Proposed replacement of window with French Doors

Flat 2, Whitelow Lodge,
12 Whitelow Road M21 9HQ

Planning Statement

Application Site

Whitelow Lodge is a block of flats on the west side of Whitlow Street, south of the A6010. Flat 2 is located to the rear of the building.

The property is not a listed building and is not located in a Conservation Area. The building is constructed of red brick, with traditional finishes, and was converted in to 10 flats in 1991 via permission 038654.

Figure 1: Site Location Plan

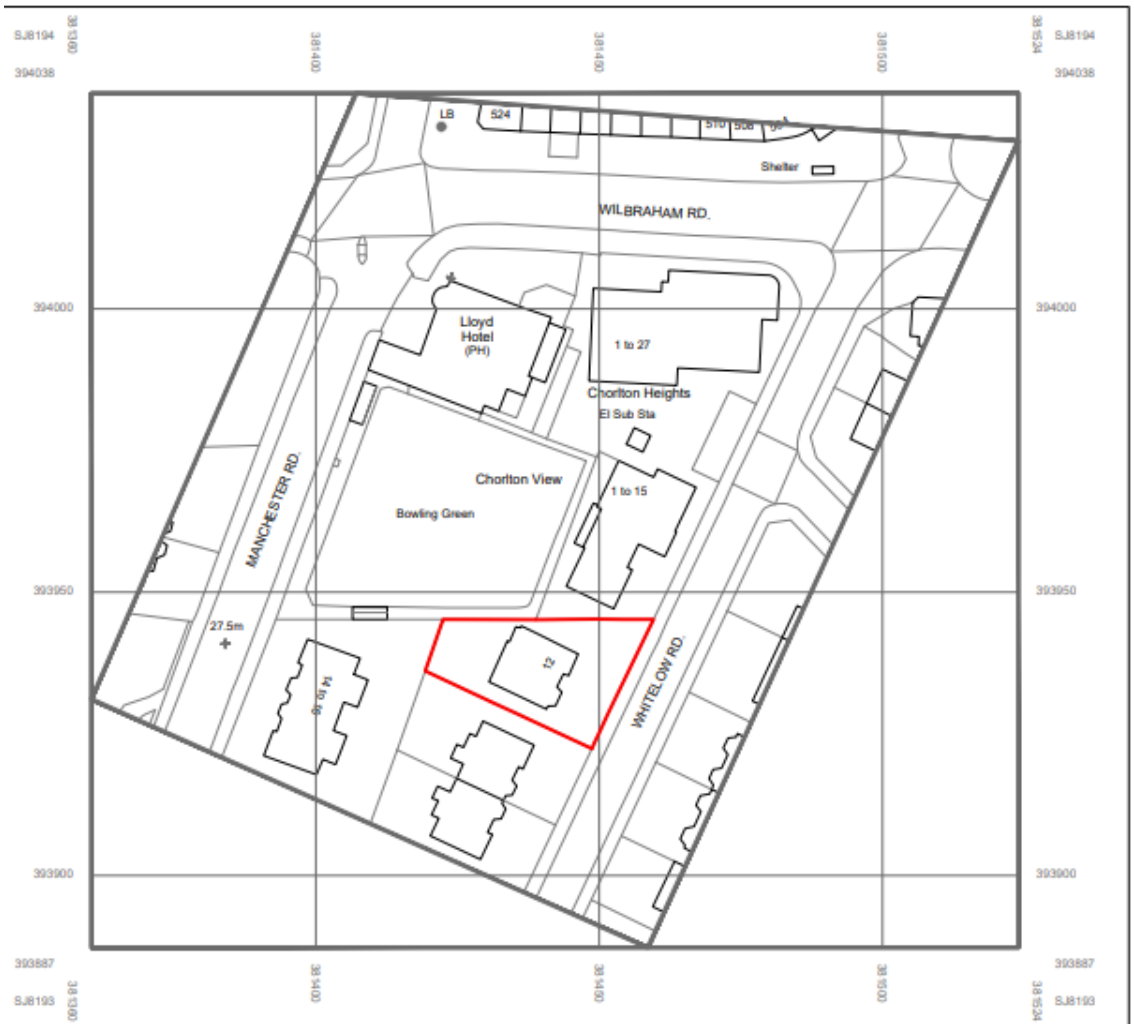
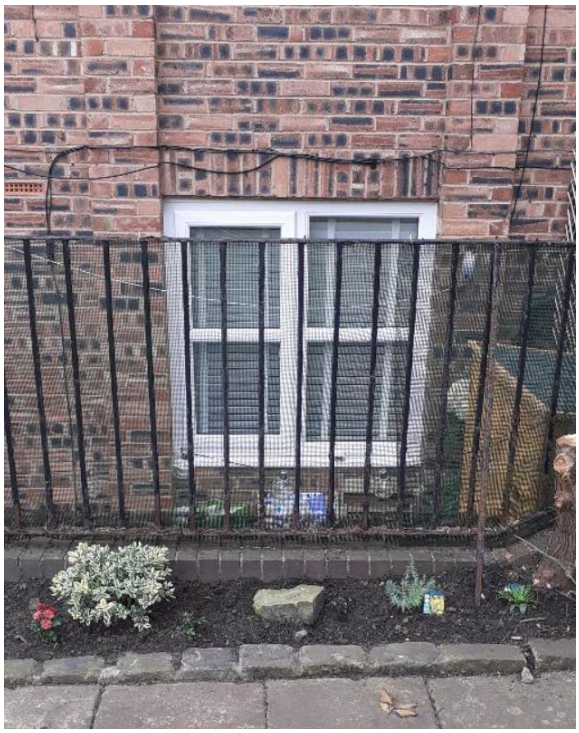


Figure 2: Elevation

Figure 3: Site Photo

The Proposal

The applicant is seeking planning permission to replace existing window and replacing it with a door to allow for direct access to the exterior of the flat.



Planning History

N/A

Planning Policies

The following policy and guidance documents are recognised as primary considerations for the decision of the associated application at the site location:

National Planning Policy Framework (NPPF 2023)

Manchester Core Strategy (2012)

Policy DM 1 - Development Management

Policy SP1 - Spatial Principles

Policy EN1 - Design Principles

Unitary Development Plan for the City of Manchester (1995)

Policy DC1

Supplementary Planning Guidance:

Guide to Development in Manchester SPD

Assessment:

Central Government policy is contained in the National Planning Policy Framework (NPPF) February 2023. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. Planning policies and decisions must reflect and where appropriate promote relevant EU obligations and statutory requirements.

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has 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):

i) 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;

ii) 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 well-designed, beautiful, and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

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

The applicant is seeking planning permission to replace existing window to the south elevation of flat 3 to French door with a shutter. The door would measure 0.775 metres wide and 2.1 metres long.

This proposal in not in a conservation area or a listed building.

Paragraph 11 of the NPPF confirms that there is a presumption in favour of sustainable development, and that development proposals that accord with an up-to-date development plan should be approved without delay.

Paragraph 11 of the NPPF also states that 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 this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Adopted Local Plan:

Manchester Core Strategy (2012)

Policies SP1, EN1 and DM1

Policy DM1 - Development Management states that all development should have regard to the following specific issues:

- Appropriate sighting, 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 common birds, road safety and traffic generation.
- Accessibility
- Adequate internal accommodation

Policy EN1 - Design Principles and Strategic Character Areas States that all development in Manchester will be expected to follow the principles of urban design and have regard to strategic character area in which the development is located.

Policy SP1 – Spatial Principles states that outside of the regional centre or the airport the emphasis will be on the creation of neighbourhoods of choice that provide high quality and diverse housing which meet local needs.

In all parts of the city should make a positive contribution to neighbourhoods of choice by creating well designed places that enhance or create character, and which protected and enhance the built environment.

Unitary Development Plan for the City of Manchester (1995)

Saved policy DC1

DC1.1 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 household needs;

d. the overall appearance of the proposal in the street-scene;

e. the effect of the loss of any on-site carparking.

The proposed door would face the rear elevation and would not cause any loss of privacy to the neighbours and therefore regarded as acceptable in amenity terms. It would seek to achieve high quality, safe, and no impact on the character of the area or neighbouring amenities.

In summary, the development constitutes appropriate development in this urban location.

Conclusion

Following a review of the applicable policy for this application and all material considerations, it is of our professional view that the development is in compliance with all applicable policies as previously illustrated above. The development is appropriate development that is not harmful to the character or appearance of the surroundings.

We see no reason for the council to refuse our request for planning approval and kindly request for a timely decision to be made in line with the applicable guidelines of the NPFF.

Should any further information be requested to assist in the council's assessment of the proposal, please do not hesitate to contact me directly.

Kind regards,

Studio Charrette Planning