

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136110/FH/2023

Date registered valid: 31 January 2023

Proposal: Erection of a two storey side extension, part single part two storey rear extension, entrance canopy, outbuilding in the rear garden, driveway and bin store to the front, with associated elevational alterations and external wall insulation to all retaining walls of the host property.

Address: 5 Glenlea Drive, Manchester, M20 5QJ

Ward(s): Didsbury East Ward

Applicant: Mr & Mrs Daniels

Agent (if any): Mr Ralf Thiede Daniels Thiede Architects Limited

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27 March 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 3 March 2023

Standard consultations:

Printed: 14 February 2023 Expired: 7 March 2023

Neighbour notifications

Printed: 14 February 2023 Expired: 7 March 2023

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site relates to 5 Glenlea Drive within the Didsbury East ward of south Manchester. The property is a two storey inter-war, bay-fronted dwellinghouse built of red brick and a white render fascia is positioned between the ground and first floor bay windows on the primary elevation of the property. Amenity space to the front of the property consists of a long driveway and a small area of greenery, the driveway runs down the side of the property. Amenity space to the rear of the property is characterised by a small, grassed garden and an existing detached garage sits at the end of the drive.

Description of development

The submitted application seeks planning permission for the erection of a two storey side extension, part single part two storey rear extension, entrance canopy, outbuilding in the rear garden, driveway and bin store to the front, with associated elevational alterations and external wall insulation to all retaining walls of the host property.

The two storey side extension would be set back from the primary elevation of the host property by 4.7 metres at both levels and would have approximate dimensions of Height: 6.6 x Length: 6.8 x Width: 1.6 metres. The part single storey extension would wrap into the ground floor side

extension and would have approximate dimensions of Height: 3.6 x Length: 3.1 x Width: 5 metres. The part two storey rear extension would wrap into the first floor side extension and have dimensions of Height: 6.3 x Length: 3.1 x Width: 2.5 metres. The entrance canopy would replace the existing canopy at the property and would project approximately 1 metre beyond the primary building line.

The above parts of the proposal would create a utility room and kitchen on the ground level and shower room and bedroom 3 on the first floor. It would involve the insertion of 1 window within the front elevation, 3 windows within the side extension, 2 windows within the rear elevation and doors and windows within the part single storey extension.

A new outbuilding would be sited in the rear garden and would have approximate dimensions of Height: 2.5 x Length: 2.6 x Width: 2.2 metres. Windows would be inserted within the western elevation of the outbuilding.

The installation of driveway to the front of the property would involve using permeable paving along the front of the front amenity space. A bin store would be sited to the front of the amenity space, against the shared boundary with no.7 Glenlea Drive.

External wall insulation to all retaining walls of the host property would be seen on the front, side and rear elevations of the property in an off white colouration.

A mixture of materials are proposed for the development, the majority of which have already been approved through a recent planning submission: 132819/FH/2022 (see further details below).

Amended drawings

Following the site visit, the agent altered the scheme to change the colouration of the blue render external wall insulation to an off white colour. The original blue render submitted was not considered to reflect the palate of materials used in the streetscene and due to the amount of render to be installed, it was considered to create an incongruous feature. Amended plans reflected this change.

Planning history

132819/FH/2022- Erection of a part single, part two storey side and rear extension, single storey rear extension and outbuilding in the rear garden. Minor alterations to bay windows, installation of new driveway and bin store to front.
Approved 15 June 2022.

Consultations & Notification Responses

Local residents

Local residents were consulted and one response was received. The following planning concerns were raised:

- How the open bin store proposed could give rise to foul smells (design concern)
- How the proposed single storey rear extension could give rise to overshadowing implications to immediate neighbours.

A further concern was raised considering the noise and disruption caused by the construction of the extension- this is not considered material consideration for planning.

Flood Risk Management Team

As the property lies in Flood Zone 2, the Flood Risk Management Team were consulted on the application and provided the following comments:

The information uploaded to the Planning Portal 31 January 2023 has been considered. The proposed development is within Flood Zone 2 and an EA Flood Warning Area, the Didsbury Critical Drainage Area (CDA) and very low to low risk of surface water flooding.

An FRS has been submitted in support of this application.

The application can be APPROVED with no Condition required.

We recommend the following Informative is included within the Decision Notice:

Informative

The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system. We recommend considering green SuDS components to mitigate for any loss of permeable area.

Issues

POLICY

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - 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 well-designed, beautiful and safe places, 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 protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed

development:

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

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

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management); which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The 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. The effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 (Spatial Principles); which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: 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.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

Principle of development

The submitted development application is for the erection of a two storey side extension, part single part two storey rear extension, entrance canopy, outbuilding in the rear garden, driveway and bin store to the front, with associated elevational alterations and external wall insulation to all retaining walls of the host property. This is considered acceptable in principle as many people prefer to alter or extend homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

Two storey side extension:

The proposed two storey side extension would be set back from the primary elevation of the host property by approximately 4.7 metres. As such, the proposal would appear subservient to the original property and would not produce a terracing effect, to the detriment of visual/ residential amenity. The immediate neighbour, no.3 Glenlea Drive benefits from an existing single storey side extension close to where the proposed two storey extension would be positioned. As such, this element of the proposal is considered to produce minimal impact to the neighbour. Windows would be inserted on the side elevation of the proposal facing onto no.3 Glenlea Drive. As approved previously (132819/FH/2022) a condition was placed to obscure glaze all the windows looking onto no.3 Glenlea Drive and the same approach would be taken again in terms of mitigating any negative overlooking implications in any approval granted. In addition, a condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent.

Part single, part two storey rear extension:

The ground floor rear extension would have a projection of 3.1 metres and would be sited against the shared boundary with no.7 Glenlea Drive. When on site, the neighbouring property benefitted from an existing single storey extension- part brick and part conservatory. As such, this existing form would extend the proposal and as such, no.7 Glenlea Drive would not be negatively impacted by this element of the proposal. The part two storey element of the rear extension would be sited 3 metres from the shared boundary with no.7 Glenlea Drive, reflecting the style of development of the neighbour's and as such it is not considered to create an overbearing feature for the neighbouring property.

The part first floor rear extension would wrap into the first floor side extension and would create a bedroom 3. Although this element of the proposal would result in additional built form close to the shared boundary, as it would only project 3 metres and would not extend beyond the form of the neighbour's extension, it is not considered to create an overbearing feature to no.3 Glenlea Drive. Due to the orientation of the properties within the streetscene, this neighbour should not experience any loss of light from the proposal.

Neither of the immediate neighbours would be impacted by any adverse privacy implications from the proposal. Although the properties to the rear of the applicant property, along Moresby Drive, appear close when stood in the applicant's rear garden, the proposal would be sited 4 metres away from the rear boundary line. In addition, with the implementation of planning permission for both the immediate neighbours, there is a local precedent to extend to the length proposed.

Entrance canopy:

This element of the proposal would produce no adverse implications in terms of visual/ residential amenity.

Outbuilding:

Following demolition of an existing detached outbuilding/shed, the applicant proposes a single storey detached outbuilding which would be located south east of the site to the far end of the rear garden close to the shared boundary with no. 3. The roof would be sloping with the inclusion of 4 x small windows with a door facing the application property. No windows are proposed on the rear or sides of the outbuilding. As no windows would be installed within the rear or sides of the outbuilding, this element of the proposal would not create any adverse implications in terms of visual/ residential amenity.

Driveway and bin store:

The paving of the entire front amenity space (as existing a grassed area with some areas for hardstanding) would allow additional space for the applicants to park off street. It is hoped this would reduce impact for other properties parking along Glenlea Drive. The bin store is supported in this location as access arrangements to the rear would alter as a result of the proposal.

Elevational alterations:

Minor elevational alterations would occur as a result of the proposal and would not create any concern. As stated above, all windows facing onto no.3 Glenlea Drive would be conditioned to be obscure glazed.

External wall insulation:

External wall insulation would be installed along the retaining walls of the host property and would be finished in an off white colour. This was altered from the original submission where a blue finish render was applied for. This has been changed to ensure the colouration is much more in keeping with the materials and colouration of development in the streetscene and would ensure no negative impacts in terms of residential/ visual amenity.

Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity.

Design and Appearance

Two storey side extension:

This element of the proposal is considered to comply with Policy DC1 of the UDP as the large set back of the side extension ensures the proposal is subservient to the existing dwellinghouse and thus offers no opportunities for terracing.

Part single, part two storey rear extension:

The proposal at both levels has a projection of 3.1 metres and as such complies with Policy DC1.3 of the UDP. This projection is considered to be sympathetic to the surrounding development at the site.

Entrance canopy:

No issues in terms of design and appearance occur and a similar structure could be erected through the route of Permitted Development.

Outbuilding:

A similar outbuilding could have been obtained through the route of Permitted Development and the height of the proposal is considered acceptable in size.

Driveway and bin store:

Given that this can be carried out under permitted development independently, it is considered that this is an acceptable choice for the front of the property driveway. The bin store information provided is considered acceptable and a bin store condition reflecting this would be attached to any approval granted.

Elevational alterations:

No issues in terms of design and appearance.

External wall insulation:

The revised colouration for the render finish of the external wall insulation is considered acceptable in size and form.

Materials:

A mixture of materials are listed to be used throughout the proposal. The materials have been previously approved under planning application: 132819/FH/2022, and as such are considered acceptable once again. A materials condition to that effect would be attached to any consent granted.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Gas Membrane Condition

During the previous application for the property 132819/FH/2022, Environmental Health requested a gas membrane condition be placed on any approval granted and information was submitted during the application to allow the information to be approved by Environmental Health prior to determination of the proposal. Environmental Health were satisfied with the information provided. The same information has been submitted again for the current application and the same gas membrane condition would be placed on any approval granted.

Neighbour objection

One neighbour raised the following concerns through the consultation period. The concerns raised have been considered and not considered material to change the design. The impact from the single storey rear extension would not be felt by the neighbour in question due to additional built form as existing along the boundary.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner and the scheme has been amended following issues raised. Appropriate conditions have been attached to the approval granted.

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:

- Drawing- Proposed- Floor Plans- Floor Plans Sheet 2 of 2, numbered 0131 07, stamped as received by the City Council as Local Planning Authority on 31 January 2023.
- Drawing- Proposed- Sections, numbered 0225 07, stamped as received by the City Council as Local Planning Authority on 31 January 2023.
- Drawing- Proposed- Outbuilding, numbered 0276 01, stamped as received by the City Council as Local Planning Authority on 31 January 2023.
- Drawing- Location Plan, stamped as received by the City Council as Local Planning Authority on 31 January 2023.
- Design & Access Statement, stamped as received by the City Council as Local Planning Authority on 31 January 2023.
- Drawing- Site Plan- Proposed, numbered 0003 09, stamped as received by the City Council as Local Planning Authority on 31 January 2023.
- Flood Risk Assessment or Drainage- Flood Risk Assessment, stamped as received by the City Council as Local Planning Authority on 31 January 2023.
- Drawing- Proposed- Floor Plans- Floor Plans Sheet 1 of 2, numbered 0131 10, stamped as received by the City Council as Local Planning Authority on 24 March 2023.
- Drawing- Proposed- Elevations, numbered 0275 11, stamped as received by the City Council as Local Planning Authority on 24 March 2023.

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

3) Before first occupation, the proposed windows in the side elevation facing no. 3 Glenlea Drive shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

In addition, the bathroom window within the first floor of the host property shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

5) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in 'Proposed- Elevations, numbered 0275 11' specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

6) The development hereby approved shall be carried out in accordance with 'Drawing- Site Plan- Proposed, numbered 0003 09', stamped as received by the City Council as Local Planning Authority on 31 January 2023 and 'Drawing- Proposed- Elevations, numbered 0275 11', stamped as received by the City Council as Local Planning Authority on 24 March 2023, in relation to a secure and ventilated bin storage area.

The bin storage area shall be implemented in accordance with the approved scheme and be in place prior to the first use of the development and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the provision of off-street car parking, and the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

7) The development hereby approved shall be carried out in accordance with 'Design & Access Statement- 5.0 Appendix', stamped as received by the City Council as Local Planning Authority on 31 January 2023, in relation to appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building.

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 policy EN18 of the Manchester Core Strategy (2012).

8) The detached outbuilding hereby approved shall only be used as ancillary accommodation in connection with the existing residential property 5 Glenlea Drive and for no other purpose.

Reason - In the interests of visual and residential amenity, pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

Informatives

- 1) The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system. We recommend considering green SuDS components to mitigate for any loss of permeable area.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

6 Moresby Drive, Manchester, M20 5GL
8 Glenlea Drive, Manchester, M20 5QJ
7 Glenlea Drive, Manchester, M20 5QJ
6 Glenlea Drive, Manchester, M20 5QJ
4 Glenlea Drive, Manchester, M20 5QJ
3 Glenlea Drive, Manchester, M20 5QJ

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
Flood Zones Type 2 (low to medium risk) -
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA