

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128010/FH/2020

Date registered valid: 12 October 2020

Proposal: Erection of a single storey side extension to replace the existing conservatory to provide additional living accommodation

Address: The Coach House , 14A Edge Lane, Manchester, M21 9JF

Ward(s): Chorlton Ward

Applicant: Mr Pattinson The Coach House , 14A Edge Lane, Manchester, M21 9JF

Agent (if any): Mr Matthew McNulty McNulty Architects 12 Hartington Road, Manchester, M21 8UY

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 7 December 2020

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: Photographs submitted with application

Standard consultations:

Printed: 19 October 2020 Expired: 9 November 2020

Neighbour notifications

Printed: 19 October 2020 Expired: 9 November 2020

Site notice

Posted: 26 October 2020 Expired: 16 November 2020

Press advert

Published: 27 October 2020 Expired: 17 November 2020

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The property that is the subject of this application is identified as 14a Edge Lane in the Chorlton ward of Manchester.

The application relates to a large coach house located to the rear of Belgravia Gardens, off Edge Lane, Chorlton. The property is situated within a large garden area next to the boundary with 645 Wilbraham Road, however the residential properties of Wilbraham Road are distanced from the coach house by their long rear gardens. To the West of the site is Ryland house and to the East is a bowling green.

The property is within the Wilbraham road/ Edge Lane Conservation area (designated 2005). The property is 2 storey in nature and occupies a linear horizontal footprint on the site of 1 room depth. There is currently a free standing flat roof unit which has been used as a conservatory, however this now appears to be more used for storage rather than a functional space. It sits approximately 50cm above the ground position of the host property and is reached by flagged steps. The garden to the coach house is bounded by very established dense tree borders, and a high walled boundary with coping stones to the top. The coach house itself is somewhat isolated in its own garden area, which occupies a very large plot.

Listed building: Not applicable

Conservation area: Wilbraham Road/Edge Lane Conservation Area 2005

Tree Preservation Order: In association with Conservation area designation

Description of area

The coach house is located in the Western part of Chorlton in an area which comprises of a mixture of residential properties and large public buildings, including Chorlton Primary School .

Description of development

The proposal is for the erection of a single storey linked extension, that would be attached to the main house by a connecting glazed passage. It would result in an L shaped property with the extension forming a rear apron projection from the existing house. As well as ground floor accommodation, the extension would house a mezzanine floor over the ground floor accommodation, making use of the additional space created by a dual pitched roof rather than the flat roof on the current conservatory. Whilst the proposed extension would occupy a larger footprint, in terms of location to neighbouring properties it is still a good distance from these properties, with approximately 31 metres to properties on Wilbraham Road, 15 metres to properties on William Hunt gardens and 17 metres to the apartment block at Ryland House.

The extension would provide additional accommodation in the form of a gym/ boot room and living room to the ground floor and a master bedroom with walk in wardrobe and bathroom to the mezzanine floor. To maintain a relatively lightweight feel to the proposed structure, there is a lot of glazing incorporated into the design. The remaining materials would match those of the host property.

Consultations & Notification Responses

Local residents were informed- no representations have been received

Chorlton Voice were informed- no representations have been received

A site notice was also displayed together with advertisement in the press. No representations have been received as a result of either.

Issues

Policy

Relevant policy to this application is contained in the NPPF (2018) and Core Strategy policies DM1, EN3 and SP1.

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

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.

NPPF indicates that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Manchester Core Strategy

Core Strategy policy DM1 indicates all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Core Strategy policy SP1 states that the key spatial principles which will guide the strategic development of Manchester to 2027 include: the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment. The majority of new residential development in these neighbourhoods will be in the Inner Areas, defined by the North Manchester, East Manchester and Central Manchester Regeneration Areas.

Development in all parts of the City should make a positive contribution to neighbourhoods of choice including: creating well designed places that enhance or create character; making 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; protect and enhance the built and natural environment.

Policy EN 3 indicates that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Saved UDP Policy

DC18.1 The Council will give particularly careful consideration to development proposals within Conservation Areas.

a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

- i) the relationship of new structures to neighbouring buildings and spaces;
- ii) the effect of major changes to the appearance of existing buildings;
- iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
- iv) the effect of signs and advertisements;

v) any further guidance on specific areas which has been approved by the Council.

b. The Council will not normally grant outline planning permission for development within Conservation Areas.

c. Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.

d. Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.

e. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

Issues

Principle- of extending an existing property in an established residential area to meet changing household needs is considered acceptable, many people prefer to extend their existing homes rather than to move accommodation. There are other properties within the immediate vicinity that have benefitted from similar extensions over time. Nevertheless the proposal needs to be assessed in terms of Residential and Visual amenity, Design and Siting and impact upon the Conservation area.

Residential amenity - The proposal would provide a new single storey extension to replace the existing conservatory which, as a free standing unit is not as functional a building as having an extension linked to the existing house, making it a much more useable space. Whilst it manages to provide 2 floors of accommodation, outwardly it appears as a single storey extension with a steep dual pitched roof slope. There are no windows proposed in the elevation along the boundary with 16 -18 Edge lane (Ryland House), which is a 3 storey block of retirement

apartments , and in addition is well screened by trees and a high boundary wall. The impact therefore is the amount that the extension would project above the wall, and in this case it is only the roof slope that would be viewed. As such it is not considered that there would be any detrimental impact upon the neighbouring properties through overlooking, loss of light, or privacy. The remaining windows would look over the applicants own private garden. Given that the proposed extension would now form part of the main house, there would be less issues associated with comings and goings when compared to a free standing unit that would have to be accessed external from the main house.

Visual Amenity - The extension would not be readily viewed by either occupants of the neighbouring properties nor within the wider street scene due to its location at the rear of the property. It would be sited behind a high brick wall and established tree lined boundaries. It is not therefore considered that the proposed extension would have a detrimental impact upon the visual amenity of the neighbouring properties, nor upon the character of the area within which it is located.

Design / Siting- is considered acceptable. Although the proposed extension would be slightly closer to the boundary wall, there is still sufficient distance for it not to interfere with the imposing boundary treatment that borders the whole of the garden. It would also relate well to the existing property.

Character of the Conservation Area- It is not considered that the proposal would have a detrimental impact upon the character of the Conservation Area. The improvements arising out of the demolition of the existing single storey freestanding unit and the construction of the proposed extension would result in a building that would relate better to the host property as part of the primary building, rather than be read as a freestanding unit. Whilst it would be contemporary in its construction the materials to be used would match those of the existing property, with large areas of glazing to reduce the visual heaviness of the extension. As previously stated, it cannot be readily viewed from outside of the curtilage of the property itself, and it would remain subservient to the existing building. It is therefore considered to be in accordance with saved policy DC18. The importance of original boundary treatments in the conservation area is recognised. Boundary walls are an important character of the conservation area. The proposal would not result in the loss of any of the boundary wall. Any patching in with the existing property would be done using matching materials including the mortar. A condition to that effect would be attached to any consent granted. In addition, soft landscaping and trees are to be retained. with these very much contributing to the character of the property and the wider area.

Trees- There are 4 trees to be removed as part of the development 2 trees are to removed to facilitate the development and 2 trees are to be removed due to heir poor condition. A condition will be attached to any consent granted requiring suitable replacements for the trees to be removed to safeguard the important contribution that trees make to the character of the conservation area.

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 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 accordance with the policies within the Development Plan.

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:

1916-1002 Location Plan
1916-001 Existing ground floor plan
1916-002 Existing First Floor plan
1916-003 Existing Elevations
1916-004 Existing Elevations
1916-101 Proposed Ground Floor
1916-102 Proposed First Floor
1916-103 Proposed Elevations
1916-104 Proposed Elevations

All stamped as received 16 September 2020 respectively.

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 materials to be used on the external surfaces of the extension hereby permitted shall match, or be similar to, those of the existing property in type, size, colour and texture, including the mortar.

Reason - To ensure the appearance of the property is not adversely affected by the materials to be used in the construction of the replacement boundary wall, pursuant to policy DM1 of the Manchester Core Strategy.

4) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

5) Prior to the commencement of above ground works details of replacement trees including size, species and location for the trees to be removed shall be submitted to and approved in writing by the City Council as local planning authority. The approved planting schedule shall thereafter be implemented and maintained as per the approved schedule of works.

Reason - In order to ensure that the trees which are of important amenity value to the area are replaced in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

6) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Chorlton Voice

5 Belgravia Gardens, Manchester, M21 9JJ
3 Belgravia Gardens, Manchester, M21 9JJ
Flat 32, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 17, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 12, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 1, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
6 Belgravia Gardens, Manchester, M21 9JJ
Flat 34, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 27, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 22, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 38, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 28, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 23, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 20, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
647 Wilbraham Road, Manchester, M21 9JT
7 Belgravia Gardens, Manchester, M21 9JJ
Flat 44, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 25, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 4, 645 Wilbraham Road, Manchester, M21 9JT
Flat 21, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 9, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 30, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 16, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
9 Belgravia Gardens, Manchester, M21 9JJ
6 William Lunt Gardens, Manchester, M21 9PB
Flat 10, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 1, 645 Wilbraham Road, Manchester, M21 9JT
Flat 43, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
8 Belgravia Gardens, Manchester, M21 9JJ
4 Belgravia Gardens, Manchester, M21 9JJ
Flat 36, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 29, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 19, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 37, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 33, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 2, 645 Wilbraham Road, Manchester, M21 9JT
Flat 14, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
2 Belgravia Gardens, Manchester, M21 9JJ
7 William Lunt Gardens, Manchester, M21 9PB
Flat 7, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 2, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 8, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 3, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 45, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 40, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 5, 645 Wilbraham Road, Manchester, M21 9JT
Flat 4, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 5, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 39, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 46, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP

Flat 6, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 42, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 35, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 26, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 24, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Oaklands Nursery, 643 Wilbraham Road, Manchester, M21 9JT
1 Belgravia Gardens, Manchester, M21 9JJ
Flat 47, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 41, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 11, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 15, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 31, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 3, 645 Wilbraham Road, Manchester, M21 9JT
Flat 18, Ryland House, 18 Edge Lane, Chorlton, Manchester, M21 9JP

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) -
Area Team Boundary - Name: SOUTH