



Planning Statement

No. 7 Toxteth Street, Openshaw,
Manchester, M11 1EQ

Prepared by:

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Section 1: Introduction

- 1.1 This report is produced by Elmfield Planning on behalf of the applicant and it presents a case in support of the application being approved. The report details the surrounding context of the Application Site, relevant planning policies, design principles and in assessment of relevant environmental considerations.
- 1.2 It is sought to demonstrate that the Application Proposal is of an appropriate design, responding well to its site context, and accordingly that the proposal is compliant with the Development Plan and other material guidance, when taken as a whole. It is also demonstrated that the impact of the proposal, with particular consideration to residential and visual amenity, would be limited.

Section 2: Application Site & Surroundings

- 1.3 The Application Site is a three-story semi-detached dwelling with a double width driveway to the front and side, and a garden to the rear. It's a new-build dwelling of modern design with a grey window frames and redbrick finish. The dwelling is set back from the highway, separated by a front garden that has a brick-wall and railings by way of boundary treatment. A planted tree inside the curtilage of the dwelling at the front forms part of the existing landscaping.
- 1.4 The Application Site is at the edge of a new-build housing estate and could be described as the end house. The other dwellings that make-up the estate are also mostly three-stories high, although there are variations in building form and appearance.
- 1.5 The multi-story apartment block on Fairfield Road is a notable feature in the setting of the site. The site is located at a transition between the residential character of Toxteth Street and the commercial character of Lyme Square shopping centre, located a short distance to the west. The Salvation Army building at the junction of Fairfield Road/Toxteth Street forms part of the non-residential setting.
- 1.6 The site is situated in Openshaw, a predominantly residential suburb of Manchester. The site has existing vehicle and pedestrian access via Toxteth Street which would not be altered as part of the Application Proposal.



Site Location. Image source: Google



Photo of Application Site, front elevation



Photo of Application Site, side elevation



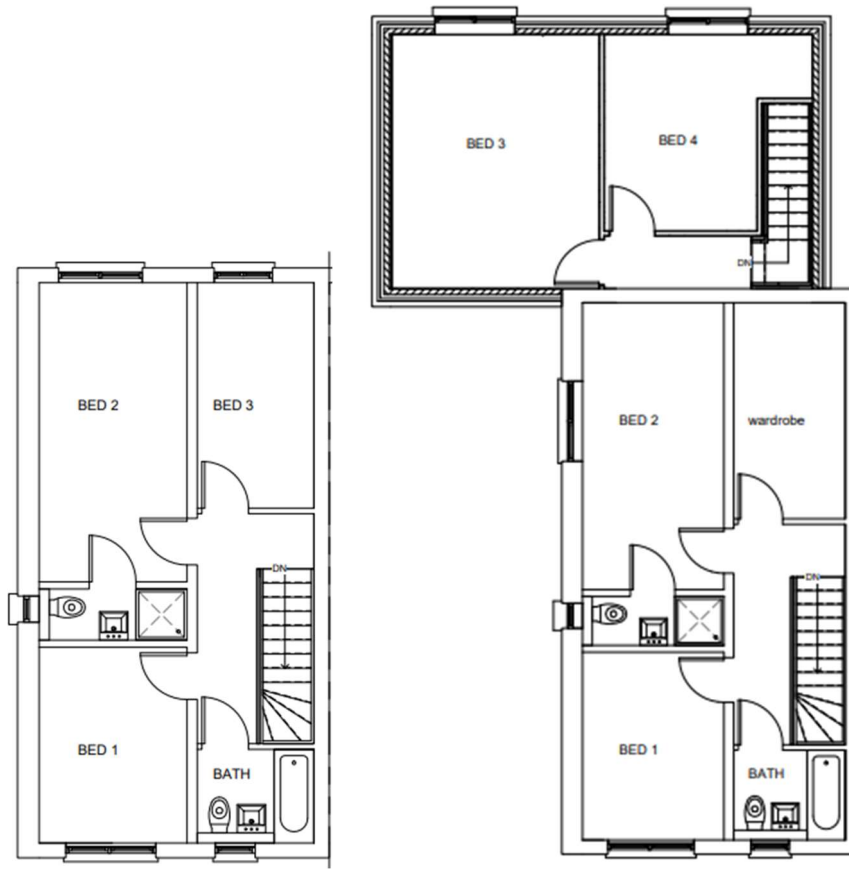
Photo of Application Site context. Image source: Google

Section 3: Application Proposal

- 1.7 It is proposed to build a part one-storey and part two-storey side and rear extension onto the existing dwelling. A dining room and garage would be created at the ground floor; and an additional bedroom and bathroom created at the first floor. The rear extension is part single and part two storey, extending 4m at the ground-floor and 3m at the first-floor. The side extension is two-storey, extending 3.06m out from the existing side elevation.
- 1.8 The proposal would provide much needed additional living accommodation and storage for the occupant's family, thereby improving their living conditions. The annex design of the first-floor extension allows for private and quiet living space for the applicant's elderly family, or for older children that are staying at home.

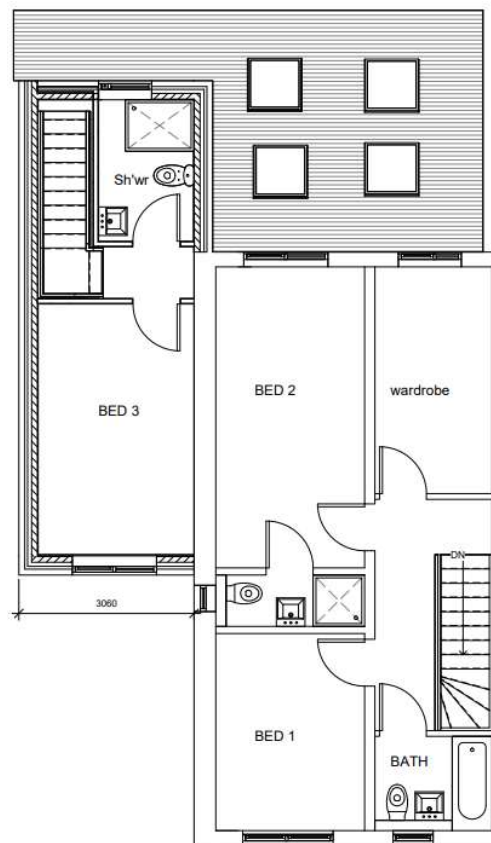
Section 4: Planning History

- 1.9 Other than the planning permission which allowed the dwelling at the Application Site to be built, the site has one previous planning case:
- Reference 136065/FH/2023 - Erection of 2 storey side and rear extension to form additional living accommodation (Withdrawn March 2023)
- 1.10 The Application Proposal features a revised design from that which was the subject of the afore-referenced planning application. The Case Officer for the withdrawn application raised concerns about the scale of the proposed development and the potential resulting impact on the amenity of neighbouring residents.
- 1.11 In response, and in the spirit of cooperating with the local authority, the Applicant has made notable design revisions with the aim of reducing the impact of the proposal. Design revisions comprise:
- a) First-floor rear extension reduced from 4m to 3m (as requested by Case Officer)
 - b) First-floor extension to the rear of the existing bedrooms has been removed from the design
 - c) Number of additional bedrooms reduced from 2No. to 1No
 - d) Additional bedroom now located at the side of the dwelling, above proposed garage as part of 3.06m side extension



Existing first-floor floor plan

Original design proposal



Revised design proposal

- 1.12 The revised design makes the rear extension considerably less overbearing to neighbouring residents, including to the adjoining dwelling (No. 9) and to the occupants of the neighbouring apartment block. The reduction in scale and creation of a stepped-roof design at the rear is much more in-keeping with the existing form and appearance of the dwelling. The reduction of the first-floor extension from 4m to 3m also reduces the massing of the building and improves its profile, particularly when viewing the side elevation from public viewpoints. The extension remains well below the existing ridge-line of the second floor which would not be altered in anyway.



Existing rear elevation

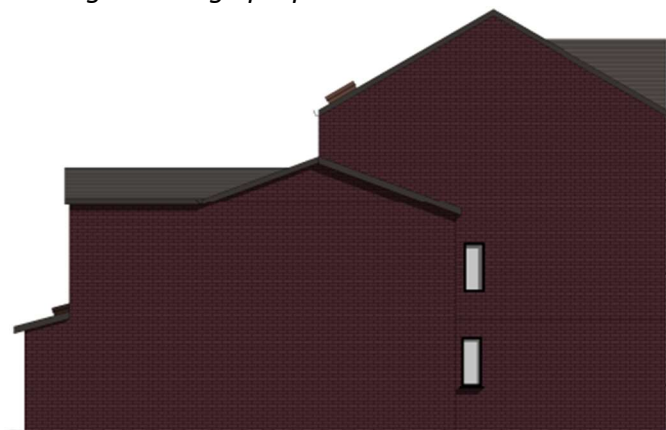
Original design proposal

Revised design proposal



Existing rear elevation

Original design proposal



Revised design proposal

Section 5: Planning Policy & Legislation

- 1.13 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the local development plan, unless material considerations indicate otherwise. Material considerations include the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG).

The Development Plan

- 1.14 Manchester's 'Core Strategy Development Plan Document 2012-2027' was reviewed and it does not appear to contain policies relevant to the proposal. Relevant policies from Manchester's 'Extant Unitary Development Policies' are detailed below.

Policy 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"*

Policy DC1.2

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 scene by virtue of design, use of materials or constructional details;*
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.*

- 1.15 In reference to Policies DC1.1 and DC1.2, the proposed use of matching materials such as the brickwork, window frame colour and rooftiles, will ensure the proposal is in character with the existing and adjoining dwelling.
- 1.16 The elevation profiles show that the extension would be subservient to the original dwelling, both in terms of proposed roof height and with respect to the width of the side extension. In terms of the rear extension, the Case Officer's request that the first-floor extension be reduced to 3m has been accommodated. The side extension does not project out in front of the original front elevation and is actually set well back. The

proposal complies for with the policy criteria that proposals should not be “excessively large or bulky”.

- 1.17 The impact on residential amenity is considered later in this statement and it will be sought to demonstrate that the proposal would not result in an “undue loss of sunlight, daylight or privacy”. Setting the side extension back from the front elevation also ensures that the proposal would not result in any loss of off-street car-parking.
- 1.18 The proposed changes to the scale and appearance of the dwelling are not considered to be out of character or excessive. Regardless, the changes must be weighed against the requirement of Policy DC1.1 that regard is to be had to *“the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs”*, as part of a balanced planning decision. This is wholly relevant to the Application Proposal because the occupant/applicant has a growing family and urgently needs the additional living accommodation proposed. The proposed garage is required for the storage of vehicles, personal possessions, refuse bins and bicycles.
- 1.19 This important consideration is further emphasised in the policy reasons section of the UDP which states:

*“Many people prefer to extend their existing homes rather than move, and **the planning system needs to accommodate this demand for more living space**, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The Council is not generally in favour of dealing with this issue by laying down firm rules about home extensions; the policy therefore allows each case to be looked at on its individual merits, having regard to a range of criteria”*
- 1.20 In reference to the above excerpt, the local authority is kindly requested to acknowledge that in the interests of reducing the scale of the proposal and subsequently its impact, that the applicant has significantly compromised by reducing the proposed number of additional bedrooms down to 1No, with an associated bathroom. The proposal is of the minimum amount feasible consistent with the objective of providing additional accommodation for their family. The first-floor proposal allows for integrated annex accommodation where by older children or elderly parents will have a separate bedroom and bathroom, and can easily go down stairs to use the enlarged ground-floor kitchen and dining room. In that respect, the “individual merits” of the proposal are credible.
- 1.21 Policy DC1.3 primarily relates to the desire for extension’s to not have flat roofs and Policy DC1.4 relates to side extensions not creating a terracing effect. The proposed pitch-roofs, and the location of the Application Site next to the open carpark to the apartment block, does not present any obvious conflict with these policies.

Guide to Development in Manchester Supplementary Planning Document (SPD)

- 1.22 The SPD is a material consideration to this application and the Application Proposal adheres to its design principles. In particular, under 'Design and Function', the guidance states *"Quality is much more than aesthetics. There should be no conflict between good design and buildings that function well and meet the needs of their occupants"* (para. 2.5). The new-build nature of the existing dwelling means that it will be possible to source extension building materials of the same quality and appearance as the existing, ensuring the alterations assimilate well. The proposed layout and design have been well thought out and will meet the needs of the occupants.
- 1.23 Under 'Energy Efficiency' the guidance states that *"Site layout and building design principles should maximise the capture and use of daylight and passive solar energy, whilst avoiding excessive solar gain in summer"*. The proposed ground-floor extension includes 4No. skylights and wide patio doors, designed to maximise natural daylight and reduce the need to use artificial lighting and its associated green house gases.
- 1.24 Under 'Construction Management' the guidance states *"building materials used in new development and refurbishment schemes to be environmentally friendly wherever possible, and encourages the use of recycled building materials, which is also energy efficient"*. The proposal will adhere to this by using the latest environmentally friendly materials. Furthermore, the existing bricks that would be removed to extend the ground-floor can be re-used in the extension, saving financial costs and improving the energy efficiency of the build.

National Planning Policy Framework

- 1.25 The NPPF is a material consideration to this application. Section 2 'Achieving Sustainable Development' states that *"The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs"* (para. 7). The proposal would meet the present needs of the applicant's family without compromising future generations. The proposal constitutes sustainable development and the "presumption is favour of sustainable development" applies, which means *"approving development proposals that accord with an up-to-date development plan without delay"*. Earlier parts of this statement aimed to show that the proposal accords with the development plan.
- 1.26 Section 11 'Making effective use of land' states that 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"* (para. 119) 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 (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)"* (para. 120). This is relevant to the proposal because the Application Site

has a double width driveway – wider than others on the road – which is currently under utilised and would under this proposal be used more effectively through the creation of additional living accommodation, which is much needed. The proposal supports the objectives of Section 11.

- 1.27 The proposal adheres to Section 12 ‘Achieving well designed places’ which aims to ensure that developments “(a) 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; (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; (c) are 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)”. The proposal would meet the functional needs of its occupants, would be attractive and in-keeping with the existing dwelling, and is sympathetic to local character, whilst allowing alterations to the building to facilitate increased occupant density.

National Design Guide

- 1.28 The National Design Guide (published 2001) forms part of the government’s Planning Practice Guidance and is therefore material to this application. The national design guide sets out the characteristics of well-designed places and demonstrates what good design means in practice.
- 1.29 Under ‘Homes and Buildings’ the guide states “*Well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well being of their users and all who experience them... They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time*” (para. 120 & 121). The proposed design is flexible and functional for the applicant’s family, including the first-floor annex which will allow for a private living space for older children living at home or elderly parents i.e. “aging population and cultural differences”.
- 1.30 The proposed bedroom on the first-floor and accompanying bathroom will provide a separate space from the main house where family members amenity and privacy will not be disturbed by activity from the main living accommodation on the ground-floor. This principle is supported by the guide which stipulates that good design should factor “*comfort, safety, security, amenity, privacy, accessibility and adaptability*” (para. 124)
- 1.31 The proposed garage will allow a combination of refuse bin storage, cycle storage and vehicle storage, where it is presently absent from the existing dwelling design. Paragraph 134 of the guide advises that such storage facility should be integrated into homes and buildings. The proposal would alter the dwelling design to make it more compliant with the National Design Guide.
- 1.32 This links to Planning Practice Guidance ‘Planning for well designed places’ which states that significant weight should be given to designs that “*help raise the standard of*

design more generally in an area, so long as they fit in with the overall form and layout of their surroundings". The proposal presents one such opportunity by removing refuse bin and other clutter from the street-scene, instead allowing it be concealed inside the garage and thereby raising the design standard.

Section 6: Environmental Assessment

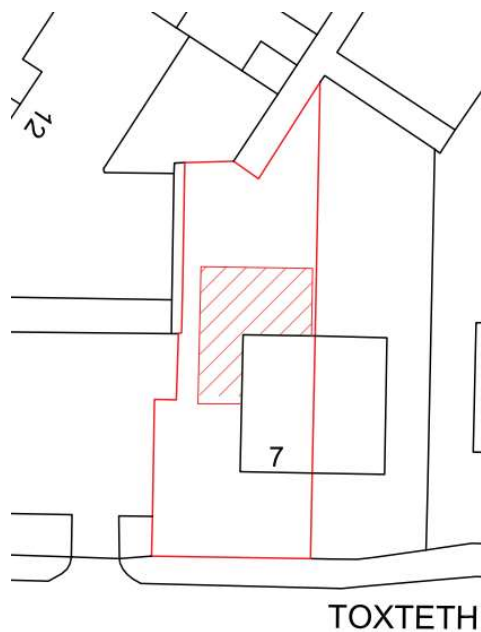
Residential Amenity

- 1.33 Policy DC1.1 advises that applications for residential extensions will be considered with regard to their affect on the amenity of neighbouring occupiers. Policy DC1.2 is more specific and states that extensions will be allowed, providing *"they do not create an undue loss of sunlight, daylight or privacy"*.
- 1.34 The images below shows that the rear garden of the Application Site is neighboured by the gable-end to the apartment block, which does not have any windows. The prevailing outlook from the apartment windows, located to the right of the gable-end in this photo, is across to the pair of semi-detached dwellings that neighbour the Application Site on Toxteth Street. The proposed extension, at just 4m ground-floor and 3m at the first-floor, would be subservient in scale relative to the apartment block gable and would in no way result in loss of sunlight, daylight or privacy.
- 1.35 In terms of the side extension, the width has been kept narrow at just 3.06m and allows a gap between the outer wall of the extension and the dwelling boundary which neighbours the apartment block carpark. The proceeding images show the relationship between the side extension and apartment balconies that front onto the carpark. Limiting the side extension to two-stories, well below the third-story ridge-line of the existing dwelling, and allowing the separation space discussed, would ensure that those apartments do not experience "undue loss of sunlight, daylight or privacy".





Outline of side extension in relation to Juliet-balconies



Site plan showing separation distance between side extension and dwelling boundary

Section 7: Summary

- 1.36 The Application Proposal features a revised design for an extension to an existing dwelling. The proposal aims to limit the impact of the development as far as is practicable, consistent with the proposal full-filling its planning need.
- 1.37 The proposal would provide much needed additional living accommodation and storage for the occupant's family, thereby improving their living conditions. The annex design of the first-floor extension allows for private and quiet living space for the applicant's elderly family, or for older children that are staying at home.
- 1.38 The proposal performs well when appraised against the Development Plan and other material policy documents. In particular, Policies DC1.1 and 1.2 of the UDP recognise that houses sometimes require adapting to meet the changing needs of their occupants; the Guide to Development in Manchester SPD with respect to the use of quality building materials and energy efficiency measures, both in the design and construction; the NPPF with respect to sustainable development, making efficient use of land, and design principles; and the National Design Guide with respect to the recognition that houses must meet the needs of an aging population in a way that is functional, private and protects their amenity, and with respect to the garage providing storage for refuse bins and bicycles to reduce street clutter, providing an opportunity raise the existing design standard.
- 1.39 It has been sought to demonstrate that the proposal would not unduly impact the amenity of neighbouring occupiers, with particular consideration to loss of light and overshadowing. Should the local authority take a different view on that matter then they are encouraged to acknowledge that, firstly, the policy test is 'undue' impact, which suggests a degree of tolerance; and secondly, that when taken as a whole, the proposal does comply with the Development Plan and other material policies.
- 1.40 It is considered that any deemed adverse effect resulting from the proposal would be very limited, and outweighed by the needs of the occupants of the Application Site and the opportunity to improve the design standard of the dwelling. The local authority is respectfully requested to approve the planning application.