

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130612/FH/2021

Date registered valid: 2 June 2021

Proposal: Erection of a single storey rear extension and raised rear garden patio area

Address: 13A Edge Lane, Chorlton, Manchester, M21 9JH

Ward(s): Chorlton Ward

Applicant: Ms Joy Clark, 13A Edge Lane, Chorlton, Manchester, M21 9JH

Agent (if any): Mr Stuart Broadhurst, Purple Plans Ltd, 1 Central Avenue, Greenfield, Oldham, OL3 7DH

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20 August 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: Photos received with application

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 11 June 2021 Expired: 2 July 2021

Site notice: Posted: 17 June 2021 Expired: 8 July 2021

Press advert: Published: 22 June 2021 Expired: 13 July 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Wilbraham Road/Edge Lane Conservation Area 2005

Tree Preservation Order: Not within area to be developed

The application relates to a two storey mid-terrace C3 dwellinghouse of brown brick, brown tiles and brown fenestration, with a gable roof. The property features an existing timber deck to the rear. The plot includes a driveway to the front and a long narrow sloping garden to the rear.

Description of area

Edge Lane lies within the Wilbraham Road/Edge Lane Conservation Area and is predominantly residential in nature. It is of mixed character, with a variety of property types, styles and ages. Either side of the terrace lies older properties subdivided into flats. The area benefits from its proximity to Chorlton District Centre and Longford Park.

Description of development

The applicant wishes to build a single storey rear extension, to provide additional living accommodation, along with a replacement raised patio.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments or objections received.

Environmental Health – Requested a gas membrane condition be attached to an approval. The agent provided details of their chosen membrane, which EnvH accepted.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions
- Policy DC18 - Conservation Areas

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles
- Policy EN3 – Heritage

The National Planning Policy Framework (NPPF, 2021):

- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.

Issues

Principle – The principle, of building a single storey rear extension to provide additional living space for a family dwellinghouse, along with a replacement raised patio, is acceptable however consideration must be given to the proposals siting, scale and massing, appearance, impact upon existing levels of residential and visual amenity and upon the character of the conservation area.

Siting, scale and massing – The single storey extension would be sited at the rear, facing south. It would have a rearward depth of 3.5m, with a width of 3.75m, sited along both shared boundaries. It would feature a flat roof with a height of 2.86m and a glazed roof lantern taking it to a maximum height of 3m. The replacement raised patio would extend a further 3.65m from the extension, with a maximum height from garden level of 1.75m, with a 1m balustrade and 3.6m of new fencing along the sides, which would have a height of 2.15m from the patio and 3.28m from the external ground level. The rearward depth accords with the limit stipulated within policy DC1, of 3.65m, and has an acceptable height and width, therefore the proposal is considered subservient to the main house and is in proportion as a single storey addition, pursuant to policies DC1, DC18, DM1 and SP1.

Design and impact upon visual amenity and conservation area – The flat roofed extension would be constructed of brickwork to match the existing house, along with a grp roof, dark grey aluminium bi-folding doors and roof lantern and the patio would feature a glass balustrade and additional timber fencing. A condition requiring these materials to match those specified has been attached to the decision. The rear elevation would contain a set of bi-folding doors opening onto the patio and the side elevations would be blank. The works would not be visible from the public highway due to the location at the rear of a mid-terrace. Both policy EN3 and saved policy DC18 state that applications within conservation areas should preserve or enhance the appearance and character of the conservation area and that it is desirable for retention of existing features, such as boundary walls, gardens, trees and, where possible, preserving, enhancing the character, setting within the conservation area. The terrace in question is not of any particular architectural or historic significance and the proposal does not

remove or affect any important features of this modern property. There are large trees towards the end of these gardens but no trees are proposed to be affected by the works due to their distance from the patio. Due to the small scale and siting of the extension it is not considered that the proposal will have an unduly detrimental impact upon the character of the Wilbraham Road/Edge Lane Conservation Area and as a result it is considered that the proposal will lead to less than substantial harm to the significance of this designated heritage asset.

Residential amenity – The proposal would cause some overshadowing of neighbouring plots, No's 13 and 13B, however this is not deemed significant given the length and southerly orientation of these gardens. There are no windows proposed for the side elevations and a taller fence (2.15m from patio level) is proposed either side to act as a privacy screen for this larger patio. This will ensure no overlooking of neighbouring gardens and due to the steep topography the neighbours also have their own raised patios/decks. In addition, no objections were received from local residents. The proposal is considered acceptable in terms of residential amenity, pursuant to policies DC1, DM1 and SP1.

Conclusion – The proposal complies with policies DM1, DC1, SP1 and the NPPF, it received no objections and it is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor cause substantial harm the visual amenity of the terrace nor wider Wilbraham Road/Edge Lane Conservation Area. The proposed development is deemed acceptable and may commence in accordance with the following conditions and approved drawings.

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 problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval

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 drawing numbered '830-21-02 A', stamped as received by the City Council as Local Planning Authority on the 2nd June 2021.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3) The materials to be used on the external surfaces of the extension and patio hereby permitted shall match those specified on the application form, including brickwork to match existing.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) The approved gas membrane, specified within the submitted 'Alderburgh' datasheet and shown on section drawings 'TD-G-02' and 'TD-G-07(B)', stamped as received by the City Council as Local Planning Authority on the 30th July 2021, shall be implemented as part of the development.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas, pursuant to policies DM1 and EN18 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

1 Belgravia Gardens, Manchester, M21 9JJ
13B Edge Lane, Chorlton, Manchester, M21 9JH
13C Edge Lane, Chorlton, Manchester, M21 9JH
47B Kingshill Road, Manchester, M21 9HD
Flat 4, 11 Edge Lane, Chorlton, Manchester, M21 9JH
Flat 3, 11 Edge Lane, Chorlton, Manchester, M21 9JH
Flat 2, 11 Edge Lane, Chorlton, Manchester, M21 9JH
Flat 7, 11 Edge Lane, Chorlton, Manchester, M21 9JH
Flat 9, 11 Edge Lane, Chorlton, Manchester, M21 9JH
Flat 10, 11 Edge Lane, Chorlton, Manchester, M21 9JH
Flat 1, 11 Edge Lane, Chorlton, Manchester, M21 9JH
Flat 8, 11 Edge Lane, Chorlton, Manchester, M21 9JH
Flat 6, 11 Edge Lane, Chorlton, Manchester, M21 9JH
Flat 5, 11 Edge Lane, Chorlton, Manchester, M21 9JH
11 Edge Lane, Chorlton, Manchester, M21 9JH
13 Edge Lane, Chorlton, Manchester, M21 9JH
51 Kingshill Road, Manchester, M21 9HD
53 Kingshill Road, Manchester, M21 9HD

49 Kingshill Road, Manchester, M21 9HD

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 Conservation Area 2005

Historic Landfill Site 250m Buffer -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH