

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131153/FO/2021

Date registered valid: 7 September 2021

Proposal: Partial demolition of rear garage together with re-roofing and creation of external decking area to number 19 Stockton Road with associated elevational alterations

Address: 17 And 19 Stockton Road, Manchester, M21 9FB

Ward(s): Chorlton Ward

Applicant: Mr Sam Bright, 19 Stockton Road, Manchester, M21 9FB

Agent (if any):

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 01.11.2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 08.10.2021

Standard consultations:

Printed: 9 September 2021

Expired: 30 September 2021

Neighbour notifications

Printed: 9 September 2021

Expired: 30 September 2021

Site notice

Posted:

Expired: Posted: 1 October 2021 Expired: 22 October 2021

Press advert

Published: 14 September 2021

Expired: 5 October 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This application relates to two large semi detached villas separated by a shared drive. At the bottom of the gardens accessed by the shared drive is a double garage belong to both properties. The garage has a dual pitch roof and separate doors. There are windows in the side elevation. The properties have an approximately 10 metre long rear garden.





Listed building: Not applicable

Conservation area: Wilbraham Road/Edge Lane (Extension) Conservation Area 2007

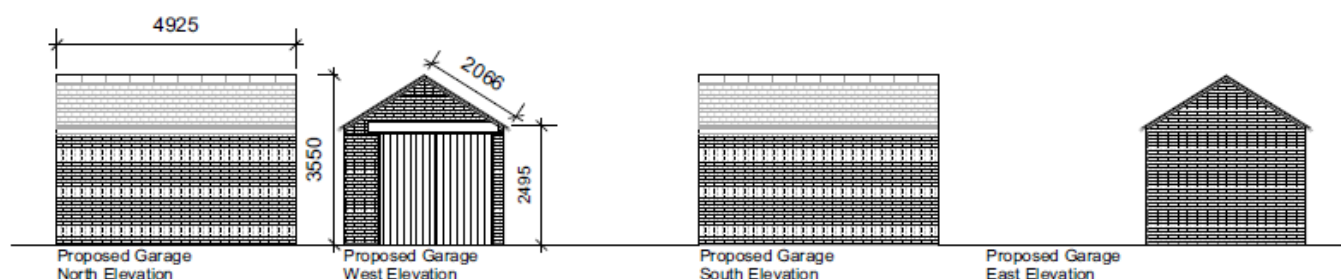
Tree Preservation Order: Not applicable

Description of area

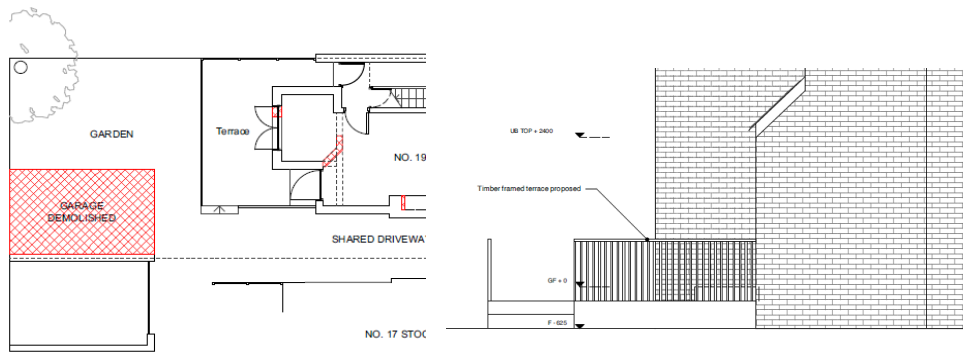
This is a predominantly residential area close to the Beech Road local centre. The site is within the Wilbraham Road/Edge Lane Conservation Area. There are residential properties to either side and facing the site on Stockton Road and there is the gable of a terraced House on Hardy Avenue, separated from the rear garden by a narrow alley.

Description of development

Consent is sought to demolish the garage to number 19 and the make good number 17's garage with a symmetrical dual pitch roof and a new side wall.



Consent is also sought to erect a raised deck on the rear of number 19. The deck would be of timber construction with a balustrade. The deck would be approximately 400mm above ground level. The deck would occupy the full width of the property up to the shared boundary with number 21.



Consultations & Notification Responses

Local residents

No representations received.

Greater Manchester Ecology Unit

Requested photographs of the garage to assess its potential as a bat roost. The garage appears to be of single skin construction and is therefore unlikely to have any cavities in which bats would roost. However, care should still be taken during demolition and an informative is suggested.

Policy

Core Strategy

The relevant Core Strategy policies are DM1 and EN3

Policy DM1 seeks to protect the amenity of an area from the adverse impact of development.

Policy EN3 seeks to protect the City's heritage assets from the adverse impact of development.

Unitary Development Plan

The relevant save UDP policy is DC18 which seeks to protect the City's conservation areas from inappropriate development.

Issues

Principle

The proposed development seeks to improve the amenity space available to number 19. Number 17 is part of the application as the garage is shared and needs to be altered in order that 17 can keep theirs.

In principle the proposed works are considered acceptable.

Demolition of garage

The demolition of the garage itself would not normally require planning permission even in the conservation area, however, as a result of the demolition the retained garage at 17 needs to be remodelled, which is development.

Making good retained garage.

The redesigned garage would have a symmetrical dual pitch roof and the exposed side wall would be rebuilt in brick whilst the original door is left in its original offset position which can be disconcerting on balance the redesigned garage is considered acceptable.

Decking design

The decking is a simple timber box with enclosed sides and a wooden balustrade. A 1.8 metre high waney lap screen will be positioned on the shared boundary with number 21. The design of the decking is considered acceptable.

Decking scale

The proposed decking is 400mm above ground level which is still approximately 120mm below ground floor level. The deck projects approximately 2.5 metres beyond the rearmost face of the building. This gives a usable if modest usable area. On balance the scale of the deck is not considered excessive.

Residential amenity

In terms of impact on neighbouring properties it is not considered that the garage alteration will have a significant impact. The only issue with the decking would be a loss of privacy, however the proposed screen should address this.

Impact on the character of the conservation area.

The garage is not original and whilst the 1894 O/S sheet shows the houses the garages are not there. Thus whilst they are of some age their alteration is not considered to be significant. Further they are not readily visible from outside of the site.

The proposed decking has little impact and can easily be removed at a later date without leaving a significant trace.

On balance it is considered that the proposed development would have a neutral impact on the conservation area.

Bats

GMEU have indicated that the construction of the garage is such that it is unlikely to be used as a roost by bats, but advise caution during demolition.

Conclusion.

The proposed development is considered acceptable.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have

made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

033_L12_00_C received 27 October 2021

033_L12_01_A received 27 October 2021

033_L05_01_B received 27 October 2021

033_L05_02_B received 27 October 2021

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The reinstatement of the side wall and roof of the garage to be retained shall be carried out using materials that match those used in the construction of the original garage in terms of size, colour and texture.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) The decking hereby approved shall be constructed using the materials specified on the approved drawings.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

5) The Boundary screen to be erected on the boundary between 19 and 21 Stockton Road in the email from the agent dated 15 October 2021 shall be implemented as part of the development and retained so long as the decking is in place.

To protect the privacy of the occupiers of the adjoining property pursuant to Core Strategy policy DM1.

Informative.

Attention is drawn to the protected status of bats/bat roosts even when unoccupied and the provisions of the Conservation of Habitats and Species Regulations (Amendment) (EU Exit) 2019. If bats are found or suspected then all works should cease until such times as advice has been sought and implemented from a suitably licenced individual. This can be achieved via an informative attached to any permission if granted.

Appendix 1 – List of consultees & neighbours notified

Greater Manchester Ecology Unit
Chorlton Voice

11 Hardy Avenue, Manchester, M21 9ER
30 Stockton Road, Manchester, M21 9ED
Flat A, 26 Stockton Road, Manchester, M21 9ED
21 Stockton Road, Manchester, M21 9FB
Flat 8, 13 - 15 Stockton Road, Manchester, M21 9FB
Flat 5, 13 - 15 Stockton Road, Manchester, M21 9FB
13 - 15 Stockton Road, Manchester, M21 9FB
Flat C, 26 Stockton Road, Manchester, M21 9ED
Flat B, 26 Stockton Road, Manchester, M21 9ED
17 Stockton Road, Manchester, M21 9FB
28 Stockton Road, Manchester, M21 9ED
12 Hardy Avenue, Manchester, M21 9ER
Flat 7, 13 - 15 Stockton Road, Manchester, M21 9FB
Flat 6, 13 - 15 Stockton Road, Manchester, M21 9FB
Flat 4, 13 - 15 Stockton Road, Manchester, M21 9FB
Flat 3, 13 - 15 Stockton Road, Manchester, M21 9FB
Flat 2, 13 - 15 Stockton Road, Manchester, M21 9FB
Flat 1, 13 - 15 Stockton Road, Manchester, M21 9FB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Conservation Area - Wilbraham Road/Edge Lane (Extension) Conservation Area 2007
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH