

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135114/FH/2022

Date registered valid: 4 October 2022

Proposal: Erection of single storey link extension and conversion of the existing garage into a home office with elevational alterations including cladding

Address: 67 Edge Lane, Manchester, M21 9JU

Ward(s): Chorlton Ward

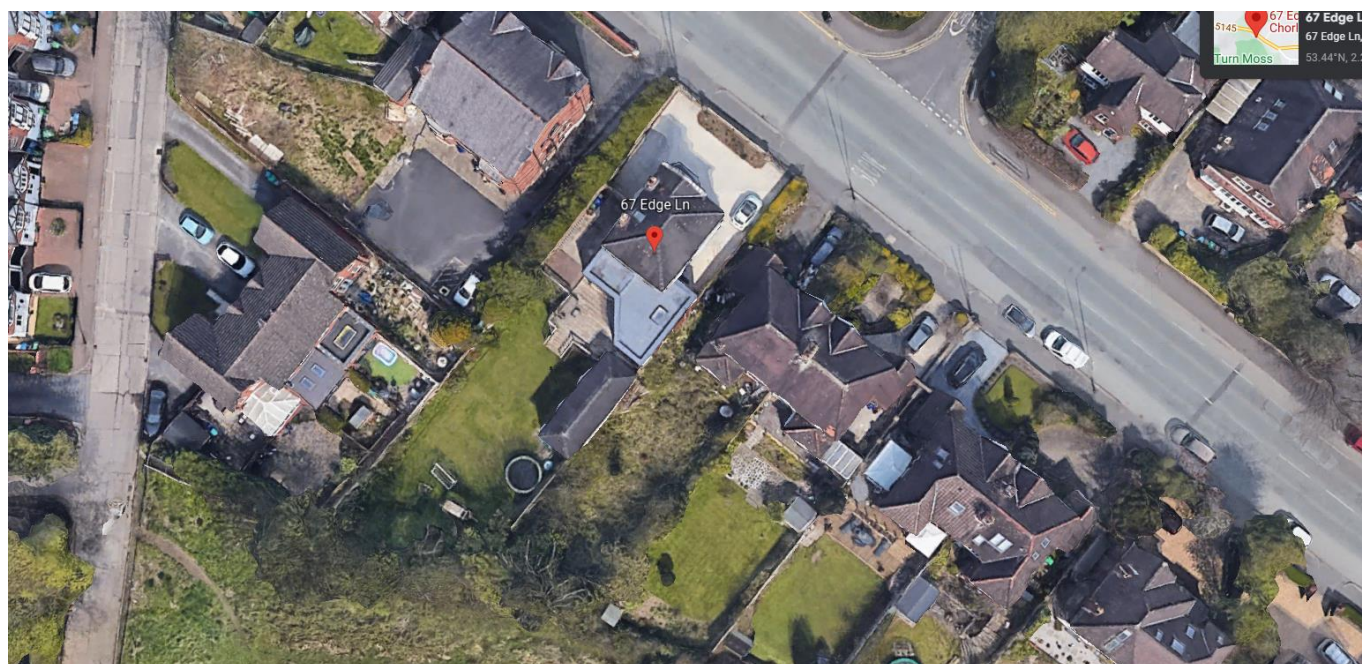
Applicant: Ms Tessa Gee, 67 Edge Lane, Manchester, M21 9JU

Agent (if any): Ms Amy Axon, Guy Taylor Associates Trafalgar House, 5-7 High Lane, Manchester, M21 9DJ

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 29th November 2022



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	8 November 2022
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 18 October 2022 Expired: 8 November 2022
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

The site relates to a two storey detached dwelling house which sits within a good sized plot on the south side of Edge Lane in the Chorlton ward area of Manchester. The property benefits from being a short distance to Beech Road and Chorlton District Centre, both which contain a variety of retail services and amenities. Longford Park and a number of local schools are within walking distance. The property has seen several enlargements over previous years and features a large detached garage along the shared boundary with no. 65 Edge Lane. Gardens are to the front with a large garden to the rear which falls away from the property to a significant depth.



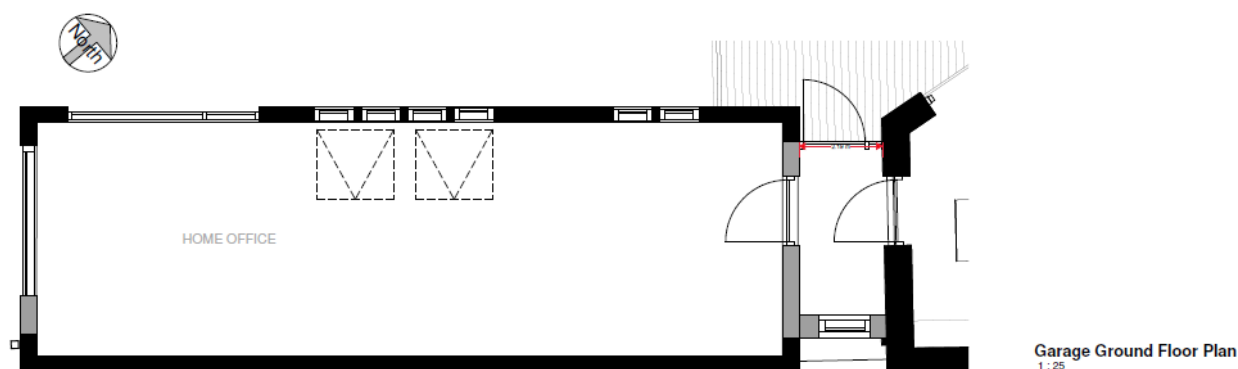
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in nature.

Description of development

The applicant is seeking planning permission for the erection of single storey link extension and conversion of the existing garage into a home office with elevational alterations including cladding



Consultations & Notification Responses

Local residents, as per Appendix 1 - No comments, objections or representations in respect of this application were received.

Contaminated Land - This site backs onto a former landfill site in Trafford and although the garage is already there by turning it into habitable space and connecting it to the main house it has increased the risks from ground gas, as such I recommend the following is added to the approval. The membrane will need to go into the link extension, it may not be possible to retrofit into the garage (but it should have a solid concrete floor). They will also need to consider ventilation in the converted garage (i.e. trickle vents in the windows).

Also noted that the rear extension (113333/FH/2016) had a condition for a gas membrane but this has not been discharged.

Policy and Issues

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN19 Waste

o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (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 1995 (UDP) 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 (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

115321/FH/2017 - Application Approved - 25.04.2017 Erection of single storey extensions to the side and rear, and associated elevational alterations, to form additional living accommodation

113333/FH/2016 - Application Approved - 29.09.2016 Erection of single-storey side extension, two-storey rear extension, installation of dormer to rear and elevational alterations to side and installation of canopy to front, following demolition of existing rear extension

100936/FO/2012/S1 - Application Approved - 29.01.2013 Erection of a three storey detached dwellinghouse, with associated parking and landscaping works and conversion of rear outbuilding into living accommodation following demolition of existing house.

038919 - Application Approved - 29.05.1991 Erection of a two storey side and rear extension to form sun lounge and dining room with a bedroom over.

Residential Amenity

The applicant proposes to erect a single storey link extension and conversion of the existing garage into a home office with elevational alterations including cladding.

Link extension

The proposed extension is designed to provide a link between the existing rear extension and the detached building along the boundary with no. 65 Edge Lane and would be a contemporary type

of structure with a flat roof. A small obscurely glazed window is proposed in the side elevation facing no. 65 Edge Lane; however, a condition has been attached to ensure there is no overlooking or loss of privacy as a result of this window. A door would be positioned on the opposite side elevation which would lead into the rear garden.

Given the close proximity of the existing extension and the detached garage, it is considered that the infill with a small linked extension would not provide significant harm especially as the presence of a structure along the shared boundary has already been established.

Conversion of garage

The applicant proposes the conversion of the existing garage into living accommodation. The conversion would not alter the existing footprint and would comprise a home office ancillary to the existing property. In addition, the applicant proposes some material change to the external area of the garage which would see the cladding of the rear wall with timber cladding and a window on the side elevation being enlarged and the installation of two roof lights.

Overall, it is felt that the proposal can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

Although the proposal is sited along the shared boundary with no. 65, it would not be visible in the street scene as there is an existing side and rear extension to the property. Notwithstanding this, the proposal is considered acceptable.

It is considered that the proposed development would not provide a significant impact upon the residential amenity of the adjoining occupiers and surrounding properties in the area and therefore is considered accords with Core Strategy Policy DM1 and SP1 and saved policy DC1 of the UDP.

Siting, scale and massing

The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials, it is intended to use matching brick as specified in the application form. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and rear and is considered acceptable and detailed as what is normally expected of such a structure.

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.

Disabled access

Not applicable

Bins

Not affected by this proposal

Parking

Existing car parking arrangements are not affected by this proposal.

Conclusion

The proposal has been sited and designed to ensure that it is subservient to the original dwelling house and the proposal is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

For the above reasons, the proposal is unlikely to have any detrimental impact and therefore accords with saved UDP policy DC1 and policies SP1 and DM1 of the Core Strategy

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

Positive and proactive working - 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. No significant problems have arisen during the consideration of this application.

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:

Received on 4th October 2022 numbered 6-0020-03-004 Revision P01 Revision A Proposed Floor Plans and Elevations

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 those as specified in the application form in type, size, colour and texture.

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 and policy DM1 of the Manchester Core Strategy, and the requirements of the National Planning Policy Framework.

4) Prior to the commencement of development 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, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Any further development shall not compromise any existing remedial measures previously installed at the site as part of Planning Permission 113333/FH/2016. Upon completion of the works, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to ensure that the existing remedial measures have not been compromised.

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. The existing development has had remedial measures installed as part of Planning Permission 113333/FH/2016. The current works shall not compromise the protection afforded by these earlier measures. Pursuant to policies DM1 and EN18 of the Core Strategy.

5) Before first occupation the windows in the side elevation facing 65 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.

Informatives

1) The membrane will need to go into the link extension, it may not be possible to retrofit into the garage (but it should have a solid concrete floor). Applicants will also need to consider ventilation in the converted garage (i.e. trickle vents in the windows).

Appendix 1 – List of consultees & neighbours notified

9 Turn Moss Road, Manchester, M32 8QD
5 Turn Moss Road, Manchester, M32 8QD
11 Turn Moss Road, Manchester, M32 8QD
Flat 5, 69 Edge Lane, Chorlton, Manchester, M21 9JU
Flat 2, 69 Edge Lane, Chorlton, Manchester, M21 9JU
65 Edge Lane, Chorlton, Manchester, M21 9JU
7 Turn Moss Road, Manchester, M32 8QD
Flat 6, 69 Edge Lane, Chorlton, Manchester, M21 9JU
Flat 4, 69 Edge Lane, Chorlton, Manchester, M21 9JU
Flat 3, 69 Edge Lane, Chorlton, Manchester, M21 9JU
Flat 1, 69 Edge Lane, Chorlton, Manchester, M21 9JU

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) -
Flood Zones Type 3 (high risk) -
Benefitting From Flood Defences -
Green Belt Land - Greater Manchester Green Belt Local Plan 1984
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA