SUMMARY NOTE OF ADDITIONAL INFORMATION



68 Claude Rd, Chorlton-cum-Hardy, Manchester M21 8DF

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Introduction

This note provides a summary of additional information which has been submitted to support the planning application at 68 Claude Road (reference number 142563/FH/2025).

The Planning Officer requested the following information on 21st May 2025:

- **Bat Survey to be undertaken** – The officer advised that given the measurements of the existing outbuilding, due to the size, demolition of a structure within a conservation area with a volume of 115 cubic metres or more, a Bat Survey was required.
- **Plans showing boundary treatment** – The officer advised in terms of the proposed rear terrace, given that the outbuilding was to be demolished, and the terrace would project towards the side boundaries to a length beyond the proposed extension, this would leave an open area which would result in overlooking and loss of privacy to the occupiers of adjacent properties. Therefore, they requested boundary details which would run the length of the proposed raised terrace at a height from terrace level to 1.8m or above.

In response the applicant commissioned UES Ecology, licensed bat surveyors, to undertake the required survey.

Further plans showing the boundary details were designed and drawn up by the Architect.

Following further discussion with a builder and Structural Engineer, some changes have also been made to the proposed application.

A summary of additional information and changes to the proposals has been detailed below, referenced against the new reports/plans which have been submitted.

Summary of New Information/ Changes to Existing Information

<u>Bat Survey</u>

A bat presence/absence survey was carried out by qualified Ecologists on 3rd July 2025 and the report is submitted as part of the planning application.

<u>Boundary Treatments</u>

The following plans/drawings show further detail on boundary treatments as requested by the Planning officer. Details are summarised below -

- Drawing numbered ‘PR021 PL007C Proposed Side Elevation’ and ‘PR021 PL009A Proposed Boundary Wall Treatment’: The boundary wall of the

outrigger building (between 68/70 Claude Road) will be part-demolished, and part-retained, to allow for the creation of a 1.8m timber closed-board fence line on the existing boundary. The existing wall that bounds the redline will be mostly retained, to reduce impact on the neighbouring property. This will be reduced in height in-part to allow for improved daylight and sunlight penetration to both properties. The elevation shows one single step in the existing wall to simplify the method of construction. The wall will be retained with new structure on the 68 Claude Road side, which will all be below ground level and not visible from Claude Road. The structure will be clad to match the proposed closeboard fencing.

- Drawing numbered 'PR021 PL010A Proposed Boundary Wall Treatment': Along the boundary between 66/68 Claude Road, a 1.8m timber closed-board fence will be erected to replace the existing stepped structure.

<u>Further Amends to the Design</u>

Following further discussion with a Structural Engineer and builder and investigations into the existing foundations at the rear of the property, the rear terrace and citing of the stair to the garden level has been amended. Details are summarised below:

- Drawing numbered 'PR021 PL004B Proposed Ground and Lower Ground Floor Plan' and 'PR021 PL005B Proposed First Floor and Roof Plan': The rear terrace has been extended to allow for more usable space, with the staircase moved to the western elevation, to increase light to the rooms below and utilise the retaining wall structure here, which will be required following demolition of the outrigger building. The Lower Ground Floor has been reduced in height by 3 brick courses, with all proposed window and door heads located at the same height. The floor level has been raised to ensure the accommodation is 215mm higher than previously shown. This has reduced the external garden staircase by 1 step and reduces excavation impacts.