

## **SUPPORTING STATEMENT**

86 Clarendon Road

Whalley Range

This supporting statement has undertaken to show how the proposed development at 86 Clarendon Road meets with Manchester City Councils policies SP1 and H6. The development is for the redevelopment of an existing semi detached property into 2no. apartments

The need for this development is that the resident of the current property is an elderly lady with her disabled son. She has lived in the same property for over 30 years. The house as it currently stands does not meet the need for this family. This application allows for the property to be split into 2no. self-contained apartments. The ground floor apartment allows for accessible living for both the residents as all accommodation is on the ground floor. By creating this property it means the current resident can stay in an adapted property which is manageable rather than having to move out of the local area. Currently there are no other such apartments that meet the needs of this resident hence the requirement to split their current property to allow this

Policy SP 1 notes the following points specific to the above current application

- 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.
- 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.

With regards to the points above, it states there is a need for high quality diverse housing around district centres which meet local needs. The creation of an accessible ground floor apartment allows for the need of this local resident and gives diverse housing. The apartment on the upper 2 floors allows for family living also rather than the property being split into multiple single occupancy units or an HMO. This larger apartment gives diversity in housing stock to the local area.

It also states a positive contribution should be made to all regardless of age, disability, and culture. As mentioned previously this development allows a local residents to remain in their community but adapting the existing property to their changing need in circumstance in respect of age and disability

Policy H6 notes the following points specific to the above current application

- South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy. High density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes. Outside the district centres priorities will be for housing which meets identified shortfalls, including family housing and provision that meets the needs of elderly people, with schemes adding to the stock of affordable housing.
- The small proportion of new development reflects the lack of land available for new residential development in South Manchester (approximately 5% of sites, SHLAA 2010). There is a need for higher densities within District Centres to meet the need for affordable housing and new or specialist housing in other areas to provide alternative high quality housing for people wishing to downsize. It is important to increase housing choice by adding to the stock of larger housing units to complement new housing on higher value sites to retain or attract high income earners by releasing under-occupied property. The Council also recognises that the university-owned Fallowfield campus sites will be appropriate for further high density purpose built student accommodation. This will contribute to the vitality of the District Centre.

The development falls outside the district centres as mentioned above and for reasons noted above this development allows for family living/affordable housing along with the needs of elderly people. This development allows for the upper apartment to be available for local families that want to downsize who are local to the area

The application we feel meets with the policies above and meets all national space standards for the apartments