

Design & Access Statement

Householder Extensions & Alterations
AT
29-31 Old Church St,
Manchester,
M40 2JN

Date:
28 July 2022

1. Introduction

- a. This Design and Access Statement has been prepared by Architek on behalf of the applicant for a rear dormer to create an additional home (Use Class C3a) together with the installation of an external staircase, extraction flue and the erection of a single-storey rear extension following the removal of existing ground floor extensions and boundary wall to the rear of 29-31 Old Church Sreet, in Bedford.
- b. Following a description of the site and surrounding area, the report will provide an overview of relevant planning policy and outline the reasons why the proposal meets these policy requirements.
- c. It will be demonstrated that the proposal complies with relevant local and national policies and that planning permission should therefore be granted.

2. Site Description

- a. The application site no. 29 and 31 comprises a two-storey red brick semi-detached building located on the northern side of Old Church Street. The site is closely joined by a short terrace (no. 23- 27) which is of a different design. The application building has a pitched roof with a prominent two-storey rear outrigger with uPVC windows at first floor. There is an extract flue running up the western elevation. The ground floor is comprised of a non-self-contained commercial retail unit (Class E). Access to two self-contained flats over the first floor is on the ground floor. At the rear there is a high boundary wall and roller shutter for a garage. The general character of the rear is run down. The site is within the Newton Heath District Centre.
- b. Old Church Street is made up of similar two storey buildings with commercial ground floor frontages and residential upper floors. The wider area is generally residential in character with some industrial uses to the south. The site is relatively connected with bus routes on Old Church Street. The property is not listed and is not located within a designated Conservation Area.



3. Planning History & the Proposal

- a. In 2021, the council refused permission for the part retrospective installation of rear dormer to form one self-contained apartment (Use Class C3a) together with the installation of an external staircase, the erection of a single storey rear extension and the installation of extraction flue (following removal of existing flue) and elevational alterations (reference: 131844/FO/2021). The application was refused for the following four reasons-

1. *The erection of a single storey rear extension to form additional commercial floor space together with the installation of a rear dormer to form one additional apartment would result in an over intensive use of the site resulting in excessive noise and activity from "comings and goings" due to the increased level of domestic activity taking place at the property along with the commercial use, together with excessive refuse arrangements (which cannot be suitable accommodated within the application site) and demand for private amenity space and car parking. These issues would cause unnecessary harm to the residential amenity of the existing and proposed residents. The proposal would be contrary to policies SP1, H1, H11 and DM1 of the Core Strategy (July 2012), saved policies DC5 and DC26 of the Unitary Development Plan for the City of Manchester (1995) and the National Planning Policy Framework.*
2. *The standard of accommodation available to proposed occupants is considered to be unsatisfactory, particularly in respect of provision of private external amenity space, arrangements of windows and entrances, lack of views out of the property and ventilation, and insufficient parking provision for future occupants. This will cause unnecessary harm to the residential amenity of the proposed occupants of the building. The proposals would not help diversify the mix of house types in the area, thereby contributing towards an unsustainable community to the detriment of residential amenity within the area. This is contrary to the provisions of policies SP1, H1, H11 and DM1 of the Manchester Core Strategy, and saved policies DC1 and DC5 of the Unitary Development Plan for the City of Manchester (1995), and the National Planning Policy Framework.*
3. *The creation of rear entrances for the flats would not be subject to natural surveillance from the public domain, leaving the properties and its occupants vulnerable to criminal behaviour to the detriment of residential amenity and public safety. The proposed development is therefore contrary to the provisions of the NPPF, policies DM1 and SP1 of the Manchester Core Strategy.*
4. *The erection of a single storey rear extension and rear dormer would, as a result of its siting, scale and appearance would result in an over dominant and incongruous feature that would fail to be subservient to the existing building, and would be detrimental to the character of area and amenity of adjacent properties. This would have an unduly harmful impact on surrounding residential and visual amenity. This is contrary to policies SP1, EN1, H1, H11 and DM1 of the Manchester Core Strategy, saved policies DC1 and DC5 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.*

- b. Section 5 of this report responds to these reasons for refusal and explains why the revised proposal is acceptable.

- c. In 2018, the council granted planning permission for the erection of a single storey rear extension to form 2 x one bedroom apartments (Use Class C3a) with associated elevational alterations (reference: 120759/FO/2018).

- d. The proposal is for a rear dormer to create a new 2 bedroom home (Use Class C3a) together with the installation of an external staircase leading to the rear

ground floor parking, bin and bike store area. The existing ad hoc ground floor extensions would be removed and replaced with a new extension which retains space for 3 x parking spaces. A replacement extraction flue would be installed on the ground floor extension following the removal of the flue on the northern elevation. The high and derelict boundary wall with roller shutter and barbed wire would be removed.

- e. The upper floors will function as three self-contained flats (2 x 2 bed & 1 x 1 bed). Access to the flats is provided by staircases leading from the front and rear. Access to the new flat at loft level is off a staircase in the shared hallway at first floor.

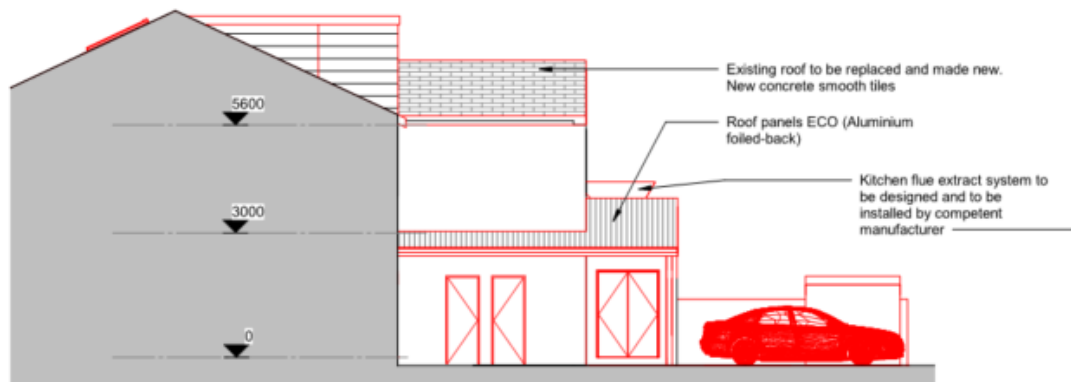


Figure 2. Proposed side elevation showing, rear dormer, new ground floor and removed rear boundary wall

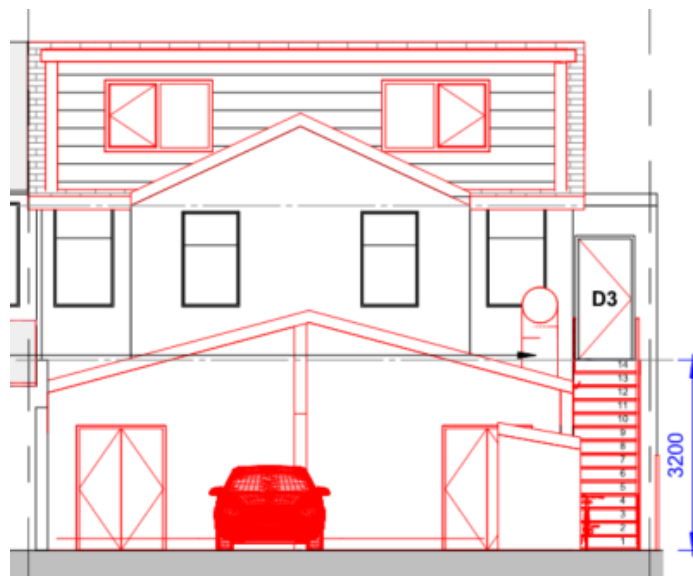


Figure 3. Proposed rear elevation with symmetrical design

4. Planning Policy

- a. The development plan for the area comprises the Manchester Local Plan which consists of the Core Strategy (2012)
- b. Policy SP1 (Spatial Principles) encourages housing in district centres including East Manchester. The policy aims to make a positive contribution to neighbourhoods of choice by creating well-designed places that enhance local character and protect the built environment.
- c. Policy H1 (Overall Housing Provision) sets out a target of 60,000 new dwellings over the plan period to March 2027. This is 3,333 new homes per year.
- d. Policy H11 (Houses in Multiple Occupation) states that the change of use from a C3 dwelling house to a C4 HMO will not be permitted where there is a high concentration of residential properties occupied by students, in C4 or SG HMO use.
- e. Policy DM1 (Development Management) requires that all development to have regard to the following areas:

“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 area.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes. Community safety and crime prevention.

Adequacy of internal accommodation and external amenity space.

Refuse storage and collection. Vehicular access and car parking

- f. Policy EN 1 (Design Principles and Strategic Character Areas) states that all development will be expected to follow the seven principles of urban design and have regard to the strategic character area in which the development is located. No.6 the Central Arc Character Area states,

The character of the area we have today is predominantly one of 1960's social housing estates and zoned industrial areas bisected by the transport network and largely resulting from the comprehensive redevelopment of the past. Significant areas of employment are found where this area overlaps with the fringe of the City Centre such as at Strangeways which is a large, distinctive, entirely industrial area suitable for further employment growth. Much of the Central Arc is experiencing regeneration with some contemporary

urban solutions, for example in Hulme, now complete, and some still to be progressed.

- g. The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how they should be applied. It identifies a presumption in favour of sustainable development. Development is sustainable when it meets the economic, social and environmental needs of a community.

- h. According to paragraph 38 of the NPPF,

'Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available ... and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.'

- i. Chapter 5 deals with housing supply and sets out the government's objective to boost substantially the supply of homes. According to paragraph 68,

'Small and medium-sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.'

- j. Paragraph 73 requires that Councils identify a 5-year supply of housing plus a buffer of 5-20%. Where a Council cannot demonstrate a 5-year supply, the presumption in favour of granting planning permission applies.

- k. Chapter 6 requires local planning authorities to support economic growth. Chapter 11 encourages developers and local planning authorities to make the best use of land and to focus on previously developed land in sustainable locations. According to paragraph 118(d), planning decisions should,

'promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)'

- l. According to Paragraph 120 planning policies and decisions should, *'support opportunities to use the airspace above existing residential and commercial premises for new homes.'*

- m. Paragraph 123 aims for densities be maximised, to *"ensure that developments make optimal use of the potential of each site"*. Paragraph 126, states *"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make the development acceptable to communities."*

5. Case for the proposal

a. Principle of Development

- b. The site is sustainably located in a built-up area with access to local transport and other shopping and community facilities, where residential development of this kind is acceptable in principle.
- c. The NPPF and policy H1 of the Local Plan place significant emphasis on the delivery of new homes and the better use of existing land. The NPPF aims to maximise the delivery of development through the reuse of suitably located previously developed and undeveloped land.
- d. The proposal would made effective use of land to provide a new home. The development of this “winfall site” would contribute to meeting housing need in the area and the council’s target of 3,333 new dwellings per year over the Local Plan period.

e. Quality of Accommodation

- f. The government’s nationally described space standards set out minimum gross internal areas (GIAs) for new dwellings. The flat meets the minimum sizes. In addition, all of the habitable rooms are generously sized and regularly shaped, and benefit from good light and outlook. The flat will provide future occupiers with a very high quality of internal living accommodation.
- g. There is access to numerous green spaces within minutes of the application site. It is not possible to provide dedicated private amenity space due to the constraints of the site. It is common for upper-floor flats in converted buildings on terraced streets to not benefit from private amenity space.

h. Design

- i. The proposal would remove the unattractive high rear boundary wall with roller shutter and barbed wire. This would create a much more open and aesthetically pleasing rear. The rather disjointed and deteriorating rear extensions would be removed and replaced with a symmetrical metal-clad pitched roof extension. The depth of the extensions would be reduced compared with the existing ones. The staircase to the rear would be a discreet and utilitarian addition to the rear. Similarly, the bin and bike stores would be modest additions to the rear yard.
- j. The rear dormer extension would be set below the ridge line and have separation from party walls. It would appear as a symmetrical dormer roof extension and would not draw the eye when glimpsed in views from Smallwood Street. It would preserve the form of the rear outrigger and be made of high

quality traditional materials. The existing deteriorating roof tiles for the rear outrigger would be replaced which would enhance the appearance of the rear. The removal of the large extraction flue from the side flank wall and its replacement with a smaller flue to the ground floor is considered an aesthetic improvement.

- k. Overall, the changes and extensions would enhance the openness of the site and change what is currently a direct rear to a modern and symmetrical design.



Figure 4. 3D view of the proposal

l. Residential Amenity and designing out crime

- m. As a result of the location and size of the extensions in relation to neighbouring windows, there would be no impact on neighbouring residential amenities in terms of loss of light or outlook. The relocated extraction flue would not cause any noise or odour issues given its location and operating system.
- n. The character and intensity of the use would not materially change through the addition of a two bedroom flat. There would be no material change in comings and goings following the development which would increase the number of persons living on the site by two.
- a. There would be no issues relating to potential crime due to the creation of a rear staircase. It is common for properties to be accessed to the rear and the property would still have the same front door accessed as the existing situation. It is outside the remit of planning control to assume that the flat would be vulnerable to antisocial behaviour because it can be accessed from the rear. The neighbouring property, no. 27 has a rear door which can be accessed in the same way from the rear.

- b. Car Parking, Cycle, Parking, Refuse/Recycling Storage
- c. There are parking spaces for three cars to the rear of the site to relieve pressure for on-street parking. The plans show the provision of convenient, secured, covered storage for bicycles at the rear. The plans also show dedicated stores for refuse and recycling.
- d. Sustainability
- e. The applicant will accept a condition that the new development achieve a minimum 10% reduction in carbon emissions below the normal requirement set by the Building Regulations.
- f. The applicant will also accept a condition to achieve the higher water efficiency standards in the Building Regulations, in line with policy 52.

6. Conclusions

- a. The Local Plan sets the council's ambitious housing targets and directs the bulk of new housing to previously developed land. The proposed new flat would provide a net increase in housing supply. This would contribute to meeting local housing need and the council's housing target.
- b. The new flat will provide a very high quality of accommodation. It meets minimum internal space standards and will be bright and have a good outlook. It is not possible to provide dedicated private amenity space given the constraints of the site. It is noted that there are green open spaces within minute's walk from the application site.
- c. The removal of the unsightly rear boundary wall is a benefit to the character and appearance of the site. The rear would be more open, and the proposed ground floor is symmetrical in design and has a modest depth. The proposed extension extensions would have a positive relationship with the existing building and the surrounding area and would promote local distinctiveness.
- d. The massing of the dormer and the location of the windows have been sensitively designed to preserve neighbours' residential amenities. There would be no material change in the intensity of use or the comings and goings associated with the uses on site.
- e. There would be no material increase in risk of crime through providing a rear staircase to access the site from the rear. This is a ordinary situation and there are examples on Old Church Street.
- f. The development benefits from on-site parking provision to relieve pressure on on-street parking. Provisions have also been made for the storage of waste and bicycles. Appropriate sustainability measures can be secured by condition.
- g. For these reasons, the applicant contends that the proposal represents sustainable development and respectfully requests that planning permission be granted.

