

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136255/FH/2023

Date registered valid: 14 February 2023

Proposal: Erection of a replacement dormer roof extension to front; construction of front lightwell and installation of two rooflights to front; erection of a single storey rear extension and associated basement extension with terraced area; installation of two rooflights to rear.

Address: 23 Edge Lane, Manchester, M21 9JH

Ward(s): Chorlton Ward

Applicant: Mr & Mrs Kelly

Agent (if any): Material Studio Architects

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

Recommendation: Approve

Date of recommendation: 18.04.2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 21st March 2023

Standard consultations:

Printed: 3 March 2023 Expired: 24 March 2023

Neighbour notifications

Printed: 3 March 2023 Expired: 24 March 2023

Site notice

Posted: 21 March 2023 Expired: 11 April 2023

Press advert

Published: 7 March 2023 Expired: 28 March 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The property that is the subject of this householder application is a brick- built bay fronted semi-detached dwellinghouse. It has gardens front and rear, with off road parking to the front of the property. There is an existing dormer with a curved roof to the front elevation. The entrances to the properties front and rear are via a stepped access, and steps down to the basement level externally on the side/ rear of the property. The rear garden comprises of a paved terrace and lawn with established tree and shrub planting to the boundaries. The front garden is block paved.

Listed building: Not applicable

Conservation area: Wilbraham Road/Edge Lane Conservation Area 2005

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature with a mix of mainly large semi -detached and detached properties.

Description of development

The proposals will involve the following alterations- The basement. There is a lightwell proposed to the front elevation, and to the rear is the introduction of a sunken garden terrace. The existing internal space is to be reconfigured to create a cinema room and a games room.

The Ground Floor- Proposes a single storey rear extension which would be of a flat roof construction with a sedum roof. This would extend the existing open plan kitchen diner. There would be three Velux style windows to provide additional natural lighting. To the loft space- There is a replacement dormer proposed within the existing front roof slope which provides improved head height to enable the reconfiguration of the internal space to create 6 bedrooms in total. There is 1 roof light to be removed and 2 new Velux windows type rooflights are being introduced within the existing roof-space.

Consultations & Notification Responses

A site notice was displayed, a press advert placed in the newspaper and local residents were informed of the proposal. No representations were received as a result of the publicity afforded the proposal.

Chorlton Voice-were informed no representations have been received.

Issues

The relevant development plan in Manchester is the Core Strategy Development Plan Document 2012-2027 (the "Core Strategy"), adopted in July 2012, and the saved policies from the Manchester Unitary Development Plan (UDP), adopted July 1995. The Core Strategy is the key document and sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. The proposals are considered to be consistent with the following Core Strategy Policies SP1, EN3, DM1 for the reasons set out below.

Policy SP1 - Spatial Principles. This sets out the key special principles which will guide the strategy. 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, make a positive contribution to the health, safety and wellbeing of residents, consider the needs of all members of the community regardless of disability and protect and enhance the built and natural environment."

Policy EN3 - Heritage. The proposal would have to be considered regarding to any impact upon the Wilbraham Road/Edge Lane Conservation Area 2005. This is discussed in more detail later in the report.

Policy DM1 - Development Management. This sets out the requirements for developments in terms of sustainability and outlines a range of general issues that all development should have regard to. Of these, the following issues are or relevance to this proposal:

- o Appropriate siting, layout, scale, form, massing, materials and detail;
- o Design for health;
- o Adequacy of internal accommodation and amenity space;
- o Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development;
- o That development should have regard to the character of the surrounding area;
- o Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- o Accessibility to buildings, neighbourhoods and sustainable transport modes;
- o Impact on safety, crime prevention and health; adequacy of internal accommodation, external amenity space, refuse storage and collection, vehicular access and car parking; and
- o Impact on biodiversity, landscape, archaeological or built heritage, green Infrastructure and flood risk and drainage.

The following saved UDP policies need to be considered in relation to the application.

DC18.1 Conservation Areas - It is not considered that the proposal would result in a detrimental impact and maintains the character and appearance of the Wilbraham Road/Edge Lane Conservation Area 2005.

It is considered that the proposal is consistent with the policies contained within the UDP.

National Planning Policy Framework

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF was revised in July 2021 and is a material consideration in the determination of all planning applications.

Legislative requirements

Section 72 of the Listed Building Act 1990 provides that in considering whether to grant planning permission for development that affects the setting or character of a conservation area the local planning authority shall have special regard to the desirability of preserving or enhancing the character or appearance of that area.

Issues

Principle - The principle of carrying out improvements to the property to better function as a dwellinghouse for the current occupants is considered acceptable, particularly as the changes are in line with other precedent changes to neighbouring properties also within the conservation area.

Heritage Impact of the proposals - Paragraph 199 states that "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."

It is considered that the development proposal would cause less than substantial harm to the significance of the Wilbraham Road/Edge Lane Conservation Area 2005, by virtue of the location of the terrace and associated elevational alterations, the design of the development proposal and the limited views of the proposal from public vantage points and as such the development is acceptable when considering the balance of harm caused to the heritage asset.

Appearance - The design of the property to the frontage is very much of a vertical emphasis. The fenestration is in line sitting each above the other. Whilst the proposed dormer is slightly bigger than the existing dormer its position is within that same vertical line, and the materials to be used would blend in with those of the existing property whilst being approached with a contemporary twist using an aluminium capping. The Velux windows also follow the same vertical lines. Brick detailing in the form of extruded brickwork fins have been introduced to tie the new extension to the existing house. The dormer is to the front of the property, although with materials in keeping with the existing architecture and therefore meaning it will have very little impact on the street. The single storey rear extension is constructed of brick with a sedum roof and would house bi-fold doors in the rear elevation. The bricks would match those of the existing property. At single storey the extension is modest in size and to the rear, this cannot readily be viewed within the context of the conservation area. The use of the glazed bi-fold doors on the rear of the property provide a lightweight addition which do not detract from the original features of the property.

The windows to the rear will remain in the same place and size, but will be replaced with new aluminium windows, and will increase the thermal efficiency of the building. A Juliette balcony will be incorporated to one of the windows on the rear. The windows to the front will be retained as timber to match the existing.

The old timber free standing garage unit is to be demolished and a new bin and cycle store together with a storage area is to replace it. The original boundary treatments and established planting are retained and all contribute to the character of the conservation area. In addition, they provide a dense screen between the host and neighbouring properties.

The material palette would be sympathetic to the materials utilised in the host dwelling and buildings in the Conservation Area.

The proposal would not adversely impact upon the character of the Wilbraham Road / Edge Lane Conservation Area.

Residential Amenity - The rear extension projects 1.3m on the party wall side and 2.7m on the accessible side of the property. There are no windows within the side elevations, and there is no view afforded from the extension greater than currently exists. The proposal would not offer any undue overlooking / loss of privacy / loss of light/overshadowing impact to neighbouring property.

Visual Amenity- It is considered that the proposal offers attractive modifications to the property with sympathetic use of materials blending in well contextually with the existing house. From the front of the property which is the primary elevation being viewed from within the street scene, there is very little change. It is not considered that the proposal would have a detrimental impact upon the property itself or the area within which it is located.

Car Parking- The parking is not impacted.

Waste Management- is not impacted, and the changes proposed are positive in that there is a specific allocated space for the bins, where they will be transferred kerb side on collection day.

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 application was determined in a positive and proactive manner and considered against both national and local policies.

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:

LP-2109-3-199- Proposed Basement Plan

LP-2109-3- 200- Proposed Ground Floor Plan

LP-2109-3- 201 Proposed 1st Floor Plan

LP-2109-3- 202- Proposed 2nd Floor Plan

LP-2109-3- 203- Proposed Roof Plan

LP-2109-3- 300 Proposed Front Elevation

LP-2109-3- 301-Proposed Side Elevation (A)

LP-2109-3- 302-Proposed Rear Elevation

LP-2109-3- 303- Proposed Side Elevation (Party Wall)

Heritage Statement from Paul Butler Associates

All received 14th February 2023

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) Prior to above groundworks commencing details of the materials to be used on the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the City Council as local planning authority.

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.

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) 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 windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Chorlton Voice

Flat 96, Meadow Court, Hackness Road, Manchester, M21 9HH
Flat 95, Meadow Court, Hackness Road, Manchester, M21 9HH
Flat 10, The Oaks, 22 Edge Lane, Chorlton, Manchester, M21 9JF
Flat 9, The Oaks, 22 Edge Lane, Chorlton, Manchester, M21 9JF
Flat 8, The Oaks, 22 Edge Lane, Chorlton, Manchester, M21 9JF
Flat 7, The Oaks, 22 Edge Lane, Chorlton, Manchester, M21 9JF
Flat 6, The Oaks, 22 Edge Lane, Chorlton, Manchester, M21 9JF
Flat 5, The Oaks, 22 Edge Lane, Chorlton, Manchester, M21 9JF
Flat 4, The Oaks, 22 Edge Lane, Chorlton, Manchester, M21 9JF
Flat 3, The Oaks, 22 Edge Lane, Chorlton, Manchester, M21 9JF
Flat 2, The Oaks, 22 Edge Lane, Chorlton, Manchester, M21 9JF
Flat 1, The Oaks, 22 Edge Lane, Chorlton, Manchester, M21 9JF
21 Edge Lane, Chorlton, Manchester, M21 9JH
Wrea Bank, 20 Edge Lane, Chorlton, Manchester, M21 9JF
Flat 4, 25 Edge Lane, Chorlton, Manchester, M21 9JH
Flat 2, 25 Edge Lane, Chorlton, Manchester, M21 9JH
Flat 93, Meadow Court, Hackness Road, Manchester, M21 9HH
Flat 91, Meadow Court, Hackness Road, Manchester, M21 9HH
Flat 88, Meadow Court, Hackness Road, Manchester, M21 9HH
Flat 86, Meadow Court, Hackness Road, Manchester, M21 9HH
Flat 83, Meadow Court, Hackness Road, Manchester, M21 9HH
Flat 81, Meadow Court, Hackness Road, Manchester, M21 9HH
Flat 78, Meadow Court, Hackness Road, Manchester, M21 9HH
Flat 76, Meadow Court, Hackness Road, Manchester, M21 9HH
Flat 73, Meadow Court, Hackness Road, Manchester, M21 9HH
25 Edge Lane, Chorlton, Manchester, M21 1JH
Flat 3, 25 Edge Lane, Chorlton, Manchester, M21 9JH
Flat 1, 25 Edge Lane, Chorlton, Manchester, M21 9JH
Flat 94, Meadow Court, Hackness Road, Manchester, M21 9HH
Flat 92, Meadow Court, Hackness Road, Manchester, M21 9HH
Flat 90, Meadow Court, Hackness Road, Manchester, M21 9HH
Flat 89, Meadow Court, Hackness Road, Manchester, M21 9HH
Flat 87, Meadow Court, Hackness Road, Manchester, M21 9HH
Flat 85, Meadow Court, Hackness Road, Manchester, M21 9HH
Flat 84, Meadow Court, Hackness Road, Manchester, M21 9HH
Flat 82, Meadow Court, Hackness Road, Manchester, M21 9HH
Flat 80, Meadow Court, Hackness Road, Manchester, M21 9HH
Flat 79, Meadow Court, Hackness Road, Manchester, M21 9HH
Flat 77, Meadow Court, Hackness Road, Manchester, M21 9HH
Flat 75, Meadow Court, Hackness Road, Manchester, M21 9HH
Flat 74, Meadow Court, Hackness Road, Manchester, M21 9HH

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) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA