

Planning, Design & Access Statement

Second floor extension to provide two additional one-bedroom apartments

**21- 23 Portland Crescent, Longsight,
Manchester M13 0BU**



Image courtesy of Google Earth

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10th January 2023

1. Introduction

This statement supports the application for an extension to an existing residential property consisting of ten one-bedroom apartments, to facilitate the provision of two additional one-bedroom apartments. The report deals with the planning issues raised by the development.

2. Site description

The property dates from the late Victorian period, being originally built as a substantial pair of residential dwellings. To the front, the property is of three storeys, with a two-storey rear outrigger. The property is rendered with a slate pitched roof and upvc windows. The property stands centrally within a substantial plot with significant screening from mature Lleylandii hedging to the rear and side boundaries.

There is a single vehicular access point from Portland Crescent, with one off-street parking space. Portland Crescent is an unadopted residential street.

The following images explain the configuration of the site.



View from Portland Crescent showing vehicular access



Frontage of the property



Side/rear boundary to 21 Portland Crescent



Rear of the property showing substantial Leylandii hedge



View from the rear to the side of 23 Portland Crescent

3. Location and Surroundings

The site is located in a predominantly residential area approximately 1 km to the south east of the City Centre. The surrounding property is largely composed of subdivided former houses occupied for rent.

The property is located approximately 100m from high frequency bus services which connect the south east of the conurbation with the City Centre.

The location provides excellent access to a wide range of employment and educational opportunities, including the Manchester Universities and Central hospitals.

4. Description and Purpose of the Development

The development is for a second floor extension, to the rear outrigger, incorporating a dormer to create two additional one-bedroom apartments, with improvements to the site layout.

5. Planning History

The property is occupied in accordance with the permission for a change of use of 2 semi-detached houses in multiple occupation into 10 self contained flats which was approved in 1991 (ref: 039625).

6. Planning Policy Context

Planning law requires that applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise. The following section provides a summary of the relevant policies which form part of the development plan for Manchester, with a full version attached as an appendix.

In addition the relevant extracts of the National Planning Policy Framework are provided, at the end of this section.

The Local Development Framework (LDF)

The LDF comprises the Manchester Core Strategy, the saved policies of the Unitary Development Plan (UDP) and the Guide to Development in Manchester. The relevant aspects of the LDF are set out below and provided in full at Appendix A.

Manchester Core Strategy

The Core Strategy **Policy SO3** supports the principle of high quality housing at the site, as it is located in a highly sustainable location and helps meet housing need and supports economic growth.

Policy EN 1 provides Design Principles and expects development to follow seven principles of urban design (Character, Continuity and enclosure, Quality of the public realm, Ease of movement, Legibility, Adaptability and Diversity).

Policy EN 8 expects all new development to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces.

Policy DM 1 provides a list of Development Management requirements which have been considered in the formulation of the application.

Manchester Unitary Development Plan (UDP)

The UDP has been largely replaced by the Core Strategy, however there are various policies which have been saved including the following which are relevant to this application.

Citywide Development Control Policies:

1. RESIDENTIAL EXTENSIONS DC1.1 – DC1.3

These policies provide detailed criteria against which the proposals have been carefully considered.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance

This guidance document was adopted in April 2007 and provides more detailed advice on the form of development expected by the Council.

National Planning Policy Framework 2021 (NPPF)

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It reiterates the legislative provision that development applications should be determined in accordance with the Development Plan unless there are material considerations which indicate otherwise.

It sets out the Government's requirements for the planning system and explains that the purpose of the planning system is to contribute to the achievement of sustainable development.

There are three mutually dependent dimensions to sustainable development: economic, social and environmental and there is a presumption in favour of sustainable development.

The NPPF also provides guidance on building a strong competitive economy, good design and protecting the historic environment, all of which are relevant considerations which have been taken into account in formulating the application.

The proposed development meets the test of sustainable development as set out in the NPPF as follows:

Economic role – the proposal will facilitate a refurbishment and improvement of the property which will generate employment.

Social role – the proposal will create relatively low cost self-contained residential accommodation, which helps to meet an important housing need.

Environmental role – the proposal will make for a more efficient use of the existing site and will provide an improved parking and layout of the external areas.

Paragraph 124 states that:

Planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;*
- b) local market conditions and viability;*
- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;*
- d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and*
- e) the importance of securing well-designed, attractive and healthy places.*

All of the above policy and guidance has been carefully considered in the formulation of the application, which is considered to be in conformity with the Development Framework. Relevant aspects of the proposals are discussed below.

7. Planning Assessment

The relevant components and issues raised by the application are set out below.

Design

The existing layout of the property is a logical subdivision comprising 10 small apartments. Unlike its immediate neighbours, which have three-storey outriggers, the rear outrigger of nos. 21-23 is of two-storeys height. The addition of a further floor over the outrigger represents a logical extension which is consistent with the prevailing scale of development in the area and provides internal access from the existing stairs.

The rear extension raises the height of the outrigger by extending the side walls and recreating the pitched roof to provide the additional accommodation within a discrete and complementary design, incorporating matching fenestration.

The bedrooms are incorporated within a dormer, which is tied back into the rear sloping roof of the main building, integrating and minimising its prominence. This layout provides for an interesting internal layout and a spacious floor of living space which more than meets the National Residential Space Standards.

The exterior of the extension will be of render with a slate roof to match the existing building, creating a discrete and complementary addition to the property. This type of dormer extension is not uncommon within Manchester and can often be achieved under permitted development rights on single dwellinghouses. This proposal conforms to the qualifying design conditions of a permitted development design, being below the main ridge, set back from the eaves and clad in complementary materials.

The internal layout is designed to minimise overlooking of adjacent property by positioning of the main living area to the rear of the building where it will also benefit from a south facing aspect. Partial obscure glazing of side windows ensures the privacy of immediate neighbours and roof lights create additional natural light to the living rooms.

Parking and Accessibility

The property is located in a highly accessible location, which provides excellent opportunities to walk, cycle and travel by public transport and consequently it is located where new development should not encourage the use of the private car.

However, in order to minimise on-street parking, the proposals include provision for two additional cars to park within the site and the addition of a

new access point will facilitate safe manoeuvring. An electric vehicle charging point is included.

A secure, brick and slate cycle storage building will be provided which will accommodate 6 cycles.

Waste Management

The waste demands of the property will not be significantly increased by the proposed extension (see attached waste proforma). Provision is made to both sides of the property to accommodate the storage of waste and recycling containers for 12 apartments.

External Amenity

The proposals include improvements to the external areas, by provision of defined amenity space and planting, with the existing rear hedging being retained and managed to provide screening.

8. Conclusion

The proposal will provide two additional apartments in a highly sustainable location, which will contribute to meeting housing need.

The proposals are a well designed, discrete and logical addition to the property, making better use of this sustainably located site, without any adverse impact on neighbours.

The development includes external alterations to improve the layout of the site, with parking, bin and cycle storage, an amenity area and landscaping to benefit residents and improve the appearance of the site for neighbours.

Consequently the application accords with the NPPF definition of sustainable development. It is also fully in accord with Local Development Framework and there are no other material considerations which outweigh the consequent presumption in favour of the development.

Appendix A – Relevant Planning Policies

Relevant Planning Policies within the Manchester Local Development Framework

Manchester Core Strategy

Policy SP 1 Spatial Principles

The key spatial principles which will guide the strategic development of Manchester to 2027 are:

The Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living. The growth of Manchester Airport will act as a catalyst for the regional economy, and will also provide the impetus for a second hub of economic activity in this part of the City.

Beyond these areas, the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment. The majority of new residential development in these neighbourhoods will be in the Inner Areas, defined by the North Manchester, East Manchester and Central Manchester Regeneration Areas.

The City is covered by regeneration areas including the City Centre. All development should have regard to the character, issues and strategy for each regeneration area as described in the North, East, Central and South Manchester and Wythenshawe Strategic Regeneration Frameworks and the Manchester City Centre Strategic Plan. The City's network of open spaces will provide all residents with good access to recreation opportunities. The River Valleys (the Irk, Medlock and Mersey) and City Parks are particularly important, and access to these resources will be improved.

New development will maximise the potential of the City's transport infrastructure, in particular promoting walking, cycling and use of the public transport.

The extension to the Metrolink network through the Oldham and Ashton lines will create key corridors for new development.

Core Development Principles Development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:- creating well designed places that enhance or create character. making a positive contribution to the health, safety and wellbeing of residents considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income. protect and enhance the built and natural environment.

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

The Strategy includes the following specific policy which relates to the area which includes the application site

Policy EN 1 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.

Policy DM 1

Development Management

All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

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 traffic generation. This could also include

proposals which would be sensitive to existing environmental conditions, such as noise.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

Community safety and crime prevention.

Design for health.

Adequacy of internal accommodation and external amenity space.

Refuse storage and collection.

Vehicular access and car parking.

Effects relating to biodiversity, landscape, archaeological or built heritage.

Green Infrastructure including open space, both public and private.

The use of alternatives to peat-based products in landscaping/gardens within development schemes.

Flood risk and drainage.

Existing or proposed hazardous installations.

Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques as follows (In terms of energy targets this policy should be read alongside policy EN6 and the higher target will apply):-

- a) For new residential development meet as a minimum the following Code for Sustainable Homes standards. This will apply until a higher national standard is required:*
- b) Year 2010 – Code Level 3;*
- c) Year 2013 - Code Level 4;*
- d) Year 2016 - Code Level 6; and*

For new commercial developments to demonstrate best practice which will include the application of the BREEAM (Building Research Establishment Environmental Assessment Method) standards. By 2019 provisions similar to the Code for Sustainable Homes will also apply to all new non-domestic buildings.

Saved Manchester Unitary Development Plan Policy (UDP)

1. RESIDENTIAL EXTENSIONS 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;*
- . the overall appearance of the proposal in the street-scene;*
- e. the effect of the loss of any on-site car parking.*

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.*

DC1.3 *Notwithstanding the generality of the above policies, the Council will not normally approve:*

- a. rearward extensions greater than 3.65m (12 ft) in length;*
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;*
- c. 2-storey extensions to terraced properties which occupy the full width of the house;*
- d. flat roofed extensions to bungalows;*
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).*