

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136631/FH/2023

Date registered valid: 29 March 2023

Proposal: Erection of a single storey side extension following the demolition of the existing together with elevational alterations

Address: 63 High Lane, Manchester, M21 9EE

Ward(s): Chorlton Ward

Applicant: Mr & Mrs David + Christine Mkhitarian

Agent (if any): Ms Jo Sharples Editional Studio

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 19 May 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 27 April 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 19 April 2023 Expired: 10 May 2023

Site notice: Posted: 27 April 2023 Expired: 18 May 2023

Press advert: Published: 25 April 2023 Expired: 16 May 2023

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 applicable

The application relates to a two-storey semi-detached villa of redbrick with a slate tile hipped roof complete with gable end roof forms and decorative white timber bargeboards along its principal elevation. The property is setback from the highway, featuring a spacious driveway which is bordered by a low-level stone brick wall topped by decorative black iron railings and surrounded by mature trees and dense foliage. The property features white timber sash windows, including two bays to the front, two bays to the rear and one bay to the side, an attached garage, two single storey side extensions which extend up the property's shared boundary, a front-facing (original) dormer window and a spacious rear garden which is enclosed by mature trees and foliage.



Figure 1. Principal elevation of No.63 High Lane.



Figure 2. Rear view of property.



Figure 3. Rear garden.



Figure 4. Proposed site of development.



Figure 5. Proposed site of development.



Figure 6. Alleyway between No.63 High Lane and No.65-No.69 High Lane.

Description of area

High Lane is a busy thoroughfare which forms one of the main vehicular routes that connects Edge Lane (A5145) / Wilbraham Road (A6010) to Barlow Moor Road (B5217). Its streetscape is considerably varied consisting of highly individual, mostly semi-detached villas as well as small runs of terraced properties and several public buildings including religious and educational institutions. This has resulted in a rather heterogenous appearance to this locale.

It should also be noted that the application site is situated rather centrally within the Wilbraham Road / Edge Lane Conservation Area which was first designated in the 2005 and possesses buildings and spaces of character and quality dating back to the late 19th century. The area is located approximately 3m southeast of the city centre and is immediately north of the previously designated conservation area of Chorlton Green, whom it shares a common boundary with. Many of the buildings that line the streets within the area are architecturally impressive and most of them can be regarded as making a positive contribution to the conservation area. It is the relationship of these various buildings to each other, to their sites and to the streets that mostly determines the character of the area, rather than individual buildings of high architectural or historic quality. The fact that only two buildings in the area are formally listed bears out that fact. New developments, extensions and alterations should be designed so as to complement, or at least maintain, the character of this protected area.

Description of development

The applicant is seeking permission for the erection of a single storey side extension, following the demolition of the existing, together with elevational alterations to provide additional living accommodation.

Planning History

No previous planning history.

Consultations & Notification Responses

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

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 the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy EN19 – Waste

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 that the proposal accords with the principles of these policy documents.

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle – the principle of erecting a single storey side extension following the demolition of the existing together with elevational alterations in order to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes rather than move. However, consideration must be given the proposal's siting, scale, and massing, appearance and impact upon visual and residential amenity, the Wilbraham Road / Edge Lane Conservation Area, waste storage and parking.

Siting, scale, and massing – the single storey extension would be sited behind the property's attached garage, along its west / northwest edge, replacing the two existing side extensions.

It would project 4.425m sideways with a length / depth of 6.745m and a butterfly roof height of 4.35m. It would be sited 1m away from the boundary shared with No.65-69 High Lane and would therefore occupy a smaller footprint than the existing additions which currently extend up to the shared boundary. The 4.425m sideward projection is considered to be relatively large, however in these circumstances is believed to be acceptable given the substantial size and scale of the host dwellinghouse in combination with the proposed extension occupying a smaller footprint than the existing side extensions. The acceptability of the proposal is further reinforced

as the proposed extension would not extend beyond the original front and rear elevations of the proposal and would be single storey. The proposal is therefore understood as being subservient in terms of its dimensions to the host dwellinghouse and would not result in an 'excessively large or bulky' addition to the property.

The proposed development therefore accords with policy DC1 of the UDP and policies DM1 and SP1 of the Core Strategy.

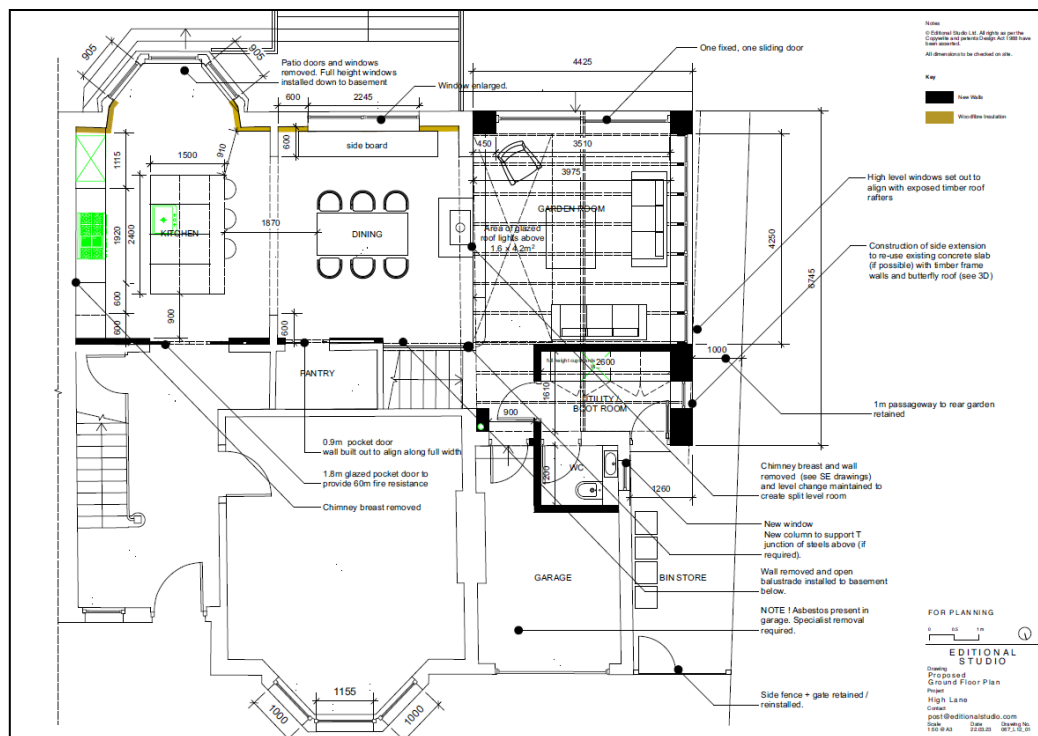


Figure 7. Proposed ground floor plan, as submitted by the applicant's agent.

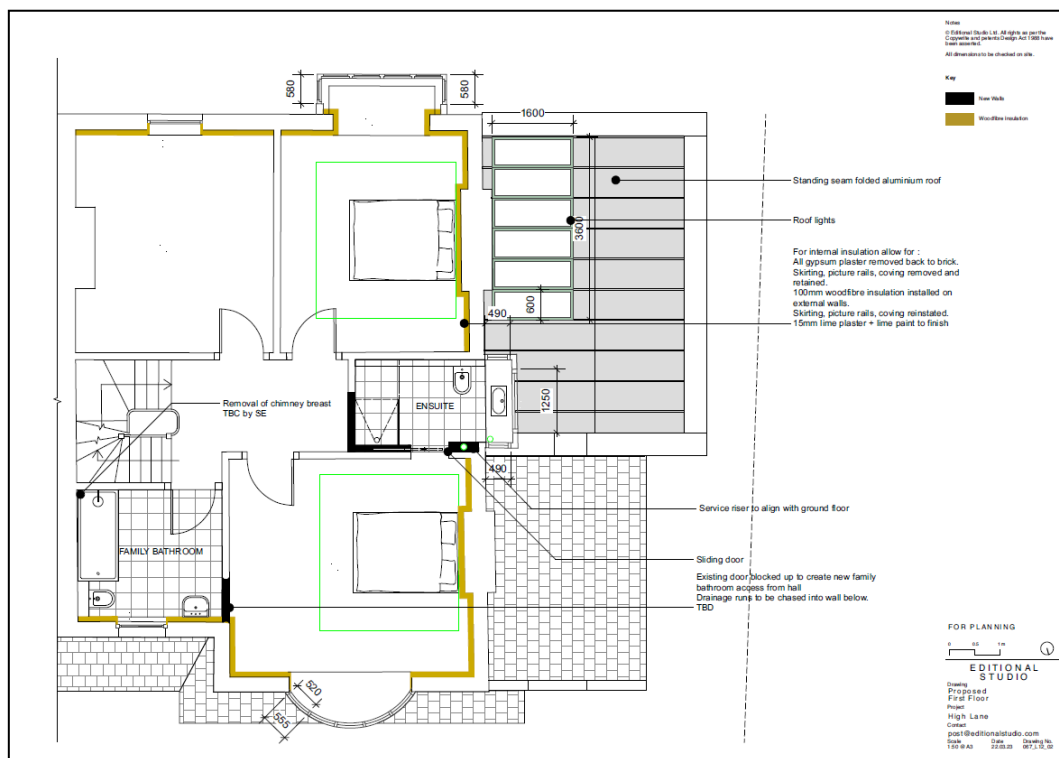


Figure 8. Proposed first floor plan, as submitted by the applicant's agent.

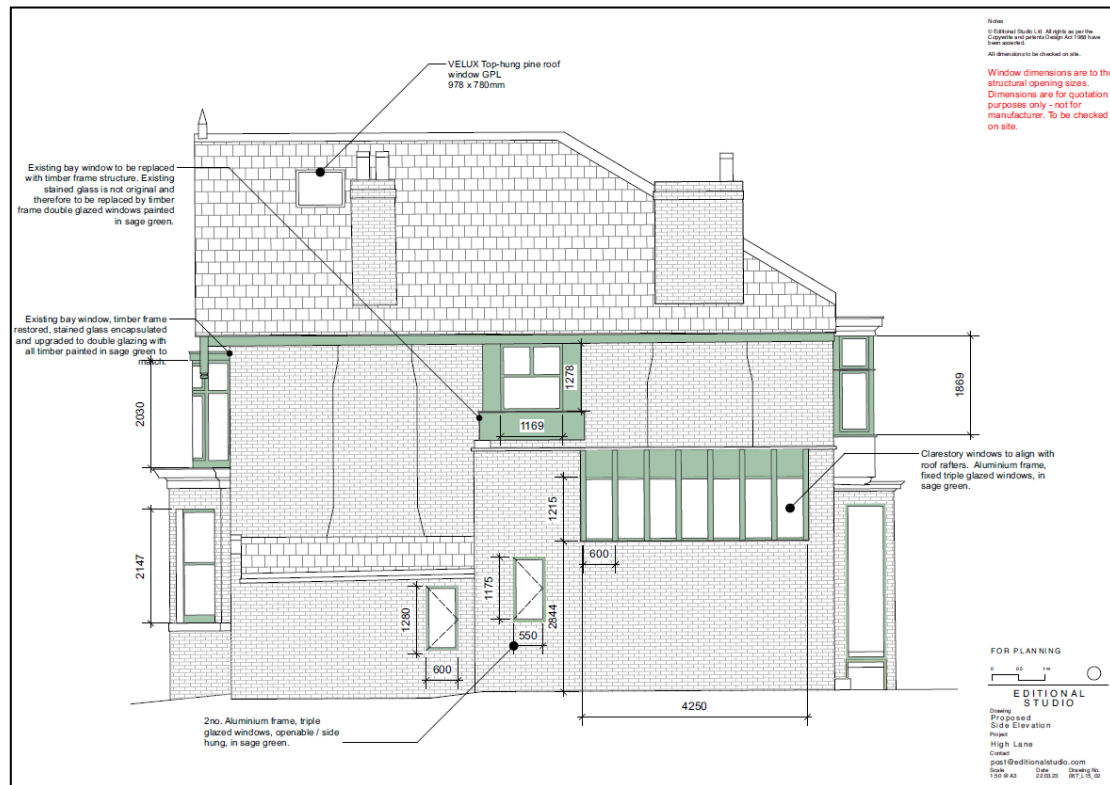


Figure 9. Proposed side elevation, as submitted by the applicant's agent.

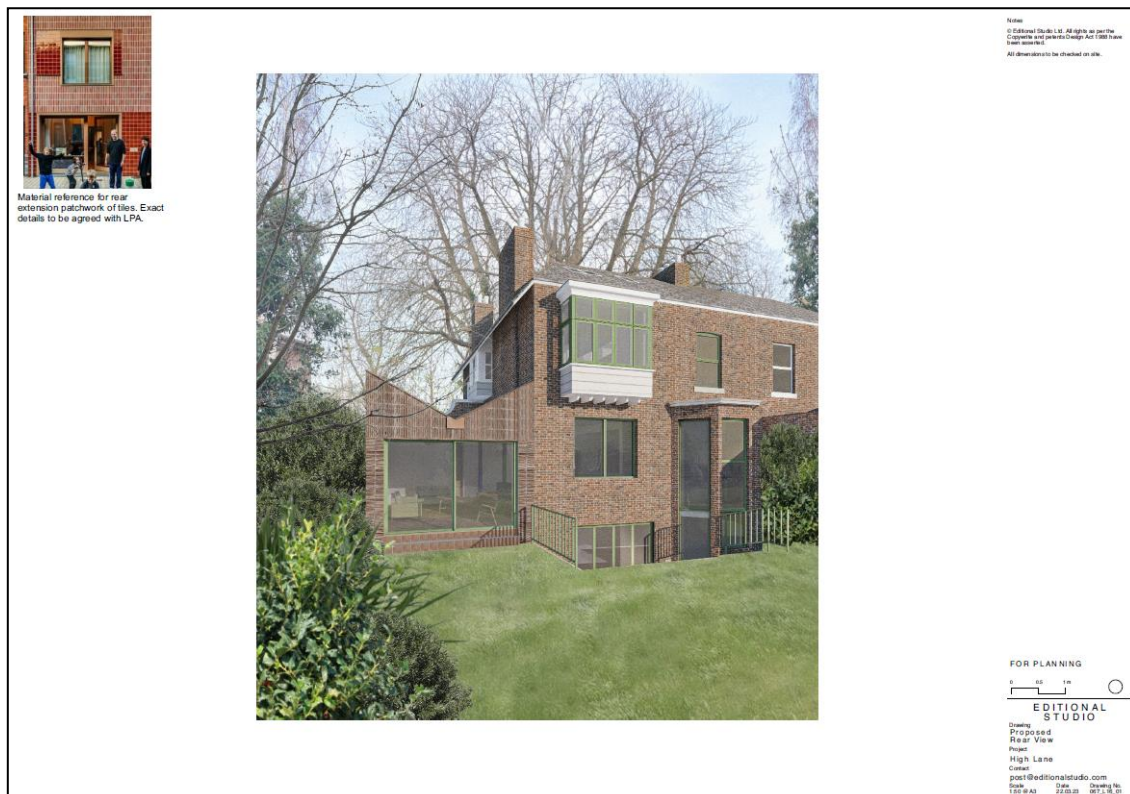


Figure 10. Proposed rear view, as submitted by the applicant's agent.

Appearance and visual amenity – the extension would be built of redbrick slips to match the original house with a standing seam aluminium roof and thin-framed aluminium triple-glazed windows which would be finished in sage green to match the host dwellinghouse's proposed sage green painted timber windows.

The extension's northern elevation, facing High Lane, would feature decorative capping detail to blend with the existing decorative elements along the property's principal elevation and an inward-opening aluminium framed glazed patio door (in sage green). Along its side elevation, the extension would feature a single openable / side hung, aluminium framed window as well as seven clerestory windows which would align with the roof rafters. These have been conditioned to be obscurely glazed so as to protect the residential amenity of neighbouring occupants. The extension's rear elevation would feature a set of aluminium sliding doors framed by a patchwork of terracotta tiles, whilst its butterfly form roof would feature six rooflights.

The proposed side extension is considered to be well-designed and possesses significant attention to detail with the potential to produce a structure of particular architectural merit. The extension would be in-keeping with the existing precedent of residential extensions in this area and its materials are understood as being either in-keeping or subservient to those of the host dwellinghouse. Sited behind the existing attached garage, the majority of the proposal would not be visible within the street scene or public realm and, since its front elevation is designed so as to present a more subdued and traditional appearance with blended decorative elements, it is believed that the extension would not harm the overall character of the property or its surrounding area.

The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 and is acceptable as its impact upon visual amenity is considered to be minor.

Residential amenity – given that the extension would be single storey, sited away from the property's shared boundary and located along the property's west / northwest edge, it is believed that the proposal should not cause an undue loss of sunlight or daylight for neighbouring residents. Moreover, though its side elevation features a number of windows, these have been conditioned to be obscurely glazed so as to protect the privacy of neighbouring residents.

The proposed development is therefore acceptable in regard to its minimal effect upon residential amenity as it accords with Core Strategy policies DM1 and SP1 and saved policy DC1 of the UDP.

Impact upon the Wilbraham Road / Edge Lane Conservation Area – the overall form and design of the proposed extension is believed to be subservient and sympathetic to the existing character of the Wilbraham Road / Edge Lane Conservation Area as High Lane already boasts a considerably varied streetscape. The proposal would be built of both in-keeping materials such as matching brick slips as well as incorporating more modern elements such as the standing seam aluminium butterfly roof, aluminium framed windows (in sage green to match the painted timber windows) and terracotta tiles. It should be noted that the more contemporary components of the extension would be shielded from public view by the decorative capping of the parapet wall located to the front of the extension which would seamlessly blend with the existing decorative elements present along the property's principal elevation. The majority of the proposal would therefore be screened from public view and, as such, should not feature prominently within the street scene or adversely affect the historic character of the area. Moreover, the proposed extension would replace the existing side extensions which are considered to be of poor design and quality, therefore improving the appearance of the property overall.

Having considered these factors, it is believed that the proposal would not cause undue harm to the architectural and historic interest of the Wilbraham Road / Edge Lane Conservation Area, thereby according with Core Strategy policy EN3, UDP policy DC18 and chapter 16 of the NPPF.

Waste storage – the submitted plans indicate that a bin store would be implemented as part of the proposal. The bin store would be situated along the property's northwest edge in the space adjacent to the attached garage behind the existing side fence and gate. The bins would therefore be screened from public view which accords with policies EN19 and DM1 of the Core Strategy.

Parking – the current parking arrangements would be unaffected by this proposal.

Other matters – the proposal also includes a number of elevational alterations including the enlargement of a number of window and door openings to the rear and the replacement / restoration of all other windows and doors. On their application form, the applicant indicated that all existing timber sashes are to be retained and restored with double glazing and encapsulated stained glass where possible. The existing timber frames are to be painted sage green to match the proposed aluminium framed windows of the extension as well as the decorative timber bargeboard along the property's principal elevations. These alterations are able to be undertaken under permitted development regulations and do not require planning permission. As such, they have not been considered in the assessment of this proposal.

It should however be noted that the proposed new ground floor window on the property's west / northwest elevation has been conditioned to be obscurely glazed so as to protect the residential amenity of neighbouring occupiers.

The proposal also includes the installation of a 2.1m high fence to the property's west / northwest boundary. This is considered acceptable given that this boundary borders with a public alleyway. The proposed fencing would therefore screen the application property from view, increasing the occupants' sense of privacy.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity and effect upon the Wilbraham Road / Edge Lane Conservation Area, waste storage and parking as it broadly complies with policies DC1 and DC18 of the UDP, policies DM1, SP1, EN1, EN3 and EN19 of the Core Strategy and chapters 12 and 16 of the NPPF.

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

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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the drawings and documents labelled:

- 'Proposed Basement Plan', numbered '067_L12_00_', stamped as received by the City Council as Local Planning Authority on the 25th April 2023.

-'Proposed Ground Floor Plan', numbered '067_L12_01', stamped as received by the City Council as Local Planning Authority on the 25th April 2023.
-'Proposed First Floor', numbered '067_L12_02', stamped as received by the City Council as Local Planning Authority on the 25th April 2023.
-'Proposed Loft Plan', numbered '067_L12_03_A', stamped as received by the City Council as Local Planning Authority on the 25th April 2023.
-'Proposed Roof Plan', numbered '067_L12_04_A', stamped as received by the City Council as Local Planning Authority on the 25th April 2023.
-'Proposed Front Elevation', numbered '067_L15_01', stamped as received by the City Council as Local Planning Authority on the 25th April 2023.
-'Proposed Side Elevation', numbered '067_L15_02', stamped as received by the City Council as Local Planning Authority on the 25th April 2023.
-'Proposed Rear Elevation', numbered '067_L15_03', stamped as received by the City Council as Local Planning Authority on the 25th April 2023.
-'Proposed Rear View', numbered '067_L16_01', stamped as received by the City Council as Local Planning Authority on the 25th April 2023.
-'DESIGN & ACCESS STATEMENT incorporating Heritage Statement', stamped as received by the City Council as Local Planning Authority on the 29th March 2023.

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 hereby permitted shall match those specified on the submitted application form and approved plans, 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) Before first occupation the proposed ground floor windows in the side elevation facing No.65-69 High Lane 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.

Appendix 1 – List of consultees & neighbours notified

61 High Lane, Manchester, M21 9EE
Flat 2, 65 High Lane, Manchester, M21 9EE
2 Stockton Road, Manchester, M21 9ED
74 High Lane, Manchester, M21 9XF
65 High Lane, Manchester, M21 1EE
Flat 18, 65 High Lane, Manchester, M21 9EE
Flat 17, 65 High Lane, Manchester, M21 9EE
Flat 16, 65 High Lane, Manchester, M21 9EE
Flat 15, 65 High Lane, Manchester, M21 9EE
Flat 14, 65 High Lane, Manchester, M21 9EE
Flat 13, 65 High Lane, Manchester, M21 9EE
Flat 12, 65 High Lane, Manchester, M21 9EE
Flat 11, 65 High Lane, Manchester, M21 9EE
Flat 10, 65 High Lane, Manchester, M21 9EE
Flat 9, 65 High Lane, Manchester, M21 9EE
Flat 8, 65 High Lane, Manchester, M21 9EE
Flat 7, 65 High Lane, Manchester, M21 9EE
Flat 6, 65 High Lane, Manchester, M21 9EE
Flat 5, 65 High Lane, Manchester, M21 9EE
Flat 4, 65 High Lane, Manchester, M21 9EE
Flat 3, 65 High Lane, Manchester, M21 9EE
Flat 1, 65 High Lane, Manchester, M21 9EE
72 High Lane, Manchester, M21 9XF

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
Area Team Boundary - Name: SOUTH AREA