

PLANNING STATEMENT

ERECTION OF A FIRST-FLOOR SIDE EXTENSION

32 MONTCLIFFE CRESCENT

MANCHESTER

M16 8GR

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INTRODUCTION

The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015, requires a Planning Statement to be submitted to support an application for a first-floor side extension for a disabled person.

The planning application is for a double-storey side extension at 32 Montcliffe Crescent. StudioKAZAAD is the agent for this application, and we look forward to any discussions with the planning officer regarding possible suggestions to seek approval.

NOTES

Where development has been shown in submitted drawings and documents, access has only sometimes been possible or practical to carry out a comprehensive measured survey. These buildings are shown with a reasonable level of accuracy commensurate with planning stage documents. However, they are not necessarily indicative unless noted as subject to a measured survey. Drawings shown in this Planning Statement are not necessarily to scale, and reference should be made to the submission drawings where required or appropriate - within the limits defined above.

HUMAN RIGHTS ACT 1998 CONSIDERATIONS

This planning application must be considered against the Human Rights Act 1998 provisions. Under Article 6, the applicants (and those third parties, including residents, who have made representations) have a right to a fair hearing. To this end, the local planning authority must fully consider their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is by the law and justified by being in the public interest and based on the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation is proportionate to the broader benefits and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

SUMMARY

The supporting planning statement has been prepared to accompany the planning application for the development site on 32 Montcliffe Crescent in Manchester for a first floor side extension in which it is required for a disabled user who has hearing difficulties. The submitted letter from the doctor explains the reasons why the user is disabled and had additional issues.

This document ensures that the proposals comply with the Local Plans Policies in a prominent location that would not result in an overbearing development. This proposal would not, as a consequence, cause a harmful loss of residential amenity to occupiers of surrounding properties and harmful to the character of the area. Furthermore, the proposed development would benefit the amenities of the surrounding properties due to its prominent visibility on Montcliffe Crescent. The proposal would not form an incongruous and over-dominant feature in the street scene, which would not be out of character with other properties in the surrounding area to the detriment of the layout of the street.

The proposals will justify the planning application to demonstrate that the proposal will not contradict relevant planning policies and to show that the scheme will have a beneficial outcome for the surrounding area in terms of a side extension that should work effectively on the street scene and does not impede on the visual character of the existing detached dwelling.

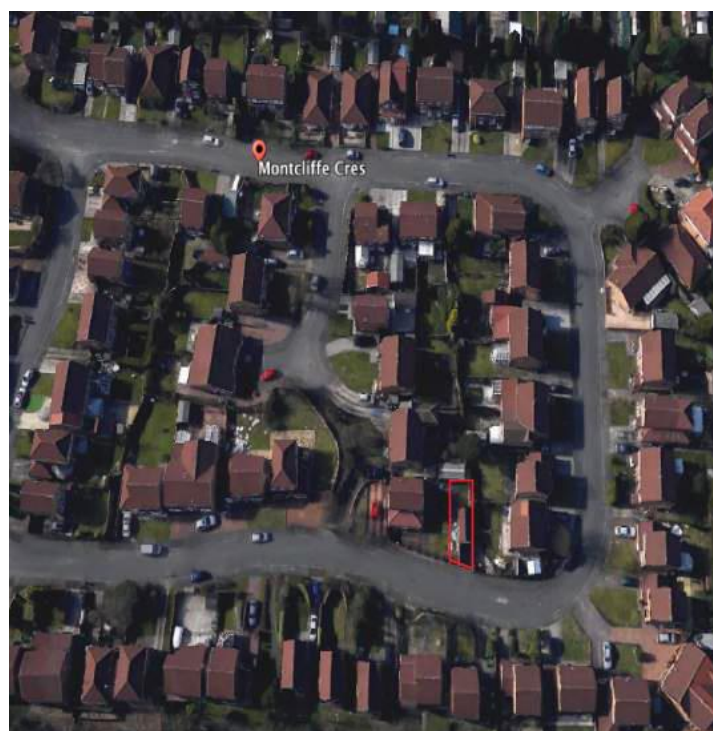
If the Council is unsatisfied with the proposals, the applicant can submit a revised proposal for planning approval.

SITE DESCRIPTION

The property subject of this planning application is number 32 Montcliffe Crescent, a two-storey detached property on the east side of Montcliffe Crescent. It is a modern property with gardens to the front and rear. The front being open plan, with the rear that includes an outbuilding. There is an off-road parking provision outside the site boundary. A black ornamental metal gate access leads to the rear garden space with the outbuilding. The property has previously been extended with a single storey side extension.

The property is located within the Whalley Range ward of the City.

The area is predominantly residential, comprising semi-detached and detached properties.



PLANNING POLICIES

Core Strategy

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11 Jul 2012. It is the critical document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long -term strategic planning policies for Manchester's future development.

Several UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. The Core Strategy must decide on planning applications in Manchester, saved UDP policies and other Local Development Documents.

Policy DM 1, Development Management - Follows the principles advocated in the policies above and informs that all development should regard the following specific issues for which more detailed guidance may be given within a supplementary planning document.

The relevant issues are given below:

- The appropriate siting, layout, scale, form, massing, materials, and details will be reviewed.
- Impact on the surrounding areas regarding the proposed development's design, scale and appearance. Development should have regard to the character of the surrounding area.
- Effects on amenities include privacy, light, noise, vibration, air quality, road safety, and traffic generation. This ruling could also include proposals sensitive to existing environmental conditions, such as noise.

Policy SP1 'Spatial Principles' states that priority will be given to creating neighbourhoods of choice outside the regional centre. In particular, developments that contribute positively and enhance areas for residents will be supported.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) is a material planning consideration for planning applications. The NPPF states that the planning system must contribute to achieving sustainable development. These are encapsulated into three categories: economic, social and environmental.

The National Planning Policy Framework (NPPF) provides the overarching planning policy framework against which all local and neighbourhood plans should be prepared and against which all planning applications are determined.

Paragraph 8 of the NPPF establishes that there “are three dimensions to sustainable development: economic, social, and environmental.” These dimensions give rise to the need for the planning system to perform several roles:

“an economic role – contributing to building a robust, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time. To support growth and innovation; by identifying and coordinating development requirements, including infrastructure provision.

a social role – supporting strong, vibrant, and healthy communities by supplying of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy” (p.5).

As detailed in Paragraph 11, at the heart of the NPPF is a presumption favouring sustainable development, which should be seen as “a golden thread running through both plan-making and decision-taking” (p.4). NPPF Paragraph 11 sets out how the presumption in favour will apply to planning and decision-making. As the development plan is already in place for the Council in the form of the adopted Core Strategy, Area Action Plan and adopted Site and Detailed Policies Document, it is the policy in the second part of NPPF paragraph 11 concerning the application of the presumption in favour to decision making that is relevant. This policy advises that development that accords with the development plan should be approved “without delay”.

Paragraph 17 of the NPPF states that within the overarching roles the planning system should play, core land-use planning principles should underpin plan-making and decision-making. These principles include that planning should (pp. 8):

“not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives; always seek to secure high-quality design and a good standard of amenity for all existing and future occupants of land and buildings; take account of the different roles and character of different areas to support the transition to a low carbon future in a changing climate, taking complete account of flood risk and coastal change contribute to conserving and enhancing the natural environment and reducing pollution.

Allocations of land for development should prefer land of lesser environmental value, where consistent with the other policies in this Framework; and actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable”.

About delivering a wide choice of high-quality homes, paragraph 76 requires local planning authorities to “boost significantly the supply of housing” (p.21), and paragraph 77 states: Housing applications should be considered in the context of the presumption in favour of sustainable development” (p.21).

When discussing development which relates to a heritage asset or Listed Building, Paragraph 190 states that:

“In determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and the desirability of new development making a positive contribution to local character and distinctiveness”.

The Government also attaches great importance to the design of the built environment, which is illustrated in section 12 of the NPPF. NPPF paragraph 130 states that planning policies and decisions should aim to ensure that developments:

- It 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.
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.
- Optimise the site's potential to accommodate development, create and sustain an appropriate mix of uses (including incorporating green and other public spaces as part of developments) and support local facilities and transport networks.
- Respond to local character and history, and reflect the identity of local surroundings and materials while not preventing or discouraging appropriate innovation.
- Create safe and accessible environments where crime and disorder and the fear of crime do not undermine the quality of life or community cohesion and
- are visually attractive because of good architecture and appropriate landscaping.

The Government attaches great importance to the design of the built environment. Good design is a crucial aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Unitary Development Plan (UDP)

The Core Strategy Development Plan has superseded the UDP. However, some policies have been saved and are still considered part of the planning process. Policy DC1 for Residential Extensions is still considered relevant. It states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- The general character of the property
- the effect upon the amenity of neighbouring occupiers

Extensions to residential properties will be allowed subject to compliance with other relevant policies of the plan and the following criteria:

- 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);
- They do not create an undue loss of sunlight, daylight or privacy;
- They are not out of character with the style of development in the area or the surrounding street scene by design, use of materials or constructional details;

RELEVANT PLANNING HISTORY

Due to its scale and size, this application has had a history of withdrawals due to concerns over the location of the existing property adjacent to the footpath on Montcliffe Crescent.

1. Retention of 3 bedroom single storey dwelling house (Class C3)
32 Montcliffe Crescent Manchester M16 8GR
Ref. No: 135281/FO/2022 | Validated: Wed 26 Oct 2022 | Status: Decided – Refused
2. Erection of a single-storey outbuilding in the rear garden following demolition of the existing garage.
32 Montcliffe Crescent Manchester M16 8GR
Ref. No: 120363/FH/2018 | Validated: Mon 18 Jun 2018 | Status: Decided – Approved
3. Application for a Certificate of Lawful Proposed Development for an Outbuilding
32 Montcliffe Crescent Manchester M16 8GR
Ref. No: 119550/LP/2018 | Validated: Thu 29 Mar 2018 | Status: Decided – Approved
4. Erection of a single storey building to form residential accommodation within rear garden following demolition of existing garage
32 Montcliffe Crescent Manchester M16 8GR
Ref. No: 116586/FO/2017 | Validated: Wed 21 Jun 2017 | Status: Decided – Withdrawn
5. Erection of a two storey three bedroom detached house following demolition of detached garage
Detached Garage In Garden Of 32 Montcliffe Crescent Manchester M16 8GR
Ref. No: 115108/FO/2017 | Validated: Fri 10 Feb 2017 | Status: Decided – Withdrawn
6. Erection of a 2-metre-high boundary wall with timber infill panels and access gates
32 Montcliffe Crescent Whalley Range Manchester M16 8GR
Ref. No: 087382/FH/2008/S1 | Validated: Wed 06 Aug 2008 | Status: Decided – Approved
7. Erection of a two-storey rear extension and two single storey side extensions to form additional living accommodation
32 Montcliffe Crescent Whalley Range Manchester M16 8GR
Ref. No: 085675/FH/2008/S1 | Validated: Wed 30 Jan 2008 | Status: Decided – Approved
8. Erection of a two-storey rear extension and single storey side extensions to form additional living accommodation
32 Montcliffe Crescent Whalley Range
Ref. No: 071879/FH/2004/S1 | Validated: Tue 18 May 2004 | Status: Decided - Approved

PROPOSED DESIGN

After planning permission for a first-floor side extension has been denied, the applicant has had to find ways to seek planning permission by reducing the size of the extension on the front, rear and side elevation in which the distance between the first-floor side extension and the side boundary is approximately 2.9m. The proposed roof design will be positioned below the existing roof dwelling to maintain the original character of the dwelling and the design will include a gable end wall. The proposed extension and internal alterations will allow for the addition of two bedrooms.

PRINCIPAL DEVELOPMENT

The principle of the proposal is to create a first-floor side extension that is acceptable where it creates additional residential accommodation on a residential property within a residential area. The layout consists of an extra bedroom with an ensuite with two translucent window glass to prevent looking into the neighbour's properties.

SCALE

The applicant proposes to build a first -floor side extension with a gable end and a pitched apex roof to match the existing roof style. The proposed design is considered to have no detrimental impact on the neighbouring properties because the bulk of the proposal is located on the side adjacent to the site boundary. The proposed first-floor side extension does not impact the residential amenities enjoyed by the neighbouring properties. It does not result in loss of privacy or light, overbearing and overshadowing. It is improving the amenity of the occupants of 32 Montcliffe Crescent who, with a growing family, need the additional space for the house to function for them.

VISUAL

The proposed double-storey side extension consists of bricks that match the existing dwelling, with red tiles that match the colour and style. uPVC windows will be used to match the existing windows to maintain the design balance of the detached property. Rainwater guttering material is also uPVC but brown in colour.

It is not considered that the proposal would have a detrimental impact on the visual amenity of the neighbouring properties, nor on the character of the property itself or the area within which it is located. The overall height of the added extension is 6.2m and below the existing dwelling height.

SIZE

The design of the submitted extension is considered less bulky and top-heavy. It complements the character of the design of the host property, which also retains subservience to the existing property. The scheme itself no longer dominates the streetscene.

PARKING

The proposed extension does not affect the parking arrangements in which the garage will remain the same, which means the dwelling is still entitled to two parking spaces on site.

COUNCIL POLICIES ON RESIDENTIAL EXTENSIONS

According to Manchester City Council's Citywide Development Control Policies, DC1.3 and DC1.4, the new proposed first floor side extension adheres to the general character of the property, in which the original dwelling is still maintained.

The proposed side extension should not affect the amenity of neighbouring occupiers. The planning inspectorate acknowledged that there would not be any overbearing impact on those occupiers or those of the neighbouring property at the rear.

There is a need to create extra accommodation spaces to enable people to adapt their houses appropriately to meet changing household needs, in which homeowners prefer to develop their homes rather than buy a new house.

The proposed side extension should complement the overall appearance of the dwelling in the street scene. This design reduces the proposed scale and mass of the extension in which the architectural design selection supports the existing dwelling of the property design framework.

In considering proposals for the first-floor side extension, the Council can ensure that the revised proposals have fulfilled the development potential of the gap between the side boundary and the proposed side extension. The proposed side extension on the first floor will not create a terracing effect, which would be sympathetic to the street's character. The actual or potential result of building the extension will create a large gap between the properties, bringing a strong visual relationship between the elements involved.

30 Montcliffe Crescent has won an appeal to build a two-storey side extension where the scale and size do not impact the amenity and street scene. No issue with the proposed side extension is small scale in which the original dwelling will not be affected.

The planning officer needs to acknowledge the struggle for applicants to buy new homes and have to utilise creative ways to accommodate this demand for more living space, but at the same time, ensuring that the amenities of neighbours are protected and that the overall character of the surrounding area is not harmed in which the side extension should have an impact on the street scene.

RECOMMENDATIONS

If the appointed planning officer refuses the proposals for this planning application, then the other idea is considered for a recessed 0.5-1m front elevation reduction that is reflected upon neighbouring properties. For example, 14 Montcliffe Crescent has had a similar issue in proposing a first-floor side extension where the site application had a series of refusals to add an extra extension but successfully achieved approval after intense consultation between the Council and local councillor regarding the applicant's concern to not being allowed to develop a property that is needed for a growing family.

Here is a list of properties that followed the prototype of first-floor side extensions or similar within the area that were approved:

40 Montcliffe Crescent Manchester M16 8GR

Erection of a part single/part 2-storey side extension and a two-storey rear extension to form additional living accommodation

16 Montcliffe Crescent Manchester M16 8GR

Erection of 2-storey side extension, part single part 2-storey rear extension together with new front porch, creation of additional parking space and extended dropped kerb.

14 Montcliffe Crescent Manchester M16 8GR

Erection of first-floor side extension to form additional living accommodation

4 Montcliffe Crescent Manchester M16 8GR

Erection of a first-floor side extension to form additional living accommodation

2 Montcliffe Crescent Manchester M16 8GR

Erection of part single, part two-storey rear and side extensions to provide additional living accommodation

27 Montcliffe Crescent Manchester M16 8GR

Erection of a part single, part two storey side and part single part two storey rear extension linking to the garage and additional single storey rear extension to the garage to form additional living accommodation

61 Montcliffe Crescent Manchester M16 8GR

Erection of a two-storey side and rear extension together with a first-floor side extension to provide additional living accommodation.

20 Montcliffe Crescent Whalley Range Manchester M16 8GR

Erection of first-floor extension to side and rear to create additional living accommodation (Class C3)

65 Montcliffe Crescent Whalley Range Manchester M16 8GR

Erection of a first-floor side extension and two-storey rear extension and conversion of garage into additional living accommodation

7 Stoneyfield Close Whalley Range Manchester M16 8GT.

Erection of first-floor side and rear extensions to form additional living accommodation – Approved.

Overall, the proposed first-floor side extension represents a design alternative that has been sensitively and carefully considered; with the considerations of design measures taken to reduce impact and compliance with relevant policies, it is thought the scheme is a positive and viable option that will have minimal impact on the amenities of adjoining occupiers; therefore, there seems clear justification to recommend this application for approval.

The proposal would result no redevelopment of an existing dwelling to provide better living conditions in a sustainable location for the applicant's family. This aim would be by the aims and objectives of local and national policies. In conclusion, the proposed redevelopment of the site is by both local and national planning policies and objectives. **To achieve planning permission, the applicant is open to revised design options and recommended amendments for a first-floor extension during the planning application process.** According to the proposed drawings submitted to the Council, the scheme would result in a sustainable development that is in harmony with the locality and would not harm neighbouring properties.

CONCLUSION

This Planning Statement demonstrates that the proposed development complies with the adopted development plan and national policy and will contribute to meeting the core strategy development expectations within Manchester City Council.

The proposed development would provide a high-quality use of redevelopment design for a dwelling.

This Planning Statement demonstrates that the proposed development fulfils the potential of the existing buildings and will ensure long-term preservation. The proposed development would respect the importance of the existing character of the building design. It would not adversely impact the surrounding area or the existing road network.

Having addressed in this statement that several properties along Montcliffe Crescent have already submitted and been approved for similar applications gives more significant support to the application for approval.

The proposed development is therefore considered to contribute towards the Council's housing needs. Throughout this Planning Statement and the suite of technical documents supporting the application submission, it has been demonstrated that any harm arising from the proposals will not "significantly and demonstrably outweigh the benefits" of the scheme.

Therefore, the planning application and proposals are commended to MCC for due consideration.