

PLANNING STATEMENT

Single storey side/rear extension to provide
wheelchair accessible accommodation at 59
Heaton Road, Withington, Manchester.

MPD Built
Environment
Consultants Ltd

Introduction

This statement has been prepared to support the Planning application for the 'Erection of a single storey side/rear extension' at 59 Heaton Road, Withington.

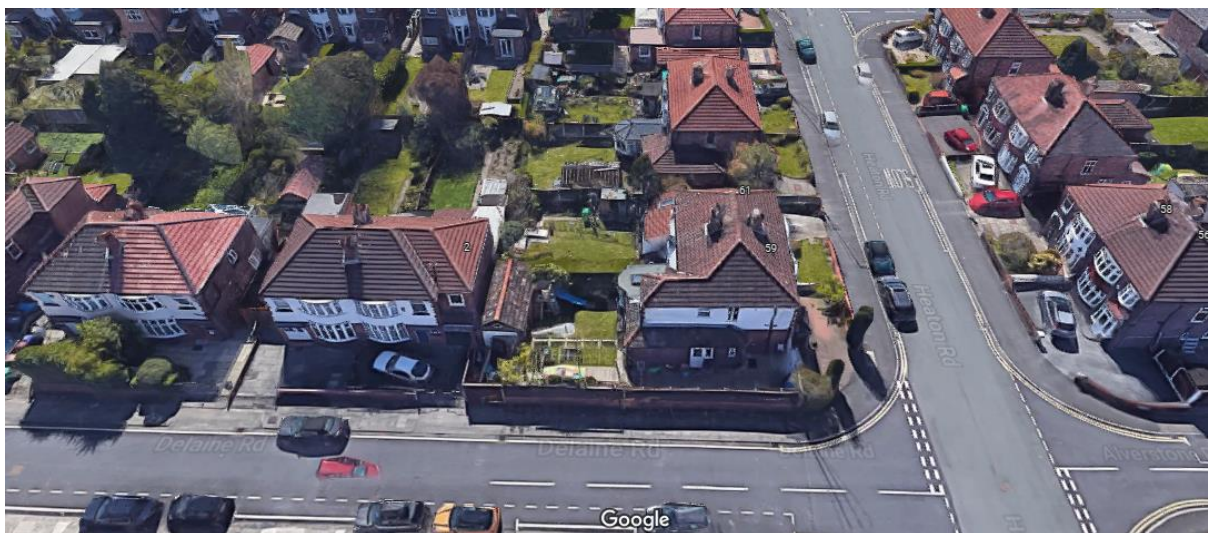
This statement explains the concept and principles of the development in relation to accessibility, character, community safety, environmental sustainability, movement and assesses the proposal against the relevant Planning Policy framework. The statement demonstrates the proposal accords with relevant National and Local Planning Policy and other material planning policy considerations.

Site and Surroundings

The subject property is a semi-detached two storey dwelling situated on the corner of Heaton Road and Delaine Road in the Withington area of Manchester. The locality is characterised by similar two storey semi-detached dwellings dating from the interwar period.



The property has off street parking provision to the front and rear with a side and rear garden. The property has previously been extended with the addition of a part single/part two storey extension to the rear. There is also a garage at the back of the rear garden with access from the Delaine Road.

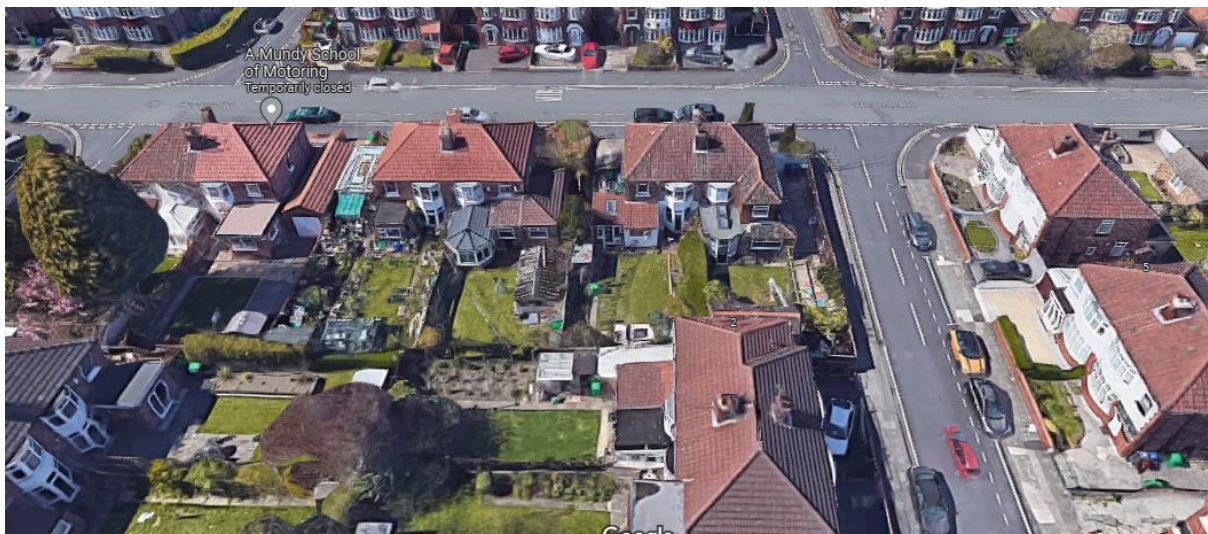


The Proposals

The proposals are for a single storey wrap around extension to the side and rear of the property to provide ground floor accommodation for a resident with impaired mobility.

The accommodation provided will consist of a wheelchair accessible bedroom, bathroom and home office.

The extension will have a mono-pitch roof with tiles to match the existing dwelling. It will be constructed from brickwork which will again match that of the existing building.



Planning History

068568/FH/2003/S1 - Erection of part two storey and part single storey side and rear extensions – Refused 02 Dec 2003

050351/FH/SOUTH1/96 - Two storey extension at side and rear of dwellinghouse to form dining room and conservatory with 2no. additional bedrooms and shower room over – Refused 06 Sep 1996

031004 - Construction of a new bedroom at 1st floor level and alterations to ground floor extension previously approved under ref F28724 – Granted 22 Apr 1988

028724 | Single storey kitchen extension and breakfast room extension at side and rear of house and construction of a porch to the front of the property – Granted 30 Apr 1987

Planning Policy

The following policies listed below are identified as being material considerations in relation to the consideration of the planning application in the Planning Officer's report.

National Planning Policy

National Planning Policy Framework (2021)

The policies specifically referred to in the reasons for refusal are set out below in full.

The proposal is not considered to be contrary to the objectives of either national or local planning policy and in the following section we will set out the rationale for this reaching this view.

In the first instance it is necessary to consider the national planning policy context which is the National Planning Policy Framework (NPPF) 2021. The NPPF is clear that Planning Permission should be granted for development where it accords with planning policy. The National Planning Policy Framework in **Paragraph 11** makes it clear that a presumption in favour of sustainable development is at the heart of national planning policy and where a proposal accords with planning policy then it should be permitted without delay.

Paragraph 8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Further attention is drawn to **Paragraph 38** of the NPPF which encourages local planning authorities to approach decision-taking in a positive way by looking for solutions rather than problems. Decision-takers at every level should seek to approve applications by using the full range of planning tools available to them and working proactively with applicants. In this particular case it is submitted that given the nature of the proposal the Local Planning Authority could have mitigated any future harm they deem may be created by the proposal by using appropriate conditions and this is further supported in **Paragraph 55** of the NPPF, which identifies local circumstances as a relevant factor to take into account when making decisions. Further **Paragraph 55** makes it clear that planning conditions should be kept to a minimum and only imposed where necessary.

Paragraph 55 states Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. **Paragraph 54** states that planning conditions should not be used to restrict national permitted development rights unless there is clear justification to do so. **Paragraph 56** further states planning conditions should only be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

Paragraph 126 deals with the creation of high quality, beautiful and sustainable buildings and places and 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective

engagement between applicants, communities, local planning authorities and other interests throughout the process.

Paragraph 130 emphasises that planning policies and decisions should ensure the overall quality of the area, not just for the short term but over the lifetime of the development. Development should be visually attractive and sympathetic to local character including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. They should establish a strong sense of place, using the building types and materials to create attractive, welcoming and distinctive places.

Paragraph 134 makes clear that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. In this case the local planning authority does not have any of these tools in place to provide guidance to householders which suggest they do not consider the local character of the area important enough to warrant such an intervention.

Local Planning Policy

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance: - Policy DC1 - 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;
- d. the overall appearance of the proposal in the street-scene;
- e. the effect of the loss of any on-site carparking.

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).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

DC1.5 The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

DC1.6 For the avoidance of doubt, policies DC1.1 to DC1.4 apply to domestic houses, flats, houses in multiple occupation, nursing homes, rest homes and hotels.

Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012: The following policies are relevant to the consideration of these proposals.

Policy SP1 - 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

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:

Year 2010 – Code Level 3;

Year 2013 - Code Level 4;

Year 2016 - Code Level 6; and

(b) 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.

Analysis

Planning Policy

The relevant planning policies which are applicable to the consideration of this application are set out above. There is not considered to be anything in the NPPF which would preclude the proposals from being granted planning permission.

Policies DC1.1 and DC1.2 of the UDP are considered most relevant along with Policy DM1 of the Core Strategy. It is considered that the proposals are compliant with the aims of these policies and as such are in accordance with the adopted development plan.

Design

The design of the extension is considered to be sympathetic and subservient to the main dwelling in line with planning policy requirements. The materials used in the construction of the extension will match the existing property.

Being a side extension on a corner plot its impact on the street scene will be a consideration with particular reference to its prominence and the building line. The side and rear garden already benefit from a 2-metre-high fence which backs onto the highway and provides privacy to these areas. The fence will to a great degree shield the proposed extension from view when looking along the street and it is therefore considered that the extension will not be unduly prominent in the street scene.

The extension has been designed to be set back at the front and also off the side boundary. This significantly reduces its prominence in the street scene and it is considered that the development is therefore compliant with the objectives of planning policies DC1 and DM1 of the development plan.

Residential Amenity

The proposals do not impact the amenities of any of the adjoining neighbours in terms of overlooking, loss of privacy, overshadowing or loss of light. The proposals are therefore considered to be compliant with planning policy in terms of not being detrimental to neighbours' amenities.

Off Street Parking

The existing off street parking provision for the property will remain the same as present and will not be impacted as a result of the proposed extension. There

is car parking for a single vehicle to the front of the property, which a garage to the rear can accommodate a further vehicle.

Personal Circumstances

A letter of support has been provided by the applicants GP. The applicant has mobility issues and has difficulty navigating the staircase so cannot access facilities on the first floor of the dwelling. Therefore, the proposals will create accessible living facilities for the specific use of the applicant to provide them with the amenities that abled bodied people take for granted.

Conclusion

The proposal broadly complies with policies DM1, DC1, SP1 and the NPPF and it is not thought to cause undue harm to the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the area. The extension has been designed to be set back at the front and is also set back from the highway to the side. It is screened by an existing two-metre-high fence at the side of the property so will not be particularly prominent in the street scene.

Having regard to the personal circumstances of the applicant this is a much-needed addition which will significantly enhance the quality of life of the residents and the local planning authority is therefore requested to approve the proposals without delay.

Photographs of the Site



