

**TOWN AND COUNTRY PLANNING ACT
1990 (AS AMENDED)**

PLANNING STATEMENT

**ON BEHALF OF IRLAM ROAD DAY
NURSERY**

Site: Irlam Road Day Nursery, 35 Irlam
Road, Flixton, Manchester, M41 6JR

Proposal: First floor rear extension

Our Ref: IRL16/1/PS

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**Knights plc
The Brampton
Newcastle under Lyme
Staffordshire
ST5 0QW**

CONTENTS

1.	Introduction.....	3
2.	The proposal	4
3.	Site and Surroundings.....	6
4.	The Development Plan.....	7
5.	Other Material Considerations	8
6.	Assessment.....	9
7.	Conclusion.....	13

1. INTRODUCTION

- 1.1 This application is submitted on behalf of Irlam Road Day Nursery for the erection of a first floor rear extension to facilitate the internal reconfiguration of the first floor area.
- 1.2 The day nursery has been established at the site since 2006, and the proposals for a first floor extension have come forward to enhance the internal environment for children attending the nursery. No increase in the numbers of children attending the day nursery are proposed.
- 1.3 This planning statement should be read in conjunction with the existing and proposed plans that have been submitted with the application.
- 1.4 This planning statement will seek to demonstrate that the proposals would be acceptable with regard to design and amenity considerations; that overall, the proposal would comply with the adopted policies of the development plan and that in accordance with Section 38(6) of the 2004 Planning and Compulsory Purchase Act, permission ought to be granted.

2. THE PROPOSAL

- 2.1 The proposal comprises a first floor extension to the rear (south) of the existing building, which would facilitate the internal re-configuration of the first floor area. The proposed extension would be provided above an existing single storey extension. The existing single storey extension above which the proposed extension would be sited is shown at Figure 1 below.



Figure 1 - existing rear elevation

- 2.2 The first floor currently comprises a toilet facility, a classroom and an office.
- 2.3 The proposed extension would provide new toilet / cloakroom facilities, and the existing office located at first floor level would be re-located to where the existing toilet facilities are provided. As a result, the existing classroom would be enlarged to provide enhanced space for learning and play facilities for the older nursery age group that attends the nursery.
- 2.4 The proposed extension would be constructed with materials that match the existing building, and would have a hipped roof above to tie in with the character and appearance of the existing building.
- 2.5 Obscurely glazed windows would be provided to first floor level to the rear of the proposed first floor extension given that the extension would contain toilet facilities. There would be no new windows provided to the side (west) of the proposed extension so there would be no new windows facing towards the side elevation of the neighbouring dwelling.
- 2.6 Side windows to the east of the proposed extension would be provided, one which would be obscurely glazed and one which would be clear glazed. The clear glazed window would be

obscured from view towards the neighbouring property to the east by the existing pitched roof extension.

- 2.7 No other changes to the external appearance of the building are proposed, nor are there any changes proposed to the existing landscaping and parking arrangements for the site.

3. SITE AND SURROUNDINGS

- 3.1 No. 35 Irlam Road comprises a 2 storey detached property with large front parking court and large rear garden. It was formerly a dwelling which has been converted to a day nursery for pre-school children and babies following the grant of permission in 2005. Since then it has become 100% occupied and a much sought after community business.
- 3.2 To the front the site contains a hard surfaced and marked out car park for 9 cars with the ability to park 2 additional cars to the western side of the building.
- 3.3 The building backs on to a large south facing garden measuring 675 sq.m. The garden is principally laid out as lawn with a central outdoor play area which is internally fenced, some shrubbery and trees sited around the edges and backs on to smaller dwellings located on Whitegate Park. A 2m high fence exists around the periphery of the garden. This is a particularly large plot because the house, which was constructed in 1952, replaced a pair of former Victorian semi-detached dwellings. As such, it is effectively twice as wide as adjacent plots.

The wider context

- 3.4 The site is located within a residential area that is characterised by a diverse range of house types, although those properties on the southern side of Irlam Road are predominantly large detached and semi-detached Victorian houses with gardens extending for a substantial length to the rear. The plot of the application site is significantly wider than other surrounding plots in the area and the neighbouring plots, and enjoys a spacious garden area to the rear. Most properties in the area benefit from front and back garden areas, although in many instances, along Irlam Road and beyond, the front area has been covered with hardstanding and used as formal and informal parking.
- 3.5 Irlam Road is accessed from the B5320 (to the west) or the B5158 (to the east), and is a short drive from the M60. Although the surrounding area is predominantly residential, there are community facilities, schools and substantial areas of employment within a short distance of the site.

4. THE DEVELOPMENT PLAN

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act, requires planning applications to be determined in accordance with the development plan unless there are material considerations that indicate otherwise.
- 4.2 The adopted Development Plan for Trafford comprises the following:
- (a) Core Strategy (Adopted January 2012);
 - (b) Saved policies of the Revised Unitary Development Plan¹ (UDP) (Adopted June 2006);
 - (c) Greater Manchester Joint Waste Plan (Adopted April 2012);
 - (d) Greater Manchester Joint Minerals Plan (Adopted April 2013);
- 4.3 Policies relevant to the determination of this planning application are as follows:
- 4.4 Core Strategy Policies:
- (a) L7 - Design
- 4.5 In April 2019, a review of Development Plan policies was undertaken to establish the consistency of adopted policies against the revised National Planning Policy Framework, which was published in February 2019. With regard to the policies listed above, the LPA consider that the above policy is consistent with national policy and can be afforded full weight.
- 4.6 In addition to the above, the Council has an adopted CIL Charging Schedule. The council charges a CIL levy for new market housing, retail warehouses, supermarkets outside of town centres, leisure and hotels. No levies are charged for public/institutional facilities, including education, health and community facilities. Therefore, for a proposed extension to the day nursery, a CIL charge will not be applicable in this case.

¹ A number of saved UDP policies have since been replaced by policies of the adopted Core Strategy

5. OTHER MATERIAL CONSIDERATIONS

5.1 Other material considerations include national policies and guidance in addition to local supplementary planning documents. Relevant material considerations include the following:

- (a) National Planning Policy Framework (“the Framework”)
- (b) Planning Practice Guidance (“PPG”)
- (c) National Design Guide
- (d) Local Planning Guidelines for Day Nurseries and Playgroups

6. ASSESSMENT

Principle of Development

- 6.1 The existing nursery is located in a predominantly residential area, and the existing building was originally constructed as a dwelling during the 1950's before being converted into a day nursery 2006.
- 6.2 The general principle of extensions to existing buildings is generally acceptable, subject to design and amenity considerations.

Design

- 6.3 Policy L7 states that In relation to matters of design, development must:
- Be appropriate in its context;
 - Make best use of opportunities to improve the character and quality of an area;
 - Enhance the street scene or character of the area by appropriately addressing scale, density, height, massing, layout, elevation treatment, materials, hard and soft landscaping works, boundary treatment; and
 - Make appropriate provision for open space, where appropriate, in accordance with Policy R5 of this Plan.
- 6.4 In this case, the proposed first floor extension would be appropriate in its context, given it would be small scale, appropriate for the size of the existing building, and would be sited to the rear of the property such that it would be barely perceptible in the existing street scene. The proposal would sit above an existing flat roof extension, would be constructed in similar materials to the existing building, and would be finished with a hipped roof to compliment the existing roof of the dwelling. The mass of the proposal would be appropriate in the context of the existing building.
- 6.5 With regard to the other criteria of the design section of policy L7, landscaping and open space considerations are not relevant given that the existing area of open space to the rear would remain unaffected by the proposals.
- 6.6 As such, in light of the above considerations, the proposal would comply with policy L7 of the Core Strategy in design terms.

Amenity

- 6.7 Policy L7.3 states the following:
- In relation to matters of amenity protection, development must:
- Be compatible with the surrounding area; and
 - Not prejudice the amenity of the future occupiers of the development and/or occupants of adjacent properties by reason of overbearing, overshadowing, overlooking, visual intrusion, noise and/or disturbance, odour or in any other way.

- 6.8 With regard to the first bullet point, and as set out when considering design, it is considered that the first floor extension would be compatible with the surrounding area.
- 6.9 In terms of amenity, the proposed extension would not result in an increase in noise, because the proposal would not involve an increase in the number of children that are permitted to use the nursery.
- 6.10 With regard to any overbearing impact, overshadowing or overlooking, the rear of the existing building and the adjoining buildings are all south facing so have the benefit of direct sunlight for most of the day.
- 6.11 The existing building is a two storey building, whilst the neighbouring properties are three storey buildings comprising dwellinghouses, as illustrated at Figure 2 below.



Figure 2 showing 35 Irlam Road (centre), a two storey building sited between two 3 storey dwellings.

- 6.12 The proposed first floor extension would be sited above an existing single storey extension to the rear of the western half of the existing building. The neighbouring dwelling to the west of the site comprises a three storey dwelling with a single storey extension which is understood to contain a kitchen. There are windows to the side elevation of the existing dwelling, with the windows at ground and first floor level comprising obscure glazing. The presence of drainage pipes to the side of the neighbouring dwelling indicates that these are windows to bathrooms. At second floor level, there is a clear glazed window which is likely to serve a bedroom, however given the difference in scale between the neighbouring dwelling and the nursery building, this side bedroom window sits above the ridge level of the day nursery, as shown in the image at Figure 3 below.



Figure 3 - three storey side elevation of 37 Irlam Road to the west of the site

- 6.13 The proposed extension would therefore have no impact on the neighbouring dwelling in terms of loss of outlook, overshadowing or overlooking, given the south facing aspect, and the fact that there is no useable garden space within the neighbouring property immediately adjacent to the location proposed first floor extension, given the single storey kitchen extension to the rear of the neighbouring dwelling.
- 6.14 The neighbouring dwelling to the east would be largely unaffected, as the proposal is sited a greater distance away from this dwelling, and the clear glazed window to the eastern side of the proposed extension would be obscured by the existing pitched roof to the existing rear extension to the eastern half of the building.
- 6.15 The neighbouring dwelling to the west is generally of a larger scale than the day nursery and there is an approximate 8 metre separation distance between the side walls of the two dwellings. Therefore the proposed extension in this instance would not have any overbearing impact on the neighbouring properties.
- 6.16 In terms of overlooking, there are no side windows proposed to the proposed first floor extension and the rear windows to the proposed first floor extension would be obscurely glazed. Therefore, no direct overlooking would occur as a result of the proposal.
- 6.17 With regard to noise, the existing building already operates as a day nursery and is subject to limitations on the number of children that can be accommodated at any one time. The proposed extension would not increase the number of children that the nursery is currently allowed to

accommodate, but would otherwise facilitate a re-configuration of the first floor accommodation to provide new toilet facilities and a more spacious learning environment.

- 6.18 In light of the above considerations, no detrimental amenity impacts would arise, and the proposal would comply with policy L7 in this regard.

Other Matters

- 6.19 The proposal doesn't require any new landscaping or car parking space as the numbers of staff and children associated with the existing use would remain the same. Therefore no issues would arise and the proposal would be acceptable in this regard.

7. CONCLUSION

- 7.1 This application is submitted on behalf of Irlam Road Day Nursery for the erection of a first floor rear extension to facilitate the internal reconfiguration of the first floor area.
- 7.2 The day nursery has been established at the site since 2006, and the proposals for a first floor extension have come forward to enhance the internal environment for children attending the nursery. No increase in the numbers of children attending the day nursery are proposed.
- 7.3 This planning statement has demonstrated that no detrimental impacts would arise from the proposals in terms of amenity and with regard to the design, character and appearance of the area.
- 7.4 Overall, the proposal would comply with the adopted policies of the development plan. In accordance with Section 38(6) of the 2004 Planning and Compulsory Purchase Act, permission ought to be granted.

Knights plc
July 2021