

Planning Statement

Land Adjacent to 4 Thirsfield Drive

Manchester

M11 4BF

Section 73 Application for Amendments to Planning application approval 112501/FO/2016/S1

May 2023

Building Design Services (BDS)

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1.0 INTRODUCTION

- 1.1 This planning statement is submitted by Building Design Services on behalf of the applicant Mr Kamran Sheikh in order to make an amendment to planning permission 128160/FO/2020. Planning permission was granted on 12th October 2020 and consented for the “Erection of two storey detached dwellinghouse (Class C3) with associated parking and landscaping”.
- 1.2 The application site relates to a vacant, overgrown plot, situated along the eastern side of the short residential cul-de-sac of Thirfield Drive, just off John Heywood Street. The site which is situated adjacent to the turning circle is understood to have been previously occupied by a dwellinghouse which has since been demolished. The site is flanked by a two storey semi-detached property to one side and by a two storey detached property to the other. Opposite is a further detached dwellinghouse, whereas to the rear, the site adjoins the rear garden of 45 Slaithwaite Drive.
- 1.3 The immediate area is predominantly residential in character, mainly comprising two storey, semi-detached and detached dwellinghouses.

PROPOSED AMENDMENT

- 1.3 The applicant since the approval of the dwelling was performing preparatory work for construction and given there is a United Utilities manhole located to the rear of the site, the applicant hoped to have this located replaced somewhere else within the site. Due to the current approved position of the building, the dwelling would be sited on top of the UU manhole as shown on the plans and where water pipes run off this manhole. The rear portion of the proposed dwelling would be constructed on top of this manhole and where United utilities have stated that they require access.

Therefore, due to inconvenience for future residents of the dwelling and satisfaction of the water company who require access, the proposed dwelling has been moved forwards by 1m in order to avoid the manhole.

7.0 ASSESSMENT

7.14 Policy EN1 Design Principles and Strategic Character Areas

All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.

7.15 Policy DM1 Development Management

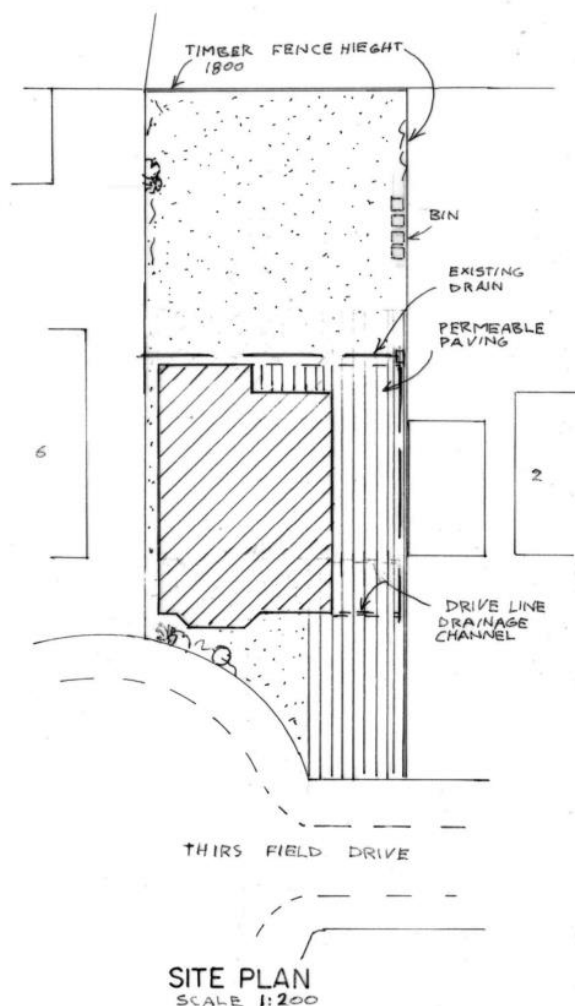
All development should have regard to the following specific issues;

- 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

- 7.16 Paragraph 130 of the revised National Planning Policy Framework states that 'decisions should ensure that developments will function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping'.
- 7.17 The property externally will not change due to this proposal and is designed to continue to some degree the features of the neighbouring terraced properties. The external features of similarity include window sizes, fenestrations, door details, stone cills and the roof design which will be dual pitched.
- 7.18 The brickwork, roof materials, windows frames and doors used would complement existing materials used on surrounding properties.

However, as shown below (Section 73 plans), the dwelling will be moved forwards by 1 metre to avoid the manhole and drain to the rear of the site.



The Proposed plan above shows the siting of the dwelling moved forwards by 1 metre. The plan also indicates the positioning of the drain to the rear of the dwelling.



- 7.19 The photographs of neighbouring properties above show that a number of properties within this small cul de sac have been extended to the front by way of large porch extensions. It is not considered that the stepping forwards of the dwelling would have a negative impact on the street scene and would be minimal and would not be recognised from street level.
- 7.20 The finished construction would not appear out of character and would not result in a significant detrimental impact on the appearance of the property and area in general. In light of the above, the proposal would result in no undue harm to visual amenity and would not harm the overall character and appearance of the area and the street scene. The application would therefore accord in this regard with policies EN1, the NPPF and SPD.