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Planning Policy Compliance Statement

Land adjacent to 1 Lancaster Avenue, Whitefield, Manchester, M45 6DX
Erection of 1 no. two-storey dwelling with off-street parking

1. Introduction

This Planning Policy Compliance Statement has been prepared in support of the planning application for the erection of one two-storey dwelling with off-street parking on land adjacent to 1 Lancaster Avenue, Whitefield.

The application is a resubmission of the expired approval under application 67976. The current application relates to the same dwelling design and drawing package as previously approved. No physical design amendments are proposed.

Drawing 1392-PL04 Rev A has been submitted to clarify the internal accommodation. The only amendment to that drawing is that the small first-floor room previously labelled as “bed 3” has been relabelled as “office”. The dwelling should therefore be assessed as a two-bedroom dwelling with office accommodation.

This statement addresses the validation points raised in relation to the following Places for Everyone policies:

- Policy JP-S2 – Carbon and Energy;
- Policy JP-C2 – Digital Connectivity;
- Policy JP-H3 – Type, Size and Design of New Housing; and
- Policy JP-H4 – Density of New Housing.

2. Policy JP-S2 – Carbon and Energy

Policy JP-S2 seeks to ensure that development proposals minimise energy demand and maximise energy efficiency.

The proposal is for a single new dwelling. The detailed design and construction of the dwelling will be required to comply with the applicable requirements of the Building Regulations, including Part L in relation to the conservation of fuel and power.

Compliance with the Building Regulations will be checked separately through the Building Control process. This will include consideration of the detailed construction specification, insulation standards, air permeability, building services and other relevant energy efficiency measures. Compliance will also be subject to the usual Building Control inspections during construction.

The dwelling will also be required to comply with the applicable requirements of Part S of the Building Regulations in relation to electric vehicle charging infrastructure.

The proposal is therefore capable of complying with the relevant energy efficiency and electric vehicle charging requirements through the detailed design and Building Control process.

3. Policy JP-C2 – Digital Connectivity

Policy JP-C2 supports the provision of high-quality digital infrastructure and connectivity.

The proposal is for a single new dwelling and will be required to comply with the applicable requirements of the Building Regulations, including Part R in relation to infrastructure for electronic communications.

Compliance with the Building Regulations will be checked separately through the Building Control process and site inspections. The dwelling will therefore be capable of being provided with appropriate digital infrastructure and connection to available network services, subject to the requirements of statutory undertakers and network providers.

4. Policy JP-H3 – Type, Size and Design of New Housing

Policy JP-H3 requires new dwellings to provide an appropriate type, size and design of accommodation. The policy also refers to compliance with the Nationally Described Space Standard and the provision of accessible and adaptable dwellings under Part M4(2), unless specific site conditions make this impracticable.

The proposed dwelling is to be assessed as a two-bedroom dwelling with office accommodation. Drawing 1392-PL04 Rev A identifies the small first-floor room as an office.

The submitted drawing confirms the following gross internal floor areas:

- Ground floor: 39.1 sq m;
- First floor: 36.7 sq m;
- Total gross internal area: 75.8 sq m.

On this basis, the dwelling provides an appropriate level of accommodation for a two-bedroom dwelling with office accommodation.

The application site is a constrained infill plot located between the existing dwelling at No. 1 Lancaster Avenue and the adjacent Metrolink embankment. The form and layout of the dwelling respond to the narrow and linear nature of the plot. The same dwelling design was previously considered acceptable under application 67976.

In relation to accessibility, the dwelling will comply with the applicable requirements of Part M of the Building Regulations. The baseline requirement for new dwellings is Part M4(1). Part M4(2) is an optional requirement which applies only where required by planning permission.

If the Local Planning Authority considers that Part M4(2) should be required in this case, this should be considered through the determination of the application having regard to the constrained nature of the plot and the fact that the same dwelling design was previously approved under application 67976. Any such requirement could be secured by planning condition if considered necessary.

5. Policy JP-H4 – Density of New Housing

Policy JP-H4 requires new housing development to be delivered at an appropriate density, having regard to the location of the site, accessibility by walking, cycling and public transport, the efficient use of land, and high-quality design.

The red-line application site extends to approximately 142.77 sq m, or 0.0143 hectares. The proposal is for one dwelling and therefore equates to approximately 70 dwellings per hectare.

The density calculation is provided in response to the validation request. However, the proposal is for a single dwelling on a very small, constrained infill plot and the density figure should be considered in that context.

The proposed density reflects the physical constraints of the site, which is located between the existing dwelling at No. 1 Lancaster Avenue and the adjacent Metrolink embankment. A more intensive form of development would not be appropriate having regard to the limited site width, the relationship with neighbouring residential property, the need to provide appropriate access and parking, private amenity space, and the proximity of the Metrolink boundary.

The proposal therefore represents an appropriate and efficient use of this constrained infill site.

6. Conclusion

The proposal is a resubmission of the expired planning approval under application 67976 and relates to the same dwelling design and drawing package. No physical design amendments are proposed.

The dwelling is to be assessed as a two-bedroom dwelling with office accommodation. The proposal is capable of complying with the relevant requirements of Policies JP-S2, JP-C2, JP-H3 and JP-H4 of Places for Everyone.

Where matters overlap with the Building Regulations, including Part L, Part S, Part R and Part M, compliance will be checked separately through the Building Control process and associated site inspections.