



PLANNING & HERITAGE STATEMENT

22 Edge Lane, Manchester M21 9JF

Demolition of existing garage building and erection of detached dwelling (Class C3)

Europa Business Park, Building 67

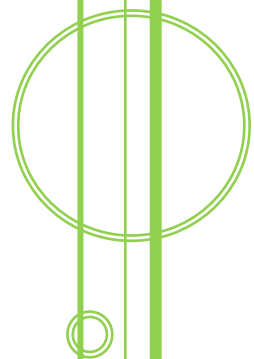
Bird Hall Lane

Stockport

SK3 0XA

May 2018

Updated March 2021



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1.0 Introduction

- 1.1 This Planning and Heritage Statement has been prepared by Inspire Planning Solutions Ltd on behalf of the Applicant Mr A Haq to accompany a planning application seeking consent for the demolition of an existing garage and the redevelopment of the site for a detached dwelling house (Class C3) at 22 Edge Lane, Manchester. This Statement should be read in conjunction with the accompanying documents and other information submitted in support of the application.
- 1.2 The application follows a previously withdrawn application and the scheme has been significantly revised in order to address the Council's concerns. This Statement, in addition to discussing the heritage element of the proposed scheme will also demonstrate that no harm would be brought to the amenity of the neighbouring occupier.
- 1.3 Heritage Assets are defined by the NPPF as being a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. This can include designated heritage assets which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wrecks, Registered Parks and Gardens, Registered Battlefields and Conservation Areas. It can also include non-designated heritage assets identified by the Local Planning Authority either through the planning process or through prior assessment such as a local list.
- 1.4 The application building is located within the Wilbraham Road/Edge Lane Conservation Area (see Appendix 1 for boundary of the Conservation Area). The National Planning Policy Framework (NPPF) sets out the approach to

determining planning applications in relation to heritage assets (including proposals within Conservation Areas). The NPPF recognises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance. Heritage assets are irreplaceable, any harm or loss of significance through their alteration should require clear and convincing justification.

- 1.5 According to the National Planning Policy Guidance (NPPG) at para. 128, in determining applications, local planning authorities should require an Applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 1.6 This report describes the development proposal in relation to its context, within the Wilbraham Road/Edge Lane Conservation Area whilst discussing other relevant planning considerations. The Statement concludes that permission ought to be granted.

2.0 Site & Surroundings

- 2.1 The application site is located within the urban boundary as per the adopted proposals map and within a wholly suburban residential setting. The site falls within the Wilbraham Road/Edge Lane Conservation Area and is located adjacent to 22/22a Edge Lane. The application relates to the large flat roof red brick garage structure, as shown overleaf.

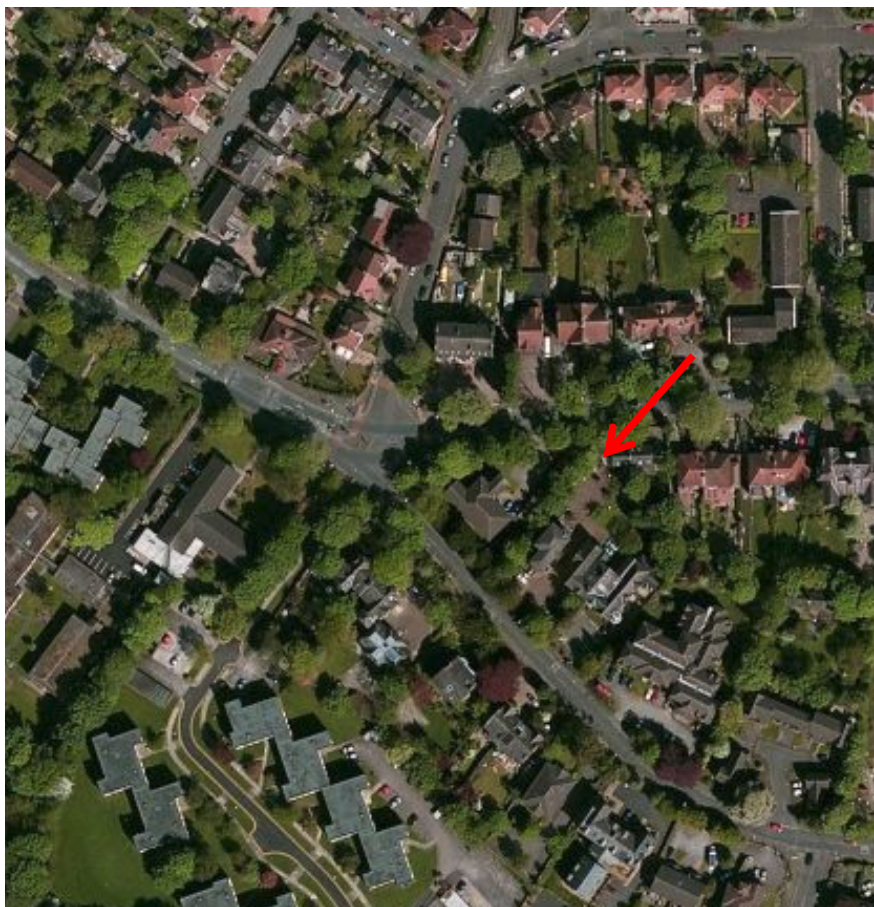


Figure 1. Application Site Location

Source: Bing Maps



Figure 2. The garage in context of adjacent neighbour

Wilbraham Road/Edge Lane Conservation Area

- 2.2 The conservation area character appraisal sets out that the second half of the 19th century and the early part of the 20th century saw a transformation in the character of the area, changing it from open fields to a built up suburban area. It was during this time (circa 1860) that the arterial route of Wilbraham Road was constructed across the area in an east-west alignment to a greater width and much higher specification than previously existing roads. Many of the buildings that line the streets within the area are architecturally impressive and many of them can be regarded as making a positive contribution to the conservation area. The appraisal highlights that the spatial characteristics of the conservation area are determined by the street pattern. Since the expansion of the area in the mid 1800's development has mirrored the road patterns in ribbon style development contrast to the more 'organic' development of earlier periods.
- 2.3 The appraisal notes that there are some negative factors in the area, particularly bland modern development that does not take the opportunity of good quality design to either preserve or enhance the Conservation Area.



Map 1: 1848

Source: Ordnance Survey

- 2.4 The 1848 Ordnance Survey map shows the historic settlement of Chorlton cum Hardy. Wilbraham Road has not yet been constructed and the site of the proposed development is open fields. Earlier development is more 'organic' being less dictated by the road layout.



Map 2 1894

Source: Ordnance Survey

- 2.5 By 1894, significant development had taken place with Wilbraham Road being laid to the north and large houses, both detached and semi-detached, built in large plots, had been built. The plot subject to this application had been created by this time, and the adjacent dwelling constructed.

Summary

- 2.6 In order to preserve the existing character of the Conservation Area, new development needs to respond to the existing development pattern dictated by the road layout in the area. Where there are examples of negative factors in the area, the opportunity should be taken to introduce good quality modern development that preserves or enhances the character or appearance of the Conservation Area.

3.0 Planning Policy & Legislative Context

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application. The development plan comprises the Manchester Core Strategy (adopted 2012) and Saved Policies from the Unitary Development Plan (UDP) for the City of Manchester adopted in July 1995. The National Planning Policy Framework (NPPF) sets out the Government's planning agenda and should also be considered.

Manchester Core Strategy (2012)

- 3.2 The following policies are considered to be of relevance:

- **Policy SP1 - Spatial Principles** – sets out the key spatial principles, which will guide the strategic development of the city. There will be an emphasis on the creation of neighbourhoods of choice, which meet local needs, in a distinct environment. Proposals should make a positive contribution to the health, safety and wellbeing of residents considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- **Policy DM1 – Development Management** - states that proposals should have regard to a range of specific issues such as impacts upon neighbouring residential amenity, accessibility, highway safety, access and car parking provision.
- **Policy EN3 – Heritage** - addresses historic and heritage features, the aim being to preserve or enhance the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

Unitary Development Plan (UDP)

3.3 The following policy is considered to be of relevance:

- **DC18.1 – Conservation Areas** - The Council will seek to preserve and enhance the character of its designated conservation areas.

National Planning Policy Framework (NPPF)

3.4 The NPPF sets out the purpose of the planning system is to achieve sustainable development, with the following three overarching objectives needing to be achieved in mutually supportive ways:

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity,

using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 3.5 Paragraph 59 sets out the need to significantly boost the supply of homes taking into account the size, type and tenure of housing needed for different groups.
- 3.6 The NPPF sets out at Chapter 16 the approach to determining planning applications in relation to heritage assets (including proposals within Conservation Areas). The NPPF recognises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance. Heritage assets are irreplaceable, any harm or loss of significance through their alteration should require clear and convincing justification.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.7 Listed buildings are designated under the powers of the Planning (Listed Buildings and Conservation Areas) Act 1990 as a result of their special architectural or historic interest. This listing gives them protection as any alterations which would affect this special interest requires Listed Building Consent from the Local Planning Authority. Conservation areas also given protection under Section 69 of the same act which requires development to be considered in context of the character and appearance of the area.

3.8 This provides a comprehensive framework on which heritage significance can be assessed to ensure sustainable management of the historic environment. This document identifies the principles that:

- The historic environment is a shared resource
- Everyone should be able to participate in sustaining the historic environment
- Understanding the significance of places is vital
- Significant places should be managed to sustain their values
- Decisions about change must be reasonable, transparent and consistent
- Documenting and learning from decisions is essential

3.9 The definition of conservation (under principle 4.2) as the process of managing change to a place of significance in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.

4.0 Planning Appraisal

Principle of development

- 4.1 The application scheme would bring about a net additional dwelling within a readily accessible and sustainable location, in line with the aspirations of the NPPF and the Manchester Core Strategy. Manchester is the fastest growing core city in the UK; the 2011 Census established the City's population as 503,000, a 19% increase from 2001 and so proposals which would bring about additional living accommodation should be looked upon favourably. The proposal would see part of the site redeveloped for residential purposes which is favoured at both a local and national planning policy level. This is a consideration which should be afforded sufficient weight in the decision-making process.

Heritage

- 4.2 In order to assess the Evidential, Historical, Aesthetic and Communal values of the site as required by the NPPF, the guidance in *English Heritage: Conservation Principles: Policies and Guidance (2008)* has been adopted:
- 'Evidential Value: the potential of a place to yield evidence about past human activity.
 - Historical Value: the ways in which past people, events and aspects of life can be connected through a place to the present either illustrative or associative.
 - Aesthetic Value: the ways in which people draw sensory and intellectual stimulation from a place.
 - Communal Value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.'

- 4.3 The revised scheme accompanying this submission has been subject to a number of revisions, having been drawn up taking into account comments from the Case Officer and Conservation Officer during the previous withdrawn application. The main issue concerned the oculus window within the side facing elevation of the neighbouring dwelling, which was highlighted as an attractive feature within the Edge Lane / Wilbraham Road Conservation Area. A reduction in the overall height of the proposed dwelling, closest to this neighbours property, would ensure views of the oculus window would be retained and the accompanying plans demonstrate this, which is also illustrated on the following CGI:



Figure 4. CGI from Wilbraham Road, illustrating set back and clear visibility of gable of adjacent property containing the oculus window

Source: Zendium Design

- 4.4 Architectural features like this identified window, provide some character and interest of a Conservation Area, but in a Conservation Area the size of Wilbraham Road / Edge Lane, the loss of views of one small window on the side elevation of a property, is not considered to result in harm to the Conservation Area as a whole. The positive character of the conservation area in this location is created by development following the road layout. The proposed

development reinforces this development pattern and in doing so preserves this characteristic of the conservation area. Nevertheless, the applicant has sought to work positively and has made amendments significantly reducing the first floor element to ensure the window remain fully visible from public vantage points along Wilbraham Road. There would be continued direct views of the valued oculus window in the adjacent property as well as most of the gable end that it sits within of this neighbouring property. As such, this amended proposal retains this feature, which makes a small but positive contribution to the character and appearance of the Conservation Area and addresses the concerns previously raised in this respect.

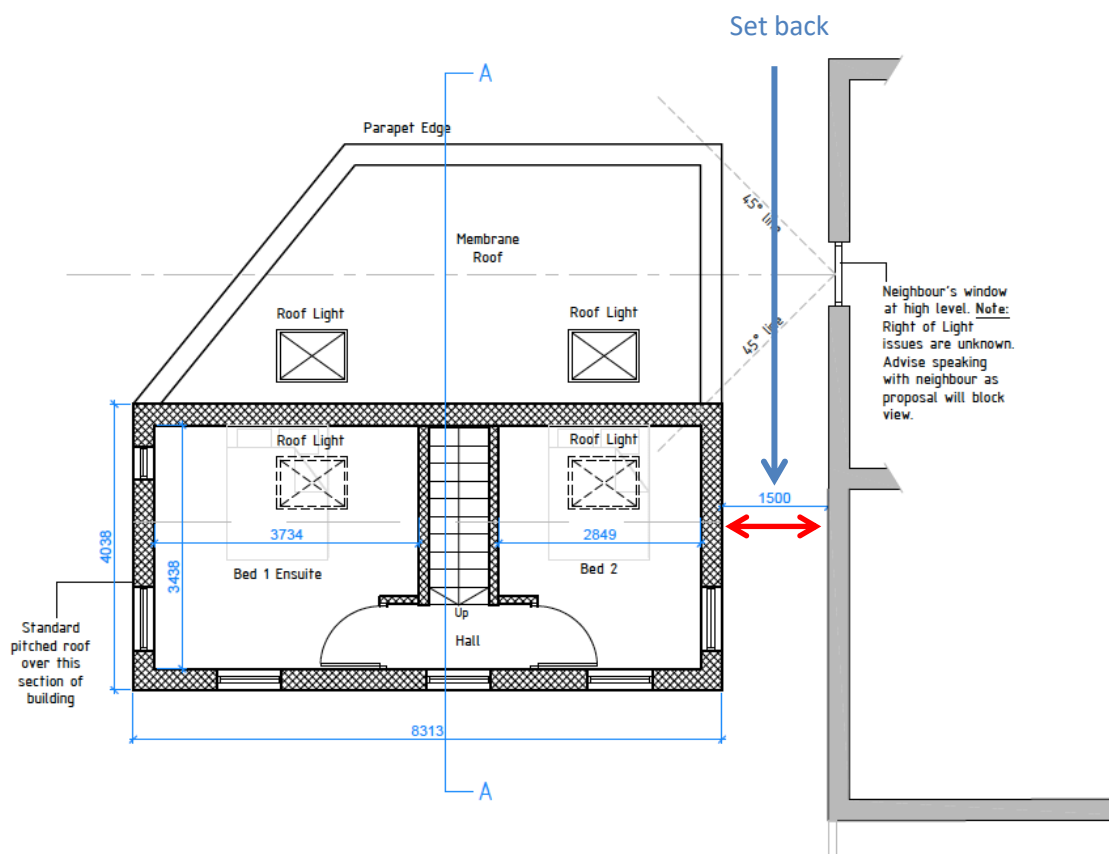


Figure 5. 1st Floor Plan illustrating set back from neighbouring property's side window as well as from Wilbraham Road (NTS)

Source: Zendium Design



Figure 6. Location of first floor side window on neighbouring property – not prominent in views along Wilbraham Road but would nevertheless be left unobstructed by proposal

- 4.5 The scale and massing of the building has been carefully considered to ensure that it does not dominate the plot available nor the neighbouring properties. It would appear as an appropriately scaled ancillary building when seen in the context of the larger buildings on Edge Lane. The dwelling would broadly follow the existing building line along Wilbraham Road, but with a small set back, thus reinforcing the historic development pattern set by the road. Despite the small set back, the proposed dwelling would still be no deeper than the adjacent dwelling fronting Wilbraham Road.

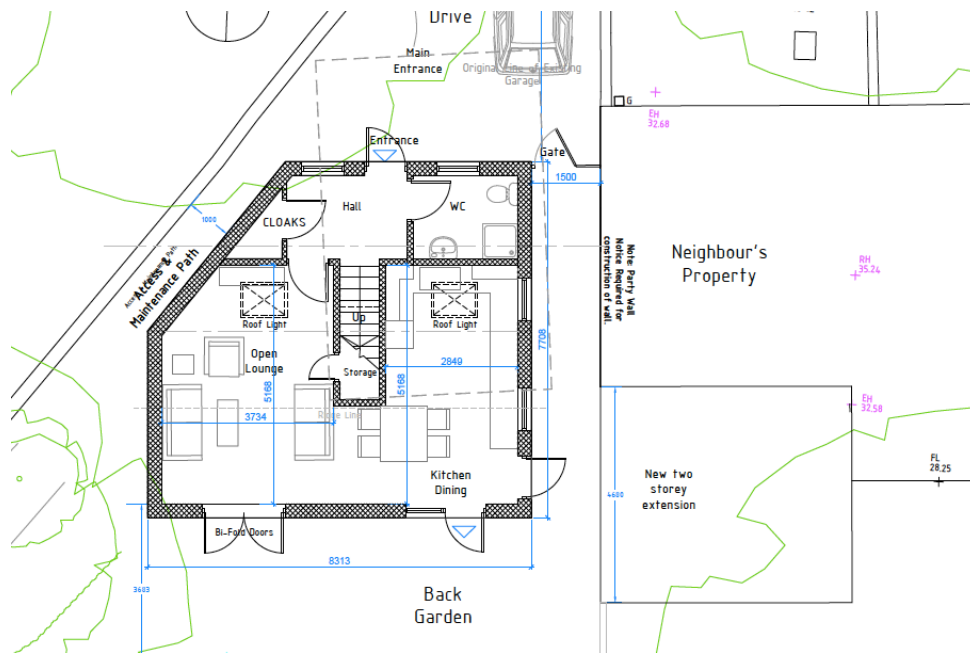


Figure 7. Site Plan Extract showing build line and layout compared to adjacent dwelling (NTS)

Source: Zendium Design

- 4.6 The design of the proposed development has been careful to reflect the prevalent and positive characteristics of this part of the Conservation Area. An overhanging eaves detail and use of buff brick reflect thus preserving and reinforcing the existing valued character. This is illustrated on the elevation plans and the CGI below which demonstrates that much of the detailing is replicated carefully by the proposal in a manner which is appropriate to this site and proposal. It would therefore meet the requirements of Core Strategy Policy EN3 *Heritage* and UDP Policy DC18.1 *Conservation Areas*.



Figure 8. CGI from Wilbraham Road showing detailing of the proposal / part of adjacent dwelling

Source: Zendium Design

- 4.7 Moreover, as well as consideration of the proposed dwelling, it is important to note that permitting the proposal would see the removal of the unsightly garage which detracts from the character and appearance of the area. The redevelopment of the site with a high-quality scheme, would result in a building that would be identified as a positive addition to the area. In this respect, the proposal would gain support from the Edge Lane / Wilbraham Road Conservation Area Appraisal. Where opportunities exist to remove harm and replace with good quality new development, these should be taken.

Amenity

- 4.8 Both local and national planning policy seek to provide satisfactory levels of amenity for all occupiers of land and buildings. The revised scheme has been drawn up in response to the Case Officer's previous comments in relation to the effects of the proposal on the amenity of the neighbouring occupier. As set out previously, the height and scale of the proposed dwelling has been reduced and the first-floor element in particular has been reduced significantly and is

now stepped away from the neighbour, providing a sufficient offset so that the window is completely unobstructed:

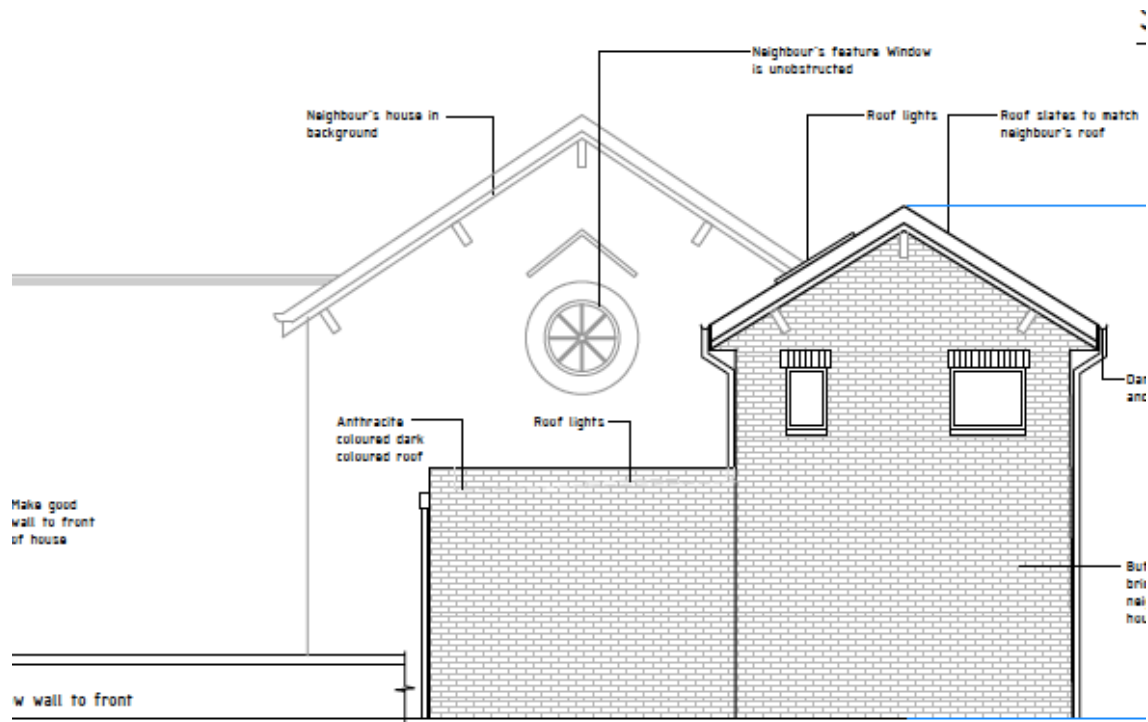


Figure 9. West Elevation in context of neighbouring window (NTS)

Source: Zendium Design

- 4.9 During the previously withdrawn application, the potential for the previous scheme to have an impact on the outlook of the neighbouring occupier was raised. Notwithstanding the proposed modifications to the scheme (as already set out) which would ameliorate any such effect, it should be noted that the side facing window serving the neighbouring dwelling is not the sole window serving the room within that dwelling. It is in fact a smaller, secondary window¹ and this neighbour's room is served by a larger principle window, which provides a good outlook and plentiful natural light from the rear of the property.

¹ See Appendix 1



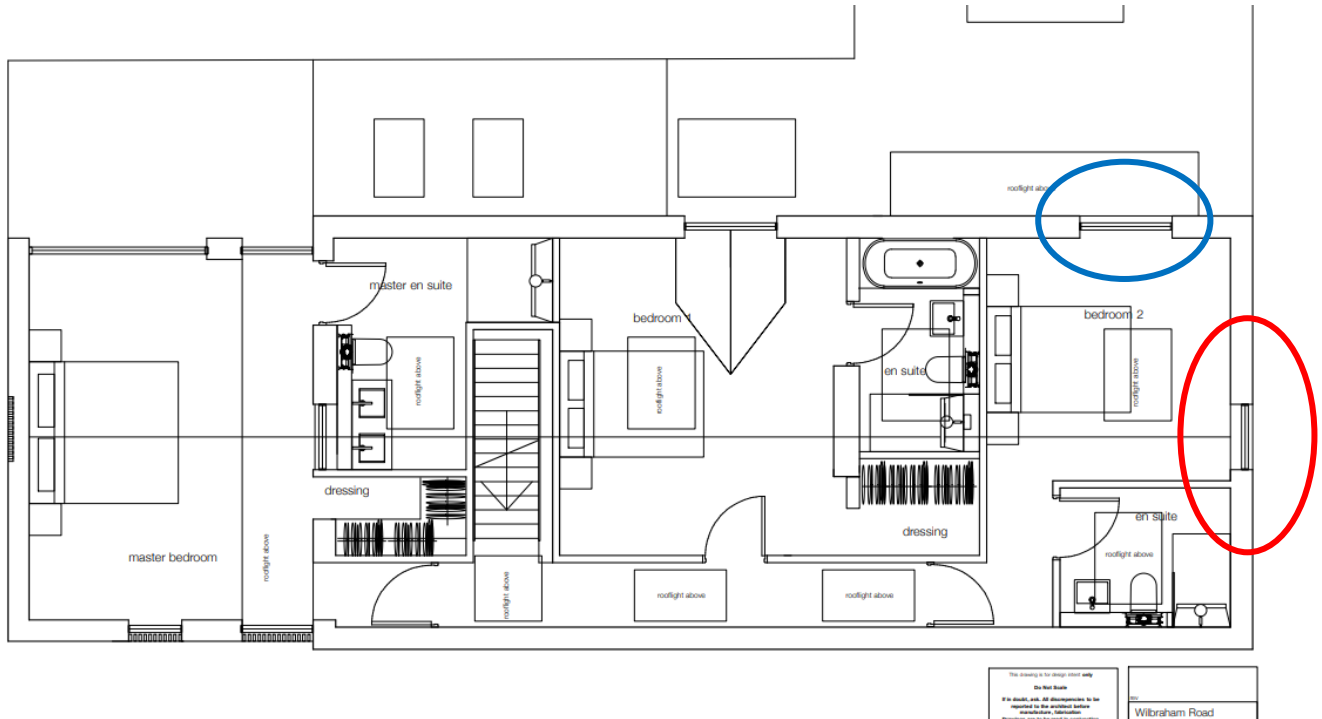
Figure 10. Enlarged photo of the facing upstairs window on the neighbouring property illustrating the small glazed area

- 4.10 The side-facing secondary window is not understood to have been a main source of light or outlook and has already been discussed as an architectural feature. It serves to provide a small amount of light at limited times during the day and as such, it is not considered that the presence of the application scheme would have a significant adverse effect on the amount of light or on outlook for these reasons. Given this, permitting the scheme would not jeopardise the intentions of Policy DM1 Development Management or the NPPF which seeks a good standard of amenity for all existing and future occupiers of land and property.

5.0 Conclusion

- 5.1 This Statement has justified the merits and acceptability of the proposed demolition of a garage and redevelopment of the site for a dwelling house (Use Class C3) at 22 Edge Lane. It has clearly been demonstrated that the proposal would have a negligible impact on the historical significance of the Conservation Area whilst bringing about numerous benefits including a valued contribution towards local housing land supply.
- 5.2 The development phases of the conservation area are distinct. Pre 19th century development was augmented by a rapid expansion of the area circa 1860. Since this time later development phases have focussed on vacant plots between these earlier distinct phases. In the past where opportunities have existed to secure good quality additional development in the area these have been taken particularly around 1900 and 1920-30. The proposal represents a modern development, which has been carefully considered and amended to respect the positive characteristics of the Conservation Area.
- 5.3 As well as generating no conflict with the local development plan, it also complies with section 16 of the NPPF and section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and should be granted planning consent. There would also be no adverse neighbouring amenity impact.
- 5.4 The NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. It goes on to state that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. For the reasons provided throughout, the Local Planning Authority is kindly requested to grant planning consent.

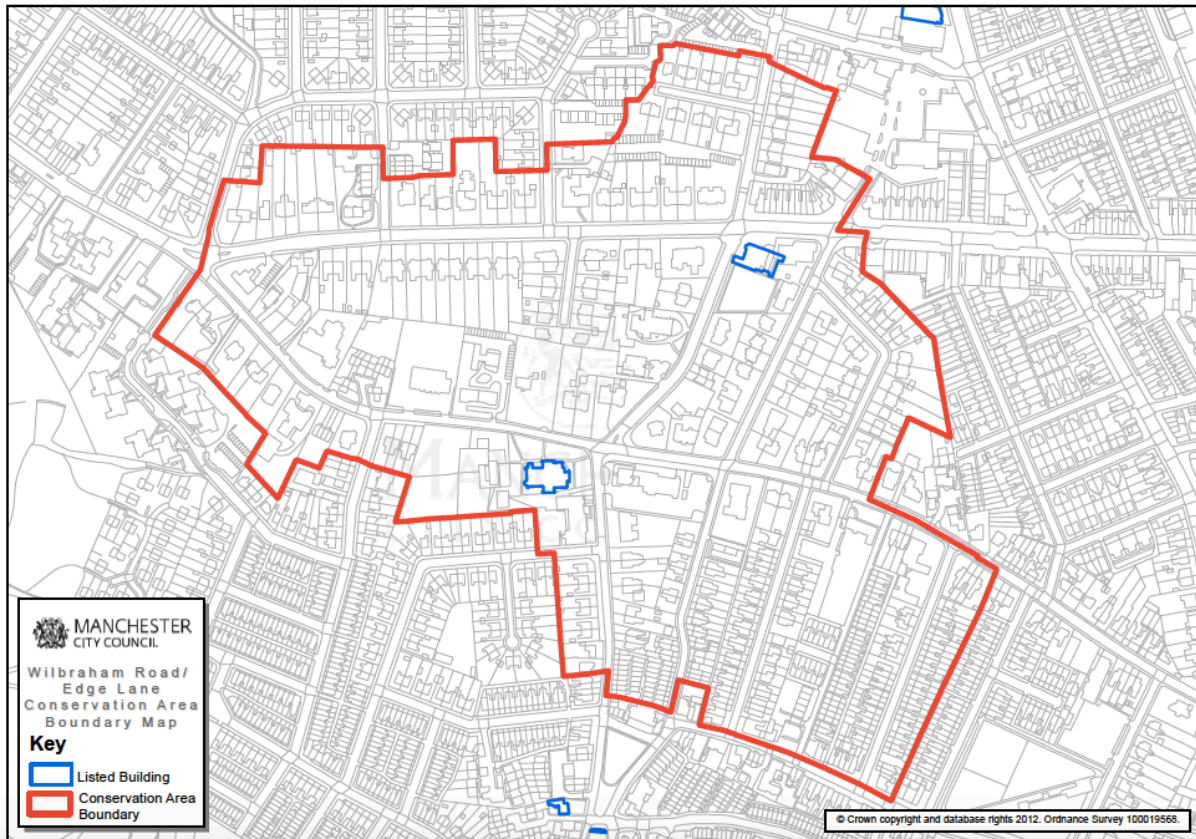
Appendix 1. Floor plan of Neighbouring Property



1st floor plan of the neighbouring property showing the large rear window (blue) and the small size of the circular window (red) to the western side (not to scale)

Source: Manchester public access

Appendix 2. Conservation Area Boundary



Source: Manchester City Council