural light and ventilation throughout the property. This not only contributes to a more pleasant and healthy living environment but also aligns with sustainability goals by reducing the reliance on artificial lighting and mechanical ventilation. The thoughtful consideration of window placement and

orientation in the design process ensures that these benefits are maximised, further enhancing the residential amenity offered by the increased living space.

Acknowledging the significance of a tranquil and secure living environment, the proposed development incorporates materials and design features aimed at minimising noise intrusion and enhancing security. The selection of modern roofing elements and heritage blend brick not only contributes to the aesthetic appeal of the property but also plays a vital role in sound insulation. Moreover, the incorporation of secure window and door fittings aligns with community safety and crime prevention principles, thereby promoting a safe and peaceful residential setting.

This careful consideration supports the principles outlined in the Guide to Development in Manchester SPD 2007, emphasising the importance of creating functional, adaptable, and aesthetically pleasing living spaces.

Parking

The application will not add a new bedroom to the existing property, which means that a parking space will not be provided. There is ample space for on-street parking without detriment to current highway safety. Furthermore the area benefits from excellent connections to several modes of public transport, being highly accessible in this regard. The surrounding area also benefits from the presence of several shops, businesses and services. Therefore there will not be a negative impact to local parking provision in accordance with the Policies on the Local Plan and NPPF.

Flooding

The site is located in flood zone 3 however it does benefit from an existing residential use. As the proposal consists of extension to the existing building, the Sequential Test will not be required. A Flood Risk Assessment has been submitted with the application.

The Manchester, Salford, Trafford Councils' Strategic Flood Risk Assessment, Level 1 SFRA (March 2010) has provided brief information about past flooding events in the area. The SFRA reported some past flooding incidents in the area, however, there were no records of any flooding event at the site. In addition, information on historic flooding checked, however, there were no records of any flooding incidents around the site. Information on the past flooding event was also obtained from the landowner. They were not aware of any flooding issues at the site.

For the proposed development, the floor level of the proposed extension will be set no lower than the existing level of the property, and flood proofing of the proposed development will be incorporated where appropriate. This could include the use of waterproof materials, raised electrical sockets, and the installation of non-return valves to prevent sewage backflow during flood events.

As the site is located within a flood zone area, it will be necessary to make sure that the occupants are fully aware of the flood risk and flood warning and evacuation during an extreme event. If necessary, a site-specific Flood Emergency Plan can be developed. The Flood Risk Assessment submitted with the application contains up to date information on this issue.

Conclusion

For the above reasons, we see no reason for the Council to withhold a future request for planning permission. However, we kindly request that feedback is provided on the likelihood of a future planning consent being granted as well as any information that could help shape or would have to accompany a future submission.

Should the Planning Authority have any further questions in relation to this proposal, Homz would welcome conversation on any of these matters.