



Design and Access Statement

for

The erection of 1 no. detached dwelling house, associated infrastructure,
landscaping and car parking

on

Lands adjoining 17 Omer Drive, Burnage, Manchester M19 2JN



4 Springfield road,
Altrincham Cheshire,
WA14 1HE
TEL: (0)161 928 0034
EMAIL: office@tsiantar.com
WEB: www.tsiantar.com
VAT Reg. No. 693513125



1. Introduction

- 1.1 This statement has been prepared by Tsiantar Architects Ltd on behalf of our client Mrs Meschi in support of her planning application for the erection of 1 no. detached dwelling house, associated infrastructure, landscaping and car parking.
- 1.2 The application site is currently used as a garden centre and forms part of the curtilage of 17 Omer Drive, Burnage M19 2JN. It is located between the electrical sub-station and 12 Omer Drive.
- 1.3 The purpose of this statement is to examine the main planning issues relating to the development and is informed and should be read in conjunction with the detailed plans and supporting documents submitted with the planning application. The supporting documents comprise of:
- TRI-3909-01 Topographical survey of the existing site.
 - 937-P-01 Proposed floor plans, elevations, site plan, block plan and location map.
 - Manchester City Council's Waste Pro-forma.
 - Flood Report Survey.
- 1.4 This statement demonstrates why the proposal accords with the national and local planning policy. It explains why the proposal constitutes sustainable development. It justifies why planning permission should be granted.

2. Site location and analysis.

- 2.1 The application relates to a plot of land located between the electrical sub- station on Grangethorpe Drive and 12 Omer Drive. Currently the site is used as a garden centre but is within the curtilage of 17 Omer Drive.
- 2.2 The site measures 182m², there are 3 structures on the site, with a footprint of 38.8m², 111.6m² is taken up with hard landscaping and the remaining 31.8m² is covered soil which potted plants are placed on.
- 2.3 The site location is identified in red in figure 1 below.



Figure 1 Site Location

- 2.4 Located on the east of the site is the offices of Kingsway Solicitors, a large two-storey brick structure with a pitched grey felt roof. The structure is angled at approximately 45 degrees to the applicant's site, this rotation ensures that there is no direct overlooking onto the site.
- 2.5 No 12 Omer Drive has no habitable windows on its southern elevation, again resulting in no overlooking.
- 2.6 There is no fenestration on the electrical substation to the south of the site.
- 2.7 The area is predominantly residential in character. The dwellings on Omer Drive were constructed during the inter-wars period, constructed from red facing brick with tiled roofs. They range in height from single storey as you enter the drive from Burnage Hall Road and rise to two storeys at the Grangethorpe Drive junction.
- 2.8 There is no uniformity to the boundary treatment on Omer Drive, it is a mix of original walling, replacement boundary walls utilizing a different type of brick, timber fence panels, or total demolition of the boundary wall to allow for off street parking.
- 2.9 The site itself is enclosed on all sides with a metal palisade fence topped with barbed wire, access is via a set of timber gates which open onto Omer Drive. See image 1 below.



Image 1, View of site entrance from Grangethorpe Drive

- 2.10 The site is unaffected by Tree Preservation Orders or any national, regional, or local ecological designations.
- 2.11 The site does not lie within a Conservation Area, the site is not affected by a listed building or any locally listed buildings.
- 2.12 There are no public rights of way over the site.
- 2.13 The site lies within Flood Zone 2 according to the Environment Agency Flood Map for planning. Please refer to the accompanying Flood Report. All mitigation measures listed in the report shall be put in place.

3. Planning History

3.1 035949 - Approval for use of land for the sale of plants and garden accessories.

3.2 F04664 - Approval for 2-storey extension to kitchen, living room and bedrooms rear of dwelling.

- 113867/FO/2016 - Lands adjacent to 91 Kingswood Road M14 6RY. Approval for the erection of a two-storey detached dwelling house with basement together with associated boundary treatment, landscaping, car parking and new vehicular access. This approval is very similar to the applicant's proposal for this site.

4. The Proposal

4.1 This full planning application seeks permission for the erection of 1 no. detached house and associated infrastructure, landscaping, and car parking.

4.2 The proposed dwelling will efficiently and effectively make full use of this current site. The proposed dwelling will sit comfortably between the existing properties on Omer Drive and will respect the existing street pattern, plot to build ratio's, and street scene in the area.



Image 2, Proposed view from Omer Drive

4.3 The proposed property design incorporates a traditional architectural approach to the site's redevelopment. 1 no. detached house is proposed which would respect the prevailing character of the existing properties in the area. The dwelling would be 1 ½ storeys to the frontage containing accommodation within the roof space. In terms of fenestration the dwellings would be equally proportioned to all floors/elevations with the main entrance doorway to the frontage. To prevent any overlooking the fenestration is limited to the front and rear elevations. There is a large feature door on the rear (western) elevation to take advantage of the solar gain. All windows are sized to be in accordance with the new part O of the Building Regulation.

- 4.4 Materials of construction include red facing brick to match the neighbouring properties, with grey zinc cladding to the roof and some walls. Zinc was chosen for its environmental credentials and the longevity of the material. It also provides additional protection from the foliage of the neighbouring deciduous trees and will mirror the colour of the grey felt roof of the property at the rear of the site.
- 4.5 To the rear and side of the property is the garden area (87.7m²) this will provide private amenity space for its occupants. There will also be 41.4m² of hard standing to the front of the property to house an enclosed bins/recycling and cycle storage and parking area. A gated ramped pedestrian access will also be provided off Omer Drive.
- 4.6 The existing metal security fencing is to be replaced with an urban red cedar boundary fence and a hawthorn hedge row planted behind this.
- 4.7 The site is situated within an accessible location. It is therefore extremely well served by regular public transport facilities that are within easy walking distance of the application site. A wide range of other services and facilities also lie within close distance of the site.
- 4.8 The proposal includes the provision of cycle storage space in the front of the property.
- 4.9 The proposal also includes 1 no. off-street car parking spaces typical of the properties in the area. It is worth noting that if required, on street parking can also be accommodated, as the area of land between Omer Drive and Grangethorpe Drive is within the ownership of the applicant. An Electric Vehicle Charge Point (EVCP) will also be provided.
- 4.10 The MCC Waste Pro-forma is attached to this submission which identifies the waste management proposals for the use. All domestic rubbish and recycling would be stored within the enclosed area to the front of the property where bins/recycling can be collected as per the existing waste collection arrangements for the area.

5. Local Planning Policy

5.1 Legal Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise.

The statutory Development Plan in this instance comprises the following documents as identified in Manchester City Councils Local Development Scheme 2017 – 2019 (January 2017):

- Manchester Core Strategy – the long term spatial vision and planning strategy to 2027, which includes topic and area policies relating to, the economy, housing, environment, retail and transport. It also includes a key diagram covering the plan area, and general policies for the control of development (adopted July 2012);
- Manchester Proposals Map – accompanies the Local Plan, identifies key areas for growth, employment and housing development, areas of protection and sites to which particular designations and policies apply;
- Extant UDP - (adopted 1995 and alterations on various dates) City-wide and local area policies not replaced by the Core Strategy.

- *Greater Manchester Joint Waste Development Plan Document - sets out a waste planning strategy to 2027 which enables the adequate provision of waste management facilities in appropriate locations for municipal, commercial and industrial, construction and demolition and hazardous wastes (adopted April 2012).*

- *Greater Manchester Joint Minerals Plan - sets out a planning policy framework to inform minerals developments and associated infrastructure up to 2028, whilst protecting the environment and communities from adverse impacts (adopted April 2013).*

The above statutory Development Plan is also supported by several supplementary planning guidance documents which are a material consideration for decision taking purposes for local planning authorities. These are outlined in paragraph 6 below.

5.2 Manchester Core Strategy (MCS)

The MCS sets out a series of Objectives and Planning Policies. In respect of this proposal the relevant policy references are as follows:

- SO3 Housing
- SP1 Spatial Principles
- H1 Overall Housing Provision
- H6 South Manchester
- H8 Affordable Housing
- T1 Sustainable Transport
- T2 Accessible areas of opportunity and need
- EN1 Design Principles and Strategic Character Areas
- EN4 Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
- EN8 Adaption to Climate Change
- EN9 Green Infrastructure
- EN14 Flood Risk
- EN15 Biodiversity and Geological Conservation
- EN16 Air Quality
- EN17 Water Quality
- EN18 Contaminated Land and Ground Stability
- PA1 Developer Contributions
- DM1 Development Management

5.3 Manchester Proposals Map (MPM)

The site is allocated as lying within an unallocated urban area in South Manchester on the MPM.

5.4 Extant UDP Policies

The UDP was originally adopted in 1995 however still contains some policies which are “saved” by way of direction under paragraph 1(3) of Schedule 8 to the Planning and compulsory Purchase Act 2004 for decision making purposes. Relevant policies are:

- DC7.1 New housing development
- DC26.1, 26.2, 26.4 and 26.5 Development and Noise

5.5 Supplementary Planning Guidance

Supplementary Planning Guidance (Saved SPG’s and SPD’s) does not form part of the Statutory Development Plan nevertheless it does provide non-statutory Council approved guidance that supports the adopted CS and saved UDP policies and is a material consideration when determining planning applications.

The following supplementary guidance documents are relevant:

- Guidance to Development in Manchester SPD
- Providing for Housing Choice SPD

6. National Policy

Background

- 6.1 The National Planning Policy Framework (NPPF) was republished in 2021. The NPPF sets out the Government's economic, environmental, and social planning policies for England. Taken together, these policies articulate the Government's vision for sustainable development which should be interpreted and applied in determining planning applications.
- 6.2 In addition, the Government published its National Planning Practice Guidance (PPG) in March 2014. The web-based resource pools together a series of planning guidance documents into a new format. It is intended to be used to assist in the interpretation and execution of the NPPF. It is also therefore a material consideration in the determination of this application.

National Planning Policy Framework (NPPF).

6.3 Relevant points which positively relate to the proposed development are outlined as follows:

- Paragraph 7 outlines the purpose of the planning system is to contribute to the achievement of sustainable development.
- Paragraph 8 specifies that there are three objectives to sustainable development: economic, social and environmental.
- Paragraph 11 specifies that at the heart of the planning system is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking.

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, granting permission unless:

- the application of policies in the Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed, or
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- Paragraph 60 states LPA's should support the Governments' objective of significantly boosting the supply of homes, that it is important that a sufficient amount and variety of land can come forward where needed and that the needs of groups with specific housing requirements are addressed.
- Paragraph 92 outlines that decisions should aim to achieve healthy, inclusive and safe places.
- Paragraph 111 confirms that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- Paragraph 119 identifies that planning 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.
- Paragraph 126 specifies that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- Paragraph 130 sets out that planning policies and decisions should ensure that developments inter alia:
 - Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - Are visually attractive as a result of good architecture, layout and appropriate effective landscaping;

- *Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change;*
- *Paragraph 154 sets out that new development should avoid increased vulnerability to the range of impacts arising from climate change and help reduce greenhouse gas emissions.*
- *Paragraph 174 sets out that planning policies and decisions should contribute to and enhance the natural and local environment.*
- *Paragraph 180 confirms that planning policies and decisions should fully consider biodiversity impacts.*
- *Paragraph 219 specifies that due weight should be given to existing policies, according to their degree of consistency with the NPPF; the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given.*

7. Planning Analysis.

7.1 Analysis

The main planning issues for consideration are:

Issue 1: Principle of Development.

Issue 2: Design and Residential amenity.

Issue 3: Highways, parking and accessibility.

Issue 4: Ecology and trees.

Issue 1: Principle of Development.

- 7.2 *The site lies within an unallocated area in South Manchester in the relevant Development Plan. The site is in a highly accessible location close to various modes of public transport and a wide range of services and facilities.*
- 7.3 *he MCS identifies South Manchester as an area to accommodate 5% of new homes over the lifetime of the Core Strategy. Outside the district centres the policy specifies priority will be for new housing which meets identified shortfalls including family housing.*
- 7.4 *The redevelopment of the site for 1 no. new residential property is therefore entirely consistent with the MCS development plan allocation for this general area. The proposal is also in broad compliance with the Councils SPD on providing housing choice helping provide an appropriate housing mix to cater for differing sized households.*
- 7.5 *Paragraph 119 of the NPPF identifies that planning should promote an effective use of land in meeting the need for homes. The proposal effectively and efficiently would reuse this site for a new dwelling in accordance with this principle.*
- 7.6 *In conclusion, it is considered that this application is entirely acceptable in terms of planning principle complying with the development plan and associated SPD's and national planning guidance.*

Issue 2: Design and residential amenity.

- 7.7 *MCS policy DM1 and extant UDP policy DC7.1 seek to ensure good quality design with regard to appropriate siting, layout, scale, form, massing, materials and details. The above policies seek to ensure development should have regard to the character of the surrounding area and be safe and accessible for everybody including disabled persons. The Guide to Development in Manchester SPD continues this theme in more detail setting down seven key areas for consideration consisting of Character and Context; Continuity and Enclosure; Legibility; Ease of Movement; Quality of the Public Realm; Diversity; Adaptability.*



Image 3, Aerial view of Omer Drive / Grangethorpe Drive

7.8 The proposed dwellings would respect the variety of prevailing property types of the area in terms of design, size, and appearance. As a result, the development would act as a simple but effective continuation of the existing street frontage on Omer Drive. The proposed dwelling sits comfortably in position and scale and would remain in keeping with the wider surrounding area. The proposal would use matching materials to the adjacent dwellings. See image 4 below:



Image 4, Proposed Street Scene

- 7.9 The proposed dwellings would provide a good level of amenity for its intended residents internally and externally comparable with the prevailing amenity levels of the area. The proposal dwellings will have no negative impact physically or visually on any adjoining land, buildings, or neighbours. There would be no loss of residential amenity to neighbouring dwellings.
- 7.10 The proposal also offers the opportunity to tidy up and improve the appearance of this site which currently is not in a condition whereby it contributes to the visual and residential amenities on Omer Drive. The development of the site for a new dwelling as proposed therefore has inherent benefits to improve the immediate local environment.
- 7.11 In summary, the proposal will deliver high quality design paying regard to the prevailing character of the area and is considered to comply with all relevant design related policy (MCS policy DM1 and extant UDP policy DC7.1) and associated SPD guidance of the council.
- 7.12 Accordingly, there are no design or residential amenity related reasons to resist the proposal. Planning conditions can be used to secure the final approval of any necessary finer aspects of detail e.g. materials to be used in the development by the Local Planning Authority.

Issue 3: Highways, parking and accessibility.

- 7.13 MCS policies T1 and T2 seek to promote sustainable transport and manage the pattern of new development so that is concentrated in the areas of opportunity and need.
- 7.14 In summary, the proposal will be accessed via a safe and efficient highways network, is in a highly accessible location by foot, cycle and public transport, will not have a material impact on the surrounding highway network and will provide adequate car and cycle parking facilities to serve the development. An EVCP would be provided to serve the property. On this basis, there are no highways safety, car parking or accessibility grounds to resist the development and the proposal complies with policies T1 and T2 of the MCS.

Issue 4: Ecology and trees.

- 7.15 The Greater Manchester Ecology Unit have commented that: 'We would not expect any ecology surveys to be undertaken on this site. However, the small brook should be protected throughout the construction works and no building materials or surface water run-off should be allowed to enter the brook.' The protection works for the brook during the construction stage can be dealt with by way of a condition of the planning approval.
- 7.16 Mature trees are located on the adjacent site (the electrical sub-station) but the subdivision of the two sites by the brook would ensure that the development can proceed without negatively impacting on the Root Protection Zones of these trees. The proposal therefore complies with policy EN15 of the MCS.
- 7.17 Bat and bird boxes have been incorporated into the design into the dwelling to help encourage the local biodiversity of the surrounding area.
- 7.18 As previously stated, the site has always been undeveloped and formed part of the curtilage of 17 Omer Drive. The electrical substation was constructed between 1955 and 1965, there is no restrictive covenants relating to the sub station or watercourse, no underground power cables are located on or near the site, therefore there is a very low risk of contaminants on the site.

8. Sustainable Construction Statement

- 8.1 The site currently has only 31.6m² of green area, the majority of which is covered with a tarpaulin material on which potted plants are placed for sale to the public. The proposed scheme will increase the green area to 87.7m² and allow for native plants and hedgerow to be planted and grow to maturity helping enhance the biodiversity of the site.
- 8.2 Currently there is no surface water drainage system in place on the site, this allows the rainwater runoff from the existing structures and the 111.6m² of hard standing area to discharge onto the public footpaths/roadway. We propose to fit a Waven Aquacell core soakaway within the site boundary which will be connected to a Hydrobrake manhole. This will allow all surface water runoff to be discharged safely, stopping any water being discharged into the brook. The proposed hard standing is of a porous material allowing water to be dispersed safely within the site boundary.
- 8.3 Conversion of the site from a commercial unit to a domestic dwelling will result in a reduction in the amount of client and delivery vehicular traffic on Omer and Grangethorpe Drive.
- 8.4 In addition to complying with the current building regulation requirements in relation to heat loss the dwelling is to incorporate solar panels within its design to provide an alternative energy source for the dwelling and charging the electrical car. A ground source heat pump is to be fitted as a heat source for the dwelling.
- 8.5 The materials used in the construction of the dwelling have been selected due to their environmental credential, longevity and are relatively maintenance free.
- 8.6 Large feature windows and doors have been designed with a feature zinc canopy to help reduce solar gain during the summer period.

9. Conclusion

- 9.1 The application seeks to redevelop this commercial site. The proposal would efficiently deliver new housing with development respectful of the prevailing residential character of the area. Planning permission has previously been granted and implemented for a similar form of development at 91 Kingswood Road. M14 6RY under application 113867/FO/2016 and an infill application at 6 Grangethorpe Drive M19 2LG under application 122446/JO/2019.
- 9.2 The site is in a highly accessible location within South Manchester. The application would provide high quality design and the reuse of the site to provide new family housing in accordance with the aspirations of the development plan for the South Manchester.
- 9.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise.
- 9.4 It is submitted that the individual merits of the proposal, in respect of compliance with local and national planning requirements, as set out within this statement, should be given full and significant weight in the determination and support of the application.
- 9.5 The NPPF seeks to achieve sustainable development and clearly defines that this should be the priority running through decision making. Paragraph 11 of the NPPF specifies there should be a presumption in favour of sustainable development and that development proposals that accord with the development plan should be approved without delay.
- 9.6 This proposal is considered to both accord with the development and represent sustainable development.



9.7 For the reasons set out within this statement the proposal therefore offers economic, social and environmental benefits and amounts to sustainable development as required by the NPPF. On this basis it is respectfully requested that the application be approved.



Image 5, Proposed view from Grangethorpe Drive



4 Springfield road,
Altrincham Cheshire,
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