

Planning Statement

For

Mian Properties

In Support of a Full Planning
Application at No 8 Deerpark
Road, Whalley Range M16 8FR

September 2023



MIALEX

Innovative Planning Solutions

Work.Life
Core Brown St
MANCHESTER M2 1DH

www.mialex.co.uk

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1 INTRODUCTION

- 1.1 This Planning and Design Statement has been prepared on behalf of Mian Properties in support of a full planning application for a basement conversion to form two self contained flats, together with the internal remodelling of the wider property and associated external alterations to form a total of 5 self contained apartments (Use Class C3) with associated refuse, landscaping, parking and cycle storage.
- 1.2 The development proposal has been informed by the Council's assessment of the previous application relating to the site (Ref 136419/FO/2023) which was withdrawn in June 2023 as summarised at Section 3.
- 1.3 The Statement addresses the following matters:
- A description of the site and surroundings;
 - A review of the background and history of the site;
 - A summary of the development proposal;
 - An assessment of relevant planning policy;
 - An appraisal of the relevant planning and design issues, and
 - Conclusions.
- 1.4 Accordingly, this Statement addresses the design principles and concepts that have been applied to the development in respect of the location, use, layout, scale and appearance – in relation to the site's context. As such, the Statement meets the requirement to formally state how design and access issues have been considered.
- 1.5 The Statement should also be read in conjunction with the following documentation submitted in support of the application, namely:
- Drawings Package (prepared by Create It Studios).
- 1.6 The submissions conclude that the development proposal is acceptable and supportable in planning terms.

2 SITE AND SURROUNDINGS

- 2.1 The site comprises a three storey (plus basement) semi detached residential property positioned on the northern side of Deerpark Road.
- 2.2 The building has been subdivided into two self contained flats at first and second floor level. The ground floor accommodates a small (substandard) three bed HMO whilst the basement is currently used for storage purposes.
- 2.3 The property features attractive bay window and external brickwork detailing which reflects its position within the Whalley Range Conservation Area and is set back approximately 6 metres from the tree lined roadside.
- 2.4 The original gateposts are in a state of disrepair but remain visible either side of the vehicular access which leads to a hardstanding area to the side of the property and a close boarded timber gate/fence beyond. To the rear of the gate/fence is a large unmaintained garden area which is overgrown and accommodates an outbuilding, an abandoned vehicle and other debris/building materials.
- 2.5 In its current state, the site forms an untidy feature within the streetscene which detracts from the visual quality and character of the Conservation Area. Please refer to the extract of the site location plan and photographs below.



Image 1 – Extract of site location plan



Image 2 – Photograph of vehicular entrance to site from Deerpark Road. Note the untidy refuse arrangement (due to lack of dedicated storage), original gate posts in a state of disrepair, hardstanding to the side of the property and closed boarded gate/fence preventing views of the rear garden beyond.



Image 3 – Photograph of side elevation from driveway – note the general untidy nature of site and brickwork/detailing in need of restoration.



Image 4 – Photograph of un-landscaped/underutilised rear garden with abandoned vehicle and building materials /debris visible.



Image 5 – Photograph of un-landscaped/underutilised rear garden with abandoned vehicle and outbuilding visible.

3 PLANNING HISTORY

- 3.1 Relevant to this case is the most recent application at the site (Ref 136419/FO/2023) which proposed a basement conversion to form two self contained flats, together with the internal remodelling of the wider property and associated external alterations to form a total of 5 self contained apartments (Use Class C3).
- 3.2 The application was validated on 22nd March 2023 but subsequently withdrawn by the applicant on 22nd June following the receipt of comments from the Case Officer outlining several concerns as summarised below:
- The creation of a flat in a basement in the property would represent an over-intensive use of the property. The additional comings and goings and the associated noise and disturbance generated by the additional occupiers would be detrimental to the levels of residential amenity enjoyed by the occupants of those properties adjoining the site. The proposed development is therefore contrary to Policy DM1 of the Manchester Core Strategy Development Plan Document.
 - The proposed development would harm the character of the street scene and the Conservation Area in particular due to the loss of a significant proportion of the front garden and rear garden area that would be necessary for car parking and is therefore contrary to saved Policies DC18.1, DC5 of the Unitary Development Plan, SP1, DM1 and EN3 of the Manchester Core Strategy Development Plan Document.
 - The proposed development by reason of its location in the basement would create unsatisfactory units of living accommodation which would lack the level of amenity that the occupants of the flat would expect to reasonably enjoy contrary to Policy DM1 of the Core Strategy and saved Policy DC5 of the UDP.
- 3.3 In light of the detailed feedback received, the applicant instructed Mialex to review the case and to assist in preparing a revised scheme which seeks to comprehensively address the key concerns and comments of the Council, as summarised in Section 6.

4 THE PROPOSAL

4.1 Full planning permission is sought for a basement conversion to form two self contained flats, together with the internal remodelling of the wider property and associated external alterations and enhancements to form a total of 5 self contained apartments (Use Class C3) with associated refuse, landscaping, parking and cycle storage.

4.2 Please refer to the full schedule of accommodation (including breakdown of internal floorspace) below:

Flat Number	National Space Standard Requirement	Gross Internal Area	Outlook	Amenity Space
Apartment 1 (1B/1P)	37 sqm	39 sqm	Dual	250 sqm communal garden
Apartment 2 (1B/1P)	37 sqm	39 sqm	Dual	250 sqm communal garden
Apartment 3 (2B/4P)	70 sqm	78 sqm	Dual	250 sqm communal garden
Apartment 4 (2B/23P)	61 sqm	67 sqm	Triple	250 sqm communal garden
Apartment 5 (1B/2P)	50 sqm	55 sqm	Dual	250 sqm communal garden

4.3 As demonstrated on the drawings package, the revised proposal will incorporate a series of external enhancements which seek to respond to the concerns previously raised by the Council, as explored in detail at Section 6 and summarised in turn below:

- The inclusion of an additional window within the western side elevation to provide enhanced outlook and sunlight/daylight for occupiers of Flat 2;
- General enhancements of the site for the benefit of residents and the wider Conservation Area, including:
 1. The restoration of the untidy rear garden to provide a high quality, landscaped communal garden for residents. The enhancements to the rear garden will also include the removal of the dilapidated outbuilding and abandoned vehicle, as well as all building materials and other debris.
 2. Removal of the existing solid gate to open up views of the landscaped rear garden from the streetscene;

3. Restoration of the original gate posts at the front of the site (Fern and Lea) to accord with guidance set out within the Whalley Range Conservation Area Appraisal;
4. Addition of further soft landscaping adjacent to the front boundary to enhance the relationship between the site and streetscene;
5. General improvements to the external fabric of the building including the replacement of all guttering and soil pipes together with the cleaning and restoration of all brickwork;
6. Provision of a secure, covered store for bicycles within the rear garden and dedicated refuse provision to the side elevation to remove visual clutter as demonstrated in Image 2.

4.4 Overall, the revised scheme will provide an improved living environment for occupiers (particularly Flat 2 at basement level) whilst ensuring that the site will be enhanced to make a significantly better contribution to the visual character and quality of the streetscene (and wider Whalley Range Conservation Area).

5 PLANNING POLICY

5.1 This section provides a review of relevant national and local planning policy and guidance.

NATIONAL POLICY

5.2 The National Planning Policy Framework (NPPF) was revised in July 2021 and sets out the Government's objectives for achieving sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development.

5.3 Development proposals that accord with an up-to-date Development Plan should be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, permission should be granted unless:

- The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the proposed development; or
- Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.4 Paragraph 8 confirms that there are three dimensions to sustainable development; economic, social and environmental. To achieve sustainable development, economic, social and environmental gains should be pursued in mutually supportive ways through the planning system.

5.5 The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. These sustainable objectives should be delivered through the preparation and implementation of plans and the application of the policies in the framework.

5.6 Guidance in paragraph 38 states that local planning authorities should approach decision-taking in a positive and creative way. They should work proactively with planners 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.

Delivering a Sufficient Supply of Homes

5.7 Paragraph 60 explains that in order to support the Government's commitment to significantly boosting the supply of homes, it is important that a sufficient amount and variety of land comes forward for development where it is needed, that needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

5.8 Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement set out in adopted strategic policies or against their local housing need where strategic policies are more than five years old. The five year supply should include an appropriate buffer. Where the local authority chooses to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan the buffer should be 10% to account for any fluctuations in the market during that year. In the event that there has been significant under delivery when measures against the Housing Delivery Test (November 2018 onwards) then a 20% buffer should be applied.

5.9 The NPPF is clear at paragraph 11 that housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five

year supply of deliverable housing sites or the Housing Delivery Test indicates that the delivery of housing was substantially below the housing requirement over the previous three years.

Promoting Sustainable Transport

- 5.10 To protect and exploit opportunities for the use of sustainable transport modes, development should be located and designed to give priority to pedestrian and cycle movements and have access to high quality public transport facilities; address the needs of people with disabilities by all modes of transport; create safe and secure places minimising conflicts between traffic and pedestrians; allow for the efficient delivery of goods and access by service and emergency vehicles; and be designed to enable the charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

Making Effective Use of Land

- 5.11 The NPPF recognises the need for the planning system to promote an effective use of land in meeting the need for homes and other uses. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.
- 5.12 Paragraph 120 (c) explains that the planning system should specifically give substantial weight to the value of using suitable brownfield land within settlements for new homes and other identified needs. Furthermore, sub-section (d) of this paragraph explains that planning should also promote and support the development of under-utilised land and buildings especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.
- 5.13 Sub Section (e) of paragraph 120 outlines that Council's should support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards) and can maintain safe access and egress for occupiers.
- 5.14 The chapter goes on to discuss how appropriate densities can be achieved. Paragraph 124 sets out that the planning system should support development that makes efficient use of land, taking into account the following:
- 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 or of promoting regeneration and change; and
 - e) The importance of securing well-designed, attractive and healthy places.

Achieving Well Designed Places

5.15 This chapter sets out at paragraph 130 that planning policies and decisions should aim to ensure that developments:

- 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;
- Are visually attractive as a result of good architecture and appropriate landscaping;
- Are sympathetic to local character and history including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation;
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks, and
- Create places that are safe, inclusive and accessible and which promote health and well-being.

Conserving and Enhancing the Historic Environment

5.16 The NPPF builds upon the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and requires at paragraph 192 that local planning authorities in determining planning applications 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 vitality, and
- The desirability of new development making a positive contribution to local character and distinctiveness.

5.17 Paragraph 202 advises that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

5.18 At Paragraph 203, it is stated that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Decision Taking

5.19 Guidance in paragraph 38 states that local planning authorities should approach decision-taking in a positive and creative way. They should work proactively with planners 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.

DEVELOPMENT PLAN

5.20 The Development Framework currently consists of the Manchester Core Strategy combined with several saved policies from the Unitary Development Plan (UDP) (2006).

5.21 Accordingly, the Core Strategy and UDP set out the detailed policies for consideration of planning applications within the City. The policies relevant to the assessment of the development proposal are summarised below.

Core Strategy

5.22 **Policy DM1 (Development Management)** states that development management should have regard to the following specific issues

- 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;
- Vehicular access and car parking;
- Effects relating to biodiversity, landscape, archaeological or built heritage;
- Green Infrastructure including open space, both public and private;
- The use of alternatives to peat-based products in landscaping/gardens within development schemes;
- Flood risk and drainage;

- Existing or proposed hazardous installations;
- Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques.

5.21 **Policy EN3 (Heritage)** confirms that 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.

5.22 New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

UDP

5.23 **Policy DC5 (Flat Conversions)** Outlines that in determining planning applications to convert properties into flats, the Council will have regard to:

- The standard of accommodation for the intended occupiers of the premises;
- Effects on adjoining houses as a result of noise from flats passing through party walls and affecting adjoining houses;
- Adequacy of car parking, off street car parking being normally required where practicable, and essential where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created;
- General effects on the character of the neighbourhood, including the extent to which flat conversion schemes and the retention of existing trees and shrubs;
- Adequate private outdoor amenity space;
- The desirability of achieving easy access for all, including disabled people (as a minimum, access for disabled people will normally be required in conversions of ground floor accommodation), and
- The satisfactory provision of refuse storage and collection facilities.

5.24 There will be a general presumption in favour of flat conversions within residential areas, on the upper floors of businesses within commercial areas and in properties on main road frontages, subject to other relevant policies of the plan. They will be particularly welcome where large, old, difficult to re-use properties are involved, and where proposed schemes provide investment enabling the retention and improvement of housing stock.

5.25 Notwithstanding this the Council will normally refuse permission for any developments in this category which:

- Do not provide accommodation to the Council's current approved standards;
- Are in tightly packed residential streets where there is no scope for off-street car parking and where there is an already acknowledged problem of on-street congestion;
- Involve conversion schemes without adequate private external amenity space;
- Are schemes without satisfactory refuse storage and collection facilities.

5.26 **Policy DC18.1 (Conservation Areas)** confirms that the Council will give particularly careful consideration to development proposals within Conservation Areas. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

- The relationship of new structures to neighbouring buildings and spaces;
- The effect of major changes to the appearance of existing buildings;
- The desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
- The effect of signs and advertisements, and
- Any further guidance on specific areas which has been approved by the Council.

6 PLANNING CONSIDERATIONS

6.1 The planning issues relevant to the development proposal were clearly identified by the Council in its determination of the recent (withdrawn) application at the site as summarised at Section 3.

6.2 Accordingly, the key issues that need to be assessed in accordance with the revised development proposal are outlined below.

Whether the creation of residential floorspace within the basement would represent an over-intensive use of the property, insofar as additional comings and goings and the associated noise and disturbance generated by the additional occupiers would be detrimental to the levels of residential amenity enjoyed by the occupants of those properties adjoining the site.

6.3 At the outset, it is important to appreciate the internal layout of the existing building as shown on the existing drawings package.

6.4 The ground floor of the existing building accommodates a three bed HMO (ie with unrelated residents occupying the separate bedrooms). There are also two self-contained flats located at first and second floor level.

6.5 Given that the scheme proposes to alter the ground floor layout to accommodate a single self-contained apartment, this will essentially counter balance the proposed introduction of two flats within the basement in terms of the overall number of occupants at the site.

6.6 Accordingly, there will be no discernible increase in the number of residents or the general comings and goings at the site and certainly no unacceptable adverse impacts arising in regard to noise.

6.7 It is also important to acknowledge that residential character of Deerpark Road and the immediate neighbouring buildings. For example, the adjoining property (No 6 Deerpark Road) has been subdivided into six separate flats as demonstrated by the Council Tax records for postcode reference M16 8FR <https://www.tax.service.gov.uk/check-council-tax-band/search?postcode=vZJl176xUxLdRNZn5zWxA&page=0>

6.8 Furthermore, the building positioned directly opposite the site on the southern side of Deerpark Road is a three storey residential building known as Roy Grainger Court which accommodates a total of 24 self-contained apartments.

6.9 There are also various other properties within the wider streetscene which accommodate residential apartments, so the general character of the streetscene (in regard to the general comings and goings of residents) will not be impacted by the proposed development.

6.10 Accordingly, we fail to see how the perceived increase in occupants at the site would somehow lead to an 'over-intensive' use of the property, or create additional comings and goings which would result in an unacceptable adverse impact upon the amenity of neighbouring occupants.

6.11 As specialist planning consultants, we are experienced in dealing with issues relating to noise and disturbance within planning applications and appeals. In our experience, the potential for adverse impacts upon neighbouring amenity usually arises from a change of use of a property to a fundamentally different use which would be potentially incompatible within an established residential area (such as a hot food takeaway).

6.12 This is on the basis of:

- Fundamentally different patterns of comings and goings when compared to the surrounding area (ie at different times of the day or late into the evening where the potential for adverse noise impacts is exacerbated);
- A significant increase in the number of comings or goings to the property;
- Potential for people to congregate near to the property that would result in the potential for adverse noise impacts;
- Increased car/vehicle/delivery movements.

6.13 None of the above issues apply to the scheme, which is an established residential use that has been occupied for a continued period without any records of complaint.

6.14 In the context of this assessment, the proposed scheme accords with Policy DM1 of the Manchester Core Strategy.

Whether the proposed development would harm the character of the streetscene and the Conservation Area

6.15 In assessing the previous application, the Case Officer contended that the proposed development would harm the character of the streetscene and the Conservation Area *“due to the loss of a significant proportion of the front garden and rear garden area that would be necessary for car parking”*.

6.16 This assessment is flawed and does not appear to have been based upon a clear understanding of the nature of the existing site.

6.17 As demonstrated at Section 2, the front courtyard area of the site is already laid to hardstanding and provides off-road vehicle parking provision. This space is proposed to be retained in association with the application, so there will be no loss of garden space.

6.18 Conversely, the proposed scheme will introduce new planting adjacent to the front boundary of the site resulting in a net gain in soft landscaping.

6.19 Furthermore, the untidy/underutilised rear garden will be restored to provide a high quality, landscaped communal garden for residents. The enhancements to the rear garden will also include the removal of the dilapidated outbuilding and abandoned vehicle, as well as all building materials and other debris shown within the site photographs.

6.20 Given the existing poor condition of the rear garden (and its screening from Deerpark Road behind a solid timber gate) we are unclear as to how the Case Officer could have concluded that its ‘loss’ would result in visual harm to the Conversation Area.

6.21 In any case, the rear garden is not proposed for car parking space as demonstrated on the proposed site layout plan. No additional parking spaces are required within the rear garden given the highly

accessible nature of the site (GMAL Rating 6) and the fact that there will be no discernible increase in the overall number of occupants when compared to existing.

6.22 As explained within Section 4, the revised scheme has been carefully designed to incorporate additional enhancements to the site as summarised below:

- Removal of the existing solid gate to open up views of the landscaped rear garden from the streetscene;
- Restoration of the original gate posts at the front of the site (Fern and Lea) to accord with guidance set out within the Whalley Range Conservation Area Appraisal, and
- General improvements to the external fabric of the building including the replacement of all guttering and soil pipes together with the cleaning and restoration of all brickwork, and
- Provision of a secure, covered store for bicycles within the rear garden and dedicated refuse provision to the side elevation to remove visual clutter as demonstrated in Image 2.

6.23 The revised scheme therefore provides an excellent opportunity to enable the site to make a significantly improved contribution to the visual character and quality of the streetscene (and wider Whalley Range Conservation Area) in accordance with Policies DM1 and EN3 of the Core Strategy and Policies DC18.1 and DC5 of the UDP.

Whether the proposed development (by reason of its location in the basement) would create unsatisfactory units of living accommodation which would lack the level of amenity that the occupants would reasonably expect to enjoy

6.24 In assessing the previous application, the Case Officer took the view that the proposed basement accommodation would provide an unacceptable living environment for occupiers (with particular reference to Flat 2).

6.25 The revised scheme therefore includes an additional window within the western side elevation to provide enhanced outlook and sunlight/daylight for occupiers of Flat 2 as shown on the proposed drawings package.

6.26 Accordingly, each habitable room at basement level will be served by at least one window. The cill height of the windows at basement level will be set at approximately 1 metre and extend to an overall height of 2 metres, meaning that good levels of outlook and sunlight/daylight will be provided for future occupiers.

6.27 It is also important to consider that all proposed (and reconfigured) apartments within the building will exceed minimum target national floorspace standards and access will be provided for all occupiers to the large, landscaped communal garden. Future residents will also benefit from immediate access to Alexandra Park to the east of the site. Space for secure refuse and cycle storage will be incorporated at ground floor level as demonstrated on the enclosed site layout plan.

6.28 These are all positive factors which help to demonstrate that occupiers will benefit from a good standard of living accommodation.

- 6.29 Furthermore, an additional benefit of the scheme is that it will facilitate removal of an existing 3 bed HMO at ground floor which provides a poor standard of accommodation for occupiers due to its room sizes.
- 6.30 On the basis of this assessment, the proposed development will provide acceptable living accommodation for occupiers in accordance with Policy DM1 of the Core Strategy and saved Policy DC5 of the UDP.

7 CONCLUSIONS

7.1 It is concluded that the revised development proposal is in accordance with the NPPF and the Council's adopted Development Plan. It therefore constitutes appropriate development and should be supported for the following reasons:

- It has been demonstrated that the scheme would not represent an over-intensive use of the property or result in any discernible increase in comings and goings or associated noise. Accordingly, there will be no harmful impact upon the amenity of occupiers of any neighbouring properties;
- The revised development incorporates a range of internal and external enhancements to the building and overall site. It therefore represents an excellent opportunity to enable the site to make a significantly improved contribution to the visual character and quality of the streetscene and Whalley Range Conservation Area, and
- The proposed development will provide acceptable living accommodation for future occupiers on the basis of existing and proposed windows at basement level, individual flats which exceed minimum target floorspace standards, immediate access to attractive communal garden space and Alexandra Park as well as secure cycle and refuse provision.

7.2 Overall, the scheme adopts the principles of sustainable development in relation to social, economic and environmental factors. This is because it recycles urban land and delivers a mix of residential dwellings which are accessible by a choice of travel modes including foot, cycle and public transport. The proposals thereby accord with the emphasis of national policy (set out within the NPPF), which confirms a presumption in favour of sustainable development.

7.3 In light of the above, the revised scheme has been demonstrated to comply with all relevant planning policies of the NPPF and adopted Core Strategy (most notably Policies DM1, and EN3) as well as Policies DC 18.1 and DC5 of the UDP and should be considered acceptable.