

PLANNING DESIGN & ACCESS STATEMENT

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

SUBMITTED BY MR RYAN LEWIS

SITE ADDRESS

THE COACH HOUSE, 58 CENTRAL ROAD, DIDSBURY, MANCHESTER, M20 4ZA

GRID REFERENCE

SJ 84322 92314

PROPOSAL

**ERECTION OF A TWO STOREY SIDE EXTENSION TO FORM ADDITIONAL LIVING
ACCOMMODATION**

1. The Proposed Development

- 1.1.** The proposal is to extend The Coach House to offer additional living area by constructing a two storey extension within the curtilage of the existing dwelling.
- 1.2.** By way of planning history, consent was granted under reference 110545/FH/2015/S2 to extend The Coach House through the construction of an additional storey over the entire dwelling. It is considered that the new proposal has less physical and visual impact.
- 1.3.** The Coach House presently benefits from an open plan kitchen/dining/living area and ground floor WC. The first floor hosts two bedrooms and one bathroom.
- 1.4.** National minimum space standards require a 2 bed, 2 storey dwelling for four people to extend to a minimum of 79sqm. The Coach House does not meet this requirement as the gross internal area of habitable space extends to 72.5sqm (38.3sqm on the ground floor, 34.2sqm on the first floor). Clearly The Coach House is not a new build property, but it is interesting to note how the internal living area is substandard.
- 1.5.** The proposal will allow the applicant to create a third bedroom/study and additional living area.
- 1.6.** Manchester City Council recognise the importance of supporting the community in extending their homes through UDP Policy DC1 by enabling people to adapt their houses in appropriate ways to meet changing household needs. The UDP states that many people prefer to extend their existing homes rather than move, and the planning system needs to accommodate this demand for more living space. The Coach House is a detached dwelling which would be capable of accommodating a family with sufficient space to 'work from home' should the proposal be permitted. Manchester Council support the retention of family housing and appreciate why people prefer to extend their homes, as opposed to move out of the area. This is exactly the case brought before you with The Coach House.
- 1.7.** The Coach House occupies a plot of 180sqm. The dwelling itself equates to a footprint of 40sqm, which is 22% of the plot.

- 1.8.** The footprint of the proposed extension equates to the same as that permitted under Permitted Development rights for a single storey extension to a detached dwelling. This equates to the width of The Coach House and extends to 4.6m into the existing garden.
- 1.9.** In terms of planning policy, the proposal is submitted in accordance with the National Planning Policy Framework, Manchester Local Development Framework (Core Strategy) and the Extant Policies of the UDP and this is further discussed later in the Statement.

2. Planning Policy

- 2.1.** The proposed side extension will be subservient to the host dwelling and will not cause any detrimental visual amenity as per policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document and the National Planning Policy Framework.
- 2.2.** The proposed extension sits 600mm below the ridge of the existing Coach House to create a subservient extension. The Coach House is built of brick under slate roof. The proposed extension will match the existing materials to provide continuity of design. The majority of the structure will be obscured from the street scene due to the existing close boarded fence line.
- 2.3.** The surrounding dwellings are all 3 stories. No 58 benefits from a roof top terrace which looks down onto The Coach House. No. 56 is also 3 stories which looks down onto The Coach House.
- 2.4.** The Coach House is situated at the end of a cul-de-sac and is not prominently located within the street scene. The proposal would predominantly be hidden from view behind the existing fencing.
- 2.5.** The proposal would not create a dominant structure as the surrounding buildings are at least one storey higher than The Coach House, as shown in the images below.



Fig 2: Perspective Street scene



Fig 3: Aerial Visual

- 2.6.** There are a number of materials and extensions in the area which makes it difficult to define a clear vernacular style. By way of example, the adjoining building is a mixture of brick, large windows and flat roof with little architectural merit.



Fig 4: Photograph of front

- 2.7.** No. 58 benefits from a roof terrace which overlooks The Coach House. The elevation which faces The Coach House is rendered and painted in cream, with the remainder of the existing dwelling in brick.



Fig 5 & 6: Photo of No.58 in relation to The Coach House



- 2.8.** In terms of The Coach House, the materials would be in keeping with the existing dwelling and will not exceed the height of the existing dwelling.
- 2.9.** Policy DC1 recognises the need to support residents who prefer to extend their existing homes rather than move and that the planning system needs to accommodate this demand for more living space. The proposal is in accordance with Policy DC1 and accords with the Council's desirability to enable people to adapt their houses in appropriate ways to meet changing household needs. The proposal has been well designed and is subservient to the existing dwelling, the proposal does not project out in front of The Coach House, the proposal does not create an undue loss of sunlight, daylight or privacy. The design is in keeping with The Coach House and although the surrounding architectural styles are varied, it does incorporate high quality design with a range of traditional and modern building materials.

- 2.10.** In the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance Adopted April 2007, Paragraph 7.4 states that ‘Parts of the City have seen the loss of family housing in favour of flats to such an extent that the character and sustainability of these areas is jeopardised. We believe that the balance of development in such areas should now revert to the provision of a range of family housing more traditionally characteristic of these parts of the City, which can offer choice to local people and assist the sustainability of these neighbourhoods.’ The proposal is for the extension of a family home which will benefit the community through the support of a local family who will utilise the of local facilities, including the school.
- 2.11.** Manchester Council recognises the need to create dwellings which are of sufficient size to allow people to live comfortably. In Section 10 (Internal Design Principles and the Provision of Space within Housing), paragraph 10.1 states that ‘The Council will work with developers to promote a high standard of internal design for new and converted housing, to encourage and support innovation, and to improve internal space standards. In recent years the size of the rooms in new residential developments has reduced considerably and in many cases compares unfavourably with the majority of older properties. Such an approach can reduce the overall value of the housing stock, limits its long-term flexibility, and conflicts with our policies on sustainability and accessibility.’ Although this proposal is not for a new build property, it does adhere to the ethos of Manchester Council seeking to create housing with larger living space to create better housing.
- 2.12.** The proposal is in accordance with Policy SP 1 Spatial Principles as it will create a high-quality development which meets the needs of a local resident who has lived in The Coach House for 10 years. The proposal will make a positive contribution to West Didsbury.
- 2.13.** The proposal is in accordance with Policy DM 1 (Development Management) as it is appropriate in terms of its siting, layout, scale, form, massing, materials and detail. The proposal will not create a negative impact on the surrounding area in terms of the design, scale and appearance. There will

be no detrimental effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation or noise. The development remains to benefit from the existing sustainable transport links. The design provides for adequate internal accommodation and external amenity space. There are no impacts on the existing refuse storage and collection or vehicular access and car parking. There are no effects relating to biodiversity, landscape, archaeological or built heritage or green infrastructure including open space, both public and private.



Fig 7: Aerial image

2.14. Furthermore, the application site is located within a built-up urban environment whereby the distances between properties is on average 1.98m – 8.5m. See Diagram overleaf. The development would not be out of keeping with surrounding environment.

2.15. All of the surrounding buildings are higher than The Coach House. No 58 is 3 storeys with a roof top balcony which looks down onto The Coach House. In the elevation which faces The Coach House, the windows which would look onto the proposal include a bedroom and bathroom on the first floor. The distance from the boundary of the No. 58 and The Coach House's existing garden fence is 8.5m. However, The Coach House also owns a parcel of land which is not currently fenced off, although they do at times park their car there. If the occupiers of The Coach House decided to fence that area of ground and include it within their rear garden, the fence would be 5.4m distance to No.58.



Fig 9: Photo from No.58 to show ownership boundary

2.16. To further demonstrate this point, the diagram below is a sun movement tracker which plots the position of the sun over the property. As depicted, the proposal will not impact on No.58 due to the direction in which the sun travels from East to West. The orientation of The Coach House and the sun bears no impact on the amount of evening sunlight (or otherwise) which No 58 receives.



Fig 10: Sun Movement Tracker



Fig 11: Photo to show trees along fence line and beyond



Fig 12: Photo to show fence line

2.17 In the 'Guide to Development in Manchester Supplementary Planning Document and Planning Guidance Adopted April 2007', paragraph 10.9, it 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. Gardens are valuable within any development by contributing the following: A safe play area for children, Additional storage outside the house, The provision of outside drying area for clothes which additionally assists the environmental sustainability of a development, Space in which to relax which helps the overall sense of well-being, An increased amount of planting which enhances the quality of the natural environment, The space to provide home grown food which benefits the health of the local community.

2.18. Taking the SPD on board, the proposal will not impact the residential amenity of No.58 by removing opportunities for No.58 to create a safe play area for children, additional storage outside the house, the provision of outside drying area for clothes, space in which to relax or space to provide home

grown food which benefits the health of the local community. All of these aspects will not be impacted by the proposal.

3. Summary of Benefits

- 3.1.** The proposed extension utilises materials which are in keeping with the existing dwelling and provide a subservient design so as to not over dominate the existing dwelling.
- 3.2.** The proposed extension is supported by the National Planning Policy Framework, Manchester Local Development Framework (Core Strategy) and the Extant Policies of the UDP.
- 3.3.** The proposal will create a well-designed extension with a footprint which is allowed under Permitted Development.
- 3.4.** The proposal enhances and sustains local character. It promotes a high quality, legible development with a successful relationship between public and private space.
- 3.5.** The design of the proposed dwelling responds to the context of the local landscape, culture, form and scale.
- 3.6.** The amount of development is reflected in the context of the existing site which will provide for the efficient use of land whilst safeguarding quality of life.
- 3.7.** The layout of the proposal integrates with its surrounding environment and its position reflects the alignment of the surrounding dwellings.
- 3.8.** The scale of the proposal is considered appropriate for the surrounding environment and allows The Coach House to increase its floor area in accordance with National Minimum Space Standards.
- 3.9.** The location of the proposed dwelling within the site provides a sense of enclosure against the external spaces. The proposed dwelling will appear fully integrated within the existing landscape with a harmonious palette.
- 3.10.** It is not considered that the proposal will have a detrimental impact upon the surrounding area.
- 3.11.** The proposal will provide for the creation and support of jobs during the development and construction stage. The future occupants will also have a positive impact on the local economy.

3.12. The proposal will provide for a high quality development that will be visible from the public realm.

The proposal will have no negative impact upon community safety and it will create a safe and secure environment within its boundary. The proposal will also provide for a sense of ownership and responsibility for all parts of the development, meaning that the site will be well maintained and so should not attract anti-social behaviour.