

Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

Date: 06 April 2021

FAO: Planning Applications Registration Team

Dear Sirs

Town & Country Planning Act 1990

Planning Application for change of use of part of basement area of existing basement to create 1 no. 2-bed apartment, together with minor external alterations and additional car parking space within the curtilage of the site

Site: Silverwood House, 129, Barlow Moor Road, Didsbury, Manchester

Portal Reference: PP-10259146

I write in relation to the submitted planning in respect of a change of use of part of the existing basement of Silverwood House to create a 2-bed apartment.

The application is submitted on behalf of our client *MSB1 Ltd*, a south Manchester based developer who are active on a number of projects in Manchester.

Silverwood House is a substantial villa building that is to be converted into 10 no flats and a coach house conversion, with these elements being granted planning permission under Manchester CC application reference: *111296/FO/2016/S2*.

Following the grant of the 2016 permission, a later planning permission was granted to create an additional 2-bed flat within the basement – MCC ref: *127904/FO/2020*. Granted 3rd March 2021. This created a total of 11 flats within the converted Silverwood House building.

The site is being redeveloped for housing with the existing Silverwood House conversion and 6 no. new detached dwellings.

The client, who is undertaking the development, is keen to make the best use of the existing building and keep the viability of the overall project within the budget to

ensure the scheme can be completed and the quality of the overall development is not compromised.

Through value engineering of the approved development scheme and careful appraisal of the site context, the client and their professional advisors have identified an opportunity to make full effective use of the existing basement area of Silverwood House, which comes from the potential of the existing frontage area of the basement. This part of the building is attractive and is an integral part of the buildings quality as a late Victorian villa.

The current planning application, is submitted having regard that there is no impact on the ability of the site to be developed fully in accordance with the approved plans for the 11 flats within the building, the conversion of the coach house and the erection of the 6 no new dwellings. The site can be laid out with the approved area of car parking and in the main, the approved landscaping.

It is therefore, as a matter of legal compliance, the fact that the submitted proposals do not impinge on the compliance of the previously approved development for the site and the approval of the current application will allow for the creation of an additional apartment within Silverwood House, without any impact on the creation of the other approved flats in the building.

As it is perfectly possible for the whole of the previously approved development (under MCC ref:111296/FO/2016/S2 and MCC ref:127904/FO/2020) to be implemented in accordance with the approved plans, and as the proposed additional 2-bed basement apartment is consistent with the change of use of the remainder of Silverwood House for apartments, there is no over-lapping of the consents and each respective elements can be developed in accordance with the approved plans.

The conversion of the part of the basement area of the building to create an additional 12th apartment not only makes full and effective use of the building, it provides an additional net dwelling contribution from the overall development.

The previous planning consent for the conversion of the building recognised that whilst the building itself is neither listed nor situated in a conservation area, it is of a heritage value given its history and site situation on the edge of 2 conservation areas (Albert Park and Blackburn Park Conservation Areas).

The heritage statement submitted with the approved development at the site identified the application site as a 'non-designated' heritage asset. The council accepted the heritage appraisal, and for completeness, it is re-submitted with the current planning application.

The planning application is accompanied by a Planning Statement which draws together the relevant site context matters, identifies relevant planning policies (National Planning Policy Framework, Manchester Core Strategy and saved policies of the Manchester UDP).

The application is also supported by the original Crime Impact Statement report, Drainage Strategy and Waste Management Strategy as the content and findings of these previously approved reports do not require any amendment as a result of the current planning application.

The submitted Planning Statement demonstrates the credentials of the proposed development within the policy objectives for sustainable development, and having assessed the compliance of the proposals with the relevant planning policies, it is considered within the 'planning balance' that the proposed development is sustainable development: it delivers an additional family dwelling within an area where there is much demand for family dwellings.

The proposal has been assessed in accordance with the duty under Section 38(6) of the Planning & Compulsory Purchase Act 2004 and s70 of the Town & Country Planning Act 1990. In accordance with the duty to determine applications in accordance with the provisions and proposals of the development plan in force, and their being no material considerations that indicate otherwise, it is demonstrated that the presumption is in favour of the application.

Accordingly, in line with paragraph 11 of the National Planning Policy Framework, it is respectfully recommended that the submitted planning application be approved without delay.

The Planning Application Submission

The planning application, plans, ownership certificate and accompanying reports are submitted via the Planning Portal.

The relevant application fee is £462, paid online via the Planning Portal.

The application is supported by the following documents:

- Planning Statement – *TPS*
- Plans and Elevations – *Design Group Architects*
- Addendum D&A Statement – *Design Group Architects*
- Heritage Statement – *Ludlum Associates (original 2016)*
- Crime Impact Statement – *GMP (original 2016)*
- Drainage Strategy – *RCD Civils (original version 2016)*
- Waste Management Strategy – *Clearscript Ltd (original version 2016)*

The application is submitted to meet the validation requirement for a single dwelling and in regard to the NPPF (paragraph 38) advice regarding submission of information to validate planning applications.

In due course, following registration of the application we look forward to working with the appointed planning officer to hopefully result in a positive outcome for the current planning application and the subsequent completion of the approved development.

In the meantime, should a meeting be required to further your consideration of the application please or you require any further information do contact me via telephone or email as noted in the contact details shown at the head of this application letter.

Yours sincerely

Colin Williams

C D Williams
The Planning Studio

cc – client company
