

Planning Statement

Conversion of existing outbuilding and erection of ground floor extension to existing outbuilding to link with the existing dwelling to form additional living accommodation, with associated elevational alterations to outbuilding (resubmission of I34766/FH/2022).

21 Clifton Avenue, Manchester, M14 6UD

March 2023

Ref: 23017
Rev: B

1. INTRODUCTION

- 1.1 Plande has been appointed to submit a supporting statement for works at 21 Clifton Avenue, Manchester. The application is a resubmission of the previously approved application (ref: I34766/FH/2022) with minor amendments.
- 1.2 This statement, which should be read in conjunction with the supporting information submitted with the application, aims to give an appraisal of the planning issues and merits in context with planning and other policies, guidance and material considerations.
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2. LOCATION AND CONTEXT

- 2.1 The existing site comprises a two-storey traditional family home dwellinghouse, several outbuildings, parking and landscaping.
- 2.2 The property sits on a road of residential properties in a predominantly residential area. Due to the configuration of the site, the parking and amenity space is to the front of the property.
- 2.3 The Government flood map illustrates that the application site is within a known flood risk area. The building is located not within a Conservation Area. The site is located within the settlement boundary and has no specific local plan designation other than being within a Primarily Residential Area.

3. RELEVANT PLANNING HISTORY

- 3.1 A planning history search illustrates the following relevant planning applications for the application site:

 F08720- 21 Clifton Avenue, Fallowfield- Erection of a 2-storey block of 6 elderly persons flats. Refused 6 September 1978.

 F14897- 21 Clifton Avenue, Fallowfield- Single storey extension at side of house to form a bedroom and bathroom. Approved 4 March 1981.

 I34766/FH/2022. Conversion of existing outbuilding and erection of ground floor extension to existing outbuilding to link with the existing dwelling to form additional living accommodation, with associated elevational alterations to outbuilding. Approved December 2022

4. USE AND AMOUNT

- 4.1 The planning application seeks a resubmission of the recent approval, with all details remaining the same other than a slight increase in the height and length, at first floor of the outbuilding.
- 4.1 It is suggested that the use of the site will remain in keeping with and complementary to the vitality and mix within the area and will not have a negative impact on the amenity of the surrounding properties, the vitality, character, viability of the area as a whole. Furthermore, it is suggested that the amendments do not represent an intensification of the existing use.

5. LAYOUT OF THE PROPERTY

- 5.1 As above, no material changes are proposed to the proposals, from those recently approved, other than to the length and height of the outbuilding. The first-floor plan is proposed to be extended to facilitate an en-suite the bedroom. The roof height is proposed to be raised a little to facilitate a more efficient layout.



Figure 1. Proposed and Approved First Floor Plans



Figure 2. Proposed and Approved Front Elevation

- 5.2 The elevations generally remain as approved, with the front elevation remaining as approved. The side elevation seeks to retain the 4no. approved rooflights and full height windows, however the proposals seek to link these two sets together to increase the daylighting into the associated spaces.
- 5.3 It is suggested that the car-parking, bin storage, amenity space, design and appearance remain as per the recent approval, other than the changes listed above. The previous application considered these matters as acceptable.

6. THE NEED FOR THE AMENDMENTS.

- 6.1 The Applicant has provided the following statement to provide some background and need for the development:
 - 6.1.1 “Living with three generations under one roof can be a wonderful experience, but it also requires careful planning to ensure that everyone's needs and preferences are met. One crucial aspect of this planning is providing enough space to accommodate everyone comfortably.
 - 6.1.2 The current living accommodation provides for 2 bedrooms, and a makeshift room. We currently have no bathroom upstairs and this makes it extremely difficult for my elderly parents who are 81 and 70 to go downstairs to find a bathroom at night. This is also the case for the children to go to the bathroom at night.
 - 6.1.3 Our plan is to allow for them to have their own bathroom access at night. The need for extra bedrooms is important as each person require their own space, our daughter is at the age where it is not suitable to stay in the same room as her brother. It is common for our culture to have three generation to live in the same household.
 - 6.1.4 Overall, providing more space when planning for a household with three generations can help ensure that everyone feels comfortable, safe, and valued. It can also help prevent conflicts and promote family harmony.”

7. RELEVANT PLANNING POLICIES

- 7.1 The relevant policy considerations for the proposed development are the policies of the Manchester City Council Core Strategy (2012), saved policies of the Unitary Development Plan (UDP), relevant Supplementary Planning Documents as well as the National Planning Policy Framework.
- 7.2 The key local policies of the Core Strategy are suggested as being:
DMI, SPI, ENI
- 7.3 The key local policies of the UPD are suggested as being:
DCI.1, I.2, I.3

NATIONAL PLANNING POLICY

- 7.4 The National Planning Policy Framework (NPPF) was published in 2012 and revised in July 2021. The aim of the NPPF is to ensure there is a presumption in favour of sustainable development and that positive planning solutions are found to ensure development is brought forward. The NPPF is a material consideration in planning decisions as outlined in Paragraph 2 of the NPPF and Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 7.5 Sustainable development is broadly defined in Paragraph 8 of the NPPF as having three overarching objectives:
 - a) 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;

- b) 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 a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 7.6 The NPPF sets out Government planning policies for England and how these are expected to be applied. Paragraph 11 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and that a presumption in favour of sustainable development is at the heart of the NPPF. For decision-taking this means:
- Approving development proposals that accord with the development plan without delay; and
 - Where the development plan is absent, silent or relevant policies are out of date, grant planning permission unless:
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework as a whole; or
 - Specific policies in the Framework indicate development should be restricted.
- 7.7 Paragraph 20 outlines that strategic policies should set out an overall strategy for the pattern, scale and quality of development and make sufficient provision for community facilities, such as health, education and cultural infrastructure.
- 7.8 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way and should work proactively with applicants to secure development that will improve the economic, social and environmental conditions of the area.
- 7.9 Paragraph 47 states that planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.10 Paragraph 54 states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions.
- 7.11 Paragraph 125c) states that “local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).”
- 7.20 Paragraph 130 (f) states that developments should ‘create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 7.21 Paragraph 134 states that Local Planning Authorities should not refuse planning permission for buildings because of concerns about incompatibility with existing townscape, if those concerns have been mitigated by good design.
- 7.22 Promoting sustainable development is a key component of the NPPF and a substantial weight is given to encouraging economic growth with planning authorities being required to apply the presumption in favour of sustainable development.
- 7.23 The revised NPPF, in paragraph 8, states that “achieving sustainable development means that the planning system has three overarching objectives, which are independent and need to be pursued in mutually supportive ways” and are defined as Economic, Social and Environmental.

8 SCHEME ASSESSMENT

- 8.1 The following section will consider the compliance of the proposal with the Development Plan policies and material considerations for the alterations to the approved scheme. It provides an analysis of the main planning matters related to the works and a more detailed, policy-orientated assessment of planning considerations.

PRINCIPLE OF DEVELOPMENT

- 8.2 At Paragraph 7, the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 7 further states that, 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.
- 8.3 At Paragraph 11, the NPPF sets out a presumption in favour of sustainable development, which requires decision makers to approve applications that accord with the Development Plan without delay.
- 8.4 The recent approval considered the proposals acceptable in principle as "... many people prefer to alter homes and erect outbuildings rather than move, in order to meet the changing needs of families".
- 8.5 Furthermore, the property remained as a single dwellinghouse with the proposals not giving rise to any significant additional waste or car parking pressures.
- 8.6 It is suggested that the proposed amendments do not materially affect the proposals or principle of development.
- 8.7 The principle of development can therefore be considered acceptable in this location.

DESIGN AND APPEARANCE

- 8.8 The previous application considered the proposed materials were acceptable and sympathetic in design. The form of the outbuilding and insertion of the new windows were considered appropriate in size and positioning, and the conversion and alteration of the outbuilding was considered "pursuant to Policy DC1 of the UDP".
- 8.9 The proposals seek to increase the height and length, at first floor of the outbuilding however it is suggested that the proposals remain broadly consistent and proportional, remain policy compliant and remain in keeping with the character of the property and local area.
- 8.10 Furthermore, the proposed outbuilding remains lower than the adjacent properties and is suggested would sit well within the street scene, particular in relation to the adjacent property, 21a Clifton Avenue, which has a similar form, front elevation profile, scale and massing.



Figure 4: Existing Street Scene Photograph

RESIDENTIAL / VISUAL AMENITY

- 8.11 It is suggested that the nature and details of the proposed amendments means that there are no material differences in relation to overbearing, overshadowing, overlooking or visual intrusion.
- 8.12 The recent approval, confirmed that the proposed works to the outbuilding “.... would not give rise to any overlooking or privacy implications to no. 21a Clifton Avenue. As the skylights to be inserted within the outbuilding would be inserted in the roof plane closest to the applicant’s amenity space, it would not result in the rise of any overlooking or privacy implications to the applicant”.
- 8.13 The amendments seek to raise the roof by c. 1 m and increase the length of the first floor by c. 1 m. It is suggested that these amendments are not materially different from the original approval and do not materially affect the relationship between the application site and neighbouring properties.
- 8.14 It is understood that the adjacent property, 19 Clifton Avenue, has been converted into individual flats, including the basement. The most recent approval for the basement confirmed that the only side window approved related to a bathroom. From subsequent and earlier applications, it is understood that that repeats on other floors.

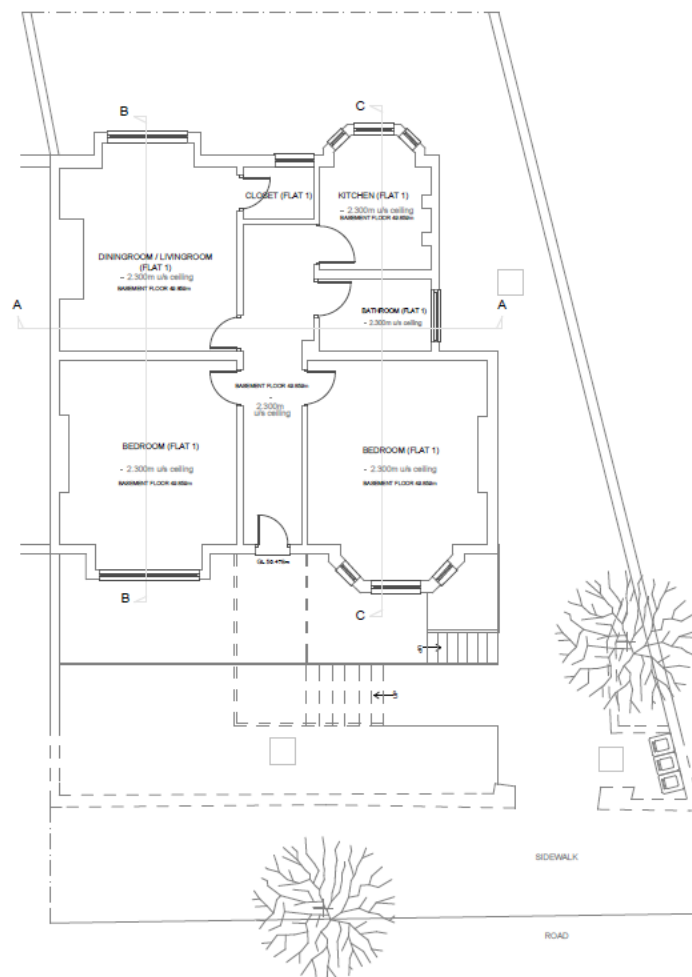


Figure 3: Approved Basement Flat layout

- 8.15 The property includes a three storey rear bay window which provides three windows to the kitchens to the rear of the property. It is suggested that the rearwards projection and height of the outbuilding would not materially alter the relationship between the application site and no. 19 Clifton Avenue and would not be overbearing.
- 8.16 The original approval concluded that the development “.... does not create any significant impact in terms of visual or residential amenity”. It is suggested that the current proposals do not materially alter the scheme and as such the proposals remain acceptable and sympathetic to neighbours.
- 8.17 A Daylight and Sunlight Assessment has been carried out by T16 Design using guidance in the BRE Report ‘Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice’ (3rd Edition, 2022). The report highlights that “... the proposed development is entirely acceptable for planning, in daylight and sunlight terms.”

9 CONCLUSION

- 9.1 The proposed development seeks to make minor amendments to the recent approval. The amendments include a slight increase in the height and length, at first floor of the outbuilding as well as minor elevational alterations to the side elevation facing the application site's amenity space. The proposals only seek to incorporate an additional en-suite accommodation.
- 9.2 The proposals aim to create high-quality accommodation, raising the standards of such accommodation in the area. It is considered that the proposal would align with the Development Plan in that it provides for appropriate use within and which is in-keeping with the area.
- 9.3 It is suggested that the proposals use, making no material changes to original approval would not have an adverse impact or will not harm the character, visual amenity of the area or the host property and will not have a material impact on the host property, the wider site or neighbouring residential amenity.
- 9.4 The proposal would also accord with the relevant policies and requirements of the NPPF. The proposal supports the presumption in favour of sustainable development.
- 9.5 It is suggested that the density, scale and amount of accommodation are appropriate for the site, and the historic context of the building, as well as the wider site and area as a whole. It is therefore suggested that the proposals in accordance with planning policy.
- 9.6 It is therefore respectfully requested that the application is approved. In the event that the Council do not agree with this view, the applicant would seek to engage with the authority to secure a solution, in line with the NPPF.