



# **Clarke's Hill House- In-fill Development Proposal**

**Planning Application**

## **1. PLANNING STATEMENT**



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# 1.Introduction

This Planning Statement has been prepared by IQS Ltd (hereafter referred to as IQS) on behalf of Justine Hawkes (“The Applicant”) in support of a planning application for an in-fill development to the greenbelt land located at Clarkes Hill House in order to build a bungalow mirroring the recently constructed property at Copper Lane (Ref- 63117 or PP-07160658).

The Planning Statement provides a general description and an evaluation of the Proposed Development against relevant national and local policy guidance. It should be read in conjunction with the following documents submitted as supporting material to the application:

| Document Title     | Prepared By                      |
|--------------------|----------------------------------|
| Ecology Statement  | Collingwood Winter Environmental |
| Heritage Statement | Matthew Bewley                   |
| Topographical Plan |                                  |

## 2.Site Description & Context

### 2.1 The Site

The red line boundary of the Site encompasses circa 2.5 acres, with a development area of approximately 500m<sup>2</sup> where the bungalow will be constructed. The site is located on Clarkes Hill, Whitefield.

A Site Location Plan with the application boundary marked in red accompanies the application submission.

### 2.2 Surrounding Area

The site is located in Whitefield and is surrounded by a mix of predominantly Greenbelt farm land with a number of residential and commercial buildings. Clarkes Hill house is accessed via Clarkes Hill country road off Ringley Road.

The properties that are on Clarkes Hill and Copper Lane are consistent in scale, height and design. The buildings are all two-storey to the top of the hill with a Bungalow located on Copper Lane and have white render to external elevations. The location of the proposed development is to the bottom of the Applicants land adjacent to the recently constructed Bungalow which was also constructed on Green Belt Land

### 2.3 Planning History

The table below summarises the key planning permissions relevant to the proposed development.

| Address                                                           | Proposal                                                             | Status                           | Application Number   |
|-------------------------------------------------------------------|----------------------------------------------------------------------|----------------------------------|----------------------|
| Clarkes Hill House, Clarkes Hill, Whitefield, Manchester, M45 7TG | Construction of a detached garage/store                              | Approved Tuesday 16 January 2018 | 62324                |
| Land at Copper Lane, Whitefield, M45 7TP                          | Demolition of existing buildings and erection of 1 No. dwelling with | Approved Monday 30 July 2018     | 63117 or PP-07160658 |

|  |                                                        |  |  |
|--|--------------------------------------------------------|--|--|
|  | associate landscaping and installation of septic tank. |  |  |
|--|--------------------------------------------------------|--|--|

## 3. The Proposed Development

The proposed development comprises an 'All matters Reserved' application for the eventual full planning permission for the demolition of existing structures and erection of 1 NO. dwelling with associated landscaping to the Applicants land. The design of the new bungalow is to infill the unused land to the bottom of her garden which has been un-maintained and will mirror the property at Copper Lane.

### 3.1 Background

The proposed site is currently unused, there are concrete foundations and a small concrete block outbuilding. This section of the Applicants land was previously used as agricultural land however, this has not been the case for a number of years and the current structures have fell into disrepair. The site curtilage has been allowed to become overgrown and has not been maintained. The addition of the bungalow will facilitate the rejuvenation of this land.

### 3.2 The Design

The design of the new bungalow is to be in-keeping with the nearby properties maintaining the white render to all external elevations and modern PVCu window/door frames to the reveals. The purpose of the build is to create a single dwelling for the applicant to reside in once built.

Also, the client intends to carry out landscaping works to the surrounding area, minimal trees will be affected by this and if they are we will re-plant. This again will massively improve the area.

### 3.3 Access and Servicing

As part of the development at Copper Lane sufficient electric & water supply was installed for an additional bungalow on the proposed land, meaning services are already in place so there will be no disruption to the grid. In

regards to drainage a number of the nearby properties are plumbed into a septic tank, further investigation will be required if the tank has the capacity for an additional property, if this is not possible a new septic tank for the property will be required to be installed.

## **4. Planning Policy**

This section provides an overview of planning policy relevant to the Site at national, regional and local level and a review of the Proposed Development against these policies.

### **4.1 Planning Policy Framework**

National planning policy is set out in the National Planning Policy Framework (NPPF) which was adopted on 5 September 2023.

The NPPF establishes overarching principles of the planning system, including the requirement of the system to “drive and support” development and supports “approving development proposals that accord with the development plan without delay”. There is also a “presumption in favour of sustainable development.... (which) should be seen as a golden thread running through both plan-making and decision-taking”.

The NPPF focuses on the delivery of sustainable development. In particular the core planning principles include, amongst others “to drive and support development”. In determining planning applications, the NPPF acknowledges that the planning system is plan-led, and that Local plans should be the starting point for the determination of any planning applications.

Section 13(149-G) of the NPPF states that certain forms of development are also not inappropriate in the Green belt in the “Limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use which would not have a greater impact on the openness of the Green Belt than the existing development”.

The proposed development aligns with this policy as simply the proposed development is an in-fill development between the Applicants property and the new development at Copper Lane which sits between the Applicants land and the open Greenbelt land, meaning the openness of the Greenbelt will not be reduced.

This policy is supported in the UDP as limited infill development may be permitted, providing it be of appropriate scale and in keeping with its character and surroundings. The design of the proposed property will mirror the Bungalow at Copper Lane therefore remaining in-keeping with its surroundings and achieving a good design criteria.

## **Conclusion**

This statement has outlined the Proposed Development and assessed the proposal against the relevant national and local planning policy framework. It is clear from this assessment that the proposed development accords with these policies and therefore represents an appropriate development for the site.

Moreover the proposal will allow for the much needed regeneration of the Applicants land as the current structures have fell into disrepair due to them no longer being in use.

