

SJM Surveyors

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Shropshire, SY10 7QA**Tel:** 01691898560**Email:** info@sjmsurveyors.co.uk**Web:** www.sjmsurveyors.co.uk**Planning Statement****307 & 307a Palatine Road, Manchester, M22 4HH****District Centre of Northenden in Wythenshawe****1. Introduction**

- 1.1. This Planning Statement has been prepared and submitted in relation to the conversion and extension of an existing retail unit with first-floor accommodation with infill land to the rear into 5 residential flats and commercial office space.
- 1.2. The property is currently unoccupied as our client purchased it in a dilapidated condition. The unit currently comprises a retail/office area on the ground floor and extends into a rear outrigger. From the front retail office, access can be gained to the cellar area. The property provides residential accommodation over a split floor area on the first floor which can be separately accessed. There is currently no accommodation within the roof void, albeit the ridge height does allow for this. Within the rear of the property, the land is also in a dilapidated condition.
- 1.3. The site sits within an area of existing residential developments and is predominantly located within the bounds of the District Centre of Northenden in Wythenshawe. The district center of Northenden is identified within Policy H7 of the Manchester Core Strategy 2012 to 2027 under section 9, Objective 3 Housing.
- 1.4. The applicant has identified a local need for additional 1 and 2-bedrooms, quality, affordable flats within the district center of Northenden. Our client, therefore, seeks permission to develop the site to provide a mix of five, one and two-bedroom flats over three floors. The ground floor will include the existing retail office with ancillary storage space.
- 1.5. The existing property does not propose to change the existing usage of the retail office on the ground floor from Use Class - E. The existing Use Class of C3:Flats/ Apartments is to remain on the first floor. The proposed extension to the rear and conversion of the roof space is to be considered under Use Class of C3:Flats/ Apartments.
- 1.6. In considering the current dilapidated condition of the existing property and rear infill land, this proposed development will complement the surrounding area and will actively promote a high standard of development of existing mixed property stock and use of infill land. This will align with the Manchester Core Strategy 2012 to 2027, which encourages *high-quality, high-density development* in the district center of Northenden and on *small infill sites*.
- 1.7. The proposal seeks to positively enhance the district centre of Northenden. It aims to achieve a high standard of design, with careful consideration given to its detailing, so that it remains in keeping with the character of the local area, whilst making every effort to ensure high standards of energy efficiency and low carbon consumption.

2. Site and Context Analysis

Site Location and Context

- 2.1. The site is located within the district center of Northenden in Wythenshawe and is a suburb of Greater Manchester. The site sits directly adjacent to Palatine Road or B5167, which is classed as a Major Road/ Rail Environmental Improvement Route under Policy E3.3.
- 2.2. Part 1 Policy E3.3 encourages new development along the City's major radial and orbital routes to be of the highest quality.
- 2.3. Northenden is a traditional centre straddling Palatine Road and is noticeable owing to its historic village character and own conservation area. This property is not located, nor cannot it be seen from the Northenden Conservation Area, which was designated in December 1979.
- 2.4. The community of Northenden has a local population of 14,711 at the 2011 census.
- 2.5. The site is located within the district center of Northenden, which consists of a mixed-use of retail and residential units. The site benefits from a prominent roadside position in close vicinity to regular bus transport links, public services, schools and retail shopping.

Policy H 7

Wythenshawe

The Council expects that Wythenshawe will accommodate only around 3% of new residential development over the lifetime of the Core Strategy. **New high quality high density development will be encouraged within the district centres of Northenden, Baguley and Wythenshawe and upon small infill sites where it contributes to the stock of affordable housing** and where it complements Wythenshawe's garden city character. There is also the potential for additional family housing for sale.

The Housing Needs Assessment 2007 showed that Wythenshawe has a predominance of family housing. Despite this, the Housing Need and Demand study (2010) has identified a shortage of family housing in addition to that for single people and first-time buyers. However, Wythenshawe has only a small amount of land available for development (SHLAA 2010). This is likely to permit only a limited number of new family housing units. The **net shortfall will be met to some extent by making better use of the existing housing stock by providing additional 1 and 2 bedroom housing for newly forming households and elderly people**, thus releasing existing housing provision for families. **New residential development which addresses under-occupancy of family housing by providing more suitable accommodation for current occupants will therefore be encouraged.**