

## **Planning**

## **Growth & Development**

### **Delegated officer report for planning application**

**Application no.** 133842/FH/2022

**Date registered valid:** 23 May 2022

**Proposal:** Erection of single storey outbuilding to rear and reconstruction of existing garage to form additional living accommodation

**Address:** 129 Lapwing Lane, Manchester, M20 6US

**Ward(s):** Didsbury West Ward

**Applicant:** Mrs Irshad Taher, 129 Lapwing Lane, Manchester, M20 6US

**Agent (if any):** Mr Talat Zeria, HSH Engineering Design Service Ltd 26 Manchester, M25 0HU

**Case officer:** Katie Raw  
Tel: 0161 234 4164  
Email: [katie.raw@manchester.gov.uk](mailto:katie.raw@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 18 July 2022

## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 17 June 2022

### **Standard consultations:**

Printed: 1 June 2022      Expired: 22 June 2022

### **Neighbour notifications**

Printed: 1 June 2022      Expired: 22 June 2022

### **Site notice**

Posted: 17 June 2022      Expired: 8 July 2022

### **Press advert**

Published: 7 June 2022      Expired: 28 June 2022

**Departure from Development Plan:** No

**Environmental Statement:** Not required

## **Description of site/building**

**Listed building:** Not applicable

**Conservation area:** Ballbrook Conservation Area 1992

**Tree Preservation Order:** No

## **Description of area**

The application site relates to 129 Lapwing Lane within the Didsbury West ward of south Manchester. It is a 3 storey, semi-detached, red brick property. The front of the property is characterised as a late Victorian villa with glass patterned sash painted windows, a spire capping the two-storey bay, white horizontal features and detailing above the entrance of the property. Amenity space to the front of the property consists of an extensive driveway and a garage is located close to the boundary with no.127 Lapwing Lane. The site benefits from further extensive amenity space in the form of a grassed garden, measuring 363.13 square metres.

The site sits within the Ballbrook Conservation Area. Although most of the conservation area is of an Edwardian period, the earlier, Victorian houses on Lapwing Lane, Wilmslow Road and some on Ballbrook Avenue are larger, up to three stories and less typical of the conservation area. Although more of the stained glass has gone from these houses, they have a fine character with canted bays, half-timbered gables, hood moulds and key blocks over the arched windows.

## **Description of development**

The submitted application is for the erection of single storey outbuilding to rear and reconstruction of existing garage, to form additional living accommodation.

The single storey outbuilding would have approximate dimensions of Height: 2.5 (to the eaves)/ 4.8 (to the highest point) x Length: 10 x Width: 6 metres. The single storey outbuilding would be sited behind the existing garage and would be sited approximately 0.36 metres from the shared boundary with no.127 Lapwing Lane and 7.75 metres from the shared boundary with no.131 Lapwing Lane. The outbuilding would be utilised as a snooker/playroom with two small adjoining rooms. The outbuilding would involve the insertion of two windows within the eastern elevation, two windows and a door within the southern elevation and the western elevation would comprise of one obscure glazed window.

The reconstruction of the existing garage would give the garage the approximate dimensions of Height: 2.4 (to the eaves)/ 3.8 (to the highest point) x Length: 6.3 x Width: 4.2 metres. The garage would be positioned in a similar position to the existing, being sited approximately 0.88 metres from the shared boundary with no.127 Lapwing Lane and 9.43 metres from the shared boundary with no.131 Lapwing Lane. The outbuilding would involve the insertion of a garage door within the proposed front elevation facing Lapwing Lane, 2 windows within the side elevation facing into the applicant's rear amenity space and a door within the rear elevation.

The agent confirmed on 29 June 2022 via email that materials used would match the host buildings.

### *Planning history*

125684/FH/2019- Retention of fencing and gates to front boundary.  
Refused and Enforcement- 17 March 2020.

078925/FH/2006/S2- Erection of a two storey side extension and a part single part three storey rear extension to create additional living accommodation.  
Approved 18 October 2006.

## **Consultations & Notification Responses**

### *Local residents*

Local residents were consulted and one resident responded. Although not objecting to the principle of the development, the neighbour outlined the following planning concerns:

1. The description of development refers to "an outbuilding" but does not specify the proposed use. The proposed plan indicates a "Snooker/Play Room" for the main space and does not identify use of the other smaller spaces. We have some concern that the use of this building may generate increased noise and activity which would detract from the use of our garden and rooms at the rear of our house. We would request that a condition restricting the use of the outbuildings to purposes ancillary to the use of the dwellinghouse be imposed to prevent this.
2. The design of the structures does not make any reference to the dwellinghouses or original garages/outbuildings in this area which is designated as Ballbrook Avenue Conservation Area. The detailing of the eaves/doors/window openings could be improved to be more characteristic of the area.
3. The proposed materials are indicated as brick walls, tiled roof and uPVC windows on the application form. These should be specified to match the existing original dwelling, and this could be the subject of a materials condition.

## *Ballbrook Conservation Area Group*

The Group were consulted, but no responses were received.

## *High Speed Two (HS2) Ltd*

HS2 were consulted on the application and confirmed the site boundary falls within limits of land subject to formal sub-surface Safeguarding Directions for Phase 2b of HS2. However, having reviewed the development proposals they would not impact HS2 construction works which will be in bored tunnel in that location. Accordingly, HS2 Ltd have no objections to the application in planning terms.

## *Cadent Gas*

Although not formally consulted on the application, Cadent Gas responded to the application. They had no objection to this proposal but asked for the following action to be undertaken. To prevent damage to our assets or interference with our rights, the following informative should be placed on any approval granted:

*Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.*

*If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting [cadentgas.com/diversions](https://cadentgas.com/diversions) Prior to carrying out works, including the construction of access points, please register on [www.linsearchbeforeudig.co.uk](https://www.linsearchbeforeudig.co.uk) to submit details of the planned works for review, ensuring requirements are adhered to.*

## **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 9: Promoting sustainable transport - States that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.
  - iii. 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.
  - iii. Chapter 16. Conserving and enhancing the historic environment- States that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- Paragraph 197- In determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - c) the desirability of new development making a positive contribution to local character and distinctiveness.

*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.

Policy EN3 (Heritage); states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

### *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 states that 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).

DC18.1 states that the Council will give particularly careful consideration to development proposals within Conservation Areas. a. The Council will seek to preserve and enhance the

character of its designated conservation areas by carefully considering the following issues: i) the relationship of new structures to neighbouring buildings and spaces; ii) the effect of major changes to the appearance of existing buildings; iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees); iv) the effect of signs and advertisements; v) any further guidance on specific areas which has been approved by the Council. b. The Council will not normally grant outline planning permission for development within Conservation Areas.

*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.

Paragraph 11.45 stresses that proposals should preserve or enhance the character of the conservation area. It is important that new developments in conservation areas or elsewhere are not designed in isolation. This does not prevent or inhibit creative design. Considerations of design and layout must be informed by the wider context, having regard not just to any immediate neighbouring buildings, but also to the townscape and landscape of the wider locality. The local pattern of streets and spaces, building traditions, materials and ecology should all help to determine the character and identity of a development.

Paragraph 11.46 states that planning submissions within conservation areas must be supported by sufficient information to enable the Council to assess in detail the context of the area. This will include full contextual drawings, photomontage, and where appropriate, a model of the proposed development.

*Listed Building Act*

Section 72 provides an exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

## ISSUES

### *Principle of development*

The proposed development is for the erection of single storey outbuilding to rear and reconstruction of existing garage, to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter homes and erect outbuildings rather than move, in order to meet the changing residential needs of families. 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.

### *Residential/ Visual Amenity*

#### **Outbuilding:**

As stated above, the single storey outbuilding would be sited behind the existing garage and would be sited approximately 0.36 metres from the shared boundary with no.127 Lapwing Lane and 7.75 metres from the shared boundary with no.131 Lapwing Lane. The outbuilding would primarily impact no.127 Lapwing Lane due to its proximity to the neighbour's boundary. Although the extension would run for 10 metres along the boundary, the neighbour's property also benefits from an extensive garden and as such the proposal would not create an overbearing feature for the neighbour's garden. As no windows are to be inserted on the elevation facing no.127 Lapwing Lane, the outbuilding would not give rise to any overlooking/privacy implications for this neighbour. To further protect the privacy of the applicant, the window should 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, a condition to this effect would be placed on 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. Due to the orientation of the site, the outbuilding would not give rise to any overshadowing or loss of light implications to the neighbour.

#### **Reconstruction of existing garage:**

As stated above, the garage would be positioned in a similar position to the existing, being sited approximately 0.88 metres from the shared boundary with no.127 Lapwing Lane and 9.43 metres from the shared boundary with no.131 Lapwing Lane. As is the same with the outbuilding, the garage would primarily impact no.127 Lapwing Lane. As the garage would be positioned in a similar place as the current garage, it would be unlikely to cause any visual/residential amenity implications. The garage would be sited close to the neighbour's side elevation and as is only single storey it would not give rise to any overshadowing or loss of light implications. The outbuilding would involve the insertion of a garage door within the proposed front elevation facing onto Lapwing Lane, 2 windows within the side elevation facing into the applicant's rear amenity space and a door within the rear elevation. As no windows would be positioned within the side elevation facing onto no.127 Lapwing Lane it would not give rise to any privacy or overlooking implications. The proposal would not create any loss of light or overshadowing impacts.

Overall, the proposal would not give rise to any significant visual/residential amenity implications.

### *Design and Appearance*

The materials to be used in the proposal would match the existing building and therefore would be considered sympathetic to the host property. A materials condition would be attached to any approval granted to ensure the materials listed are used.

Both the buildings are considered appropriate in their size and scale and given the spacious rear amenity space, they would be pursuant to Policy DC1.2 of the UDP as they would not be considered excessively large or bulky. The insertion of a garage door would be typical of garage like structures in the immediate area and so would not be out of character with other developments.

It is acknowledged that a similar proposal could have been erected through the route of Permitted Development.

### *Ballbrook Conservation Area*

Ballbrook Conservation Area is situated approximately four miles south of Manchester city centre. Adjacent to Blackburn Park Conservation Area, Ballbrook is predominantly residential in nature. The conservation area, designated in November 1991, extends to just over ten hectares, bounded by Wilmslow Road to the east, Lapwing Lane to the south-west, Palatine Road to the north-west and Sandleigh Avenue to the north. Although most of the conservation area is of an Edwardian period, the earlier, Victorian houses on Lapwing Lane, Wilmslow Road and some on Ballbrook Avenue are larger, up to three stories and less typical of the conservation area. Although more of the stained glass has gone from these houses, they have a fine character with canted bays, half-timbered gables, hood moulds and key blocks over the arched windows. The property faces onto a several blocks of low rise flats which are not part of the Conservation Area.

Policy EN3 requires that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas including conservation areas. Saved Policy DC18 of the UDP requires consideration of the relationship of new structures to neighbouring buildings, in relation to conservation areas. The proposal seeks planning permission for erection of single storey outbuilding to rear and reconstruction of existing garage, to form additional living accommodation. Although the reconstructed garage would be noticeable from Lapwing Lane, as it would be produced in materials to match the host property it is considered appropriate to the style of development within the streetscene. In addition, the design and form of the garage would closely match the original and so would be considered sympathetic. Although the outbuilding is not an original feature, a similar outbuilding could have been erected through Permitted Development where materials could not be controlled. Having the ability to control materials in this instance, using materials to match the existing properties for the outbuilding would ensure the proposal is in keeping with the conservation area. On balance, it is considered that the proposed development would cause a low level of less than substantial harm to the conservation area.

In line with paragraph 202 of the NPPF, where less than substantial harm occurs, public benefits are required to mitigate against that harm. The public benefits of the scheme are considered to outweigh any limited harm. The character of this part of the conservation area contains recent and more modern additions and interventions. The proposal is not out of character with the context and overriding character of the conservation area. In addition, although the garage would be visible from the streetscene, it may block some of the view of the outbuilding from the streetscene, reducing harm.

### *Car parking*

Off-street car parking would be unaffected by this proposal.

### *Bin storage*

At the time of the site visit, bins were stored along the side of the property and would be unaffected by this proposal.

### *Conclusion*

On balance given similar outbuildings that can be achieved through the route of Permitted Development and the amenity space to be retained as a result of the application, the application is said to be appropriate in its appearance. It does not create any significant impact in terms of visual or residential amenity or negative impact to the conservation area.

### **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 the local planning authority had no issues to raise with the applicant/agent but have attached appropriate conditions to the approval.

**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 documents and drawings:

-Householder Application for Planning Permission for works or extension to a dwelling, stamped as received by the City Council, as Local Planning Authority, on 23 May 2022.

-Drawing- Proposed- Plan, stamped as received by the City Council, as Local Planning Authority, on 23 May 2022.

-Drawing- Proposed- Site Layout, stamped as received by the City Council, as Local Planning Authority, on 23 May 2022.

-Drawing- Existing and Proposed- Elevations, stamped as received by the City Council, as Local Planning Authority, on 23 May 2022.

-Drawing- Location Plan, stamped as received by the City Council, as Local Planning Authority, on 23 May 2022.

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 window within the western elevation of the outbuilding extension as shown on the approved 'Drawing- Proposed- Plan', stamped as received by the City Council, as Local Planning Authority, on 23 May 2022, 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 properties 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 used to construct the external elevations of the extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

6) The detached outbuilding hereby approved shall only be used as ancillary accommodation in connection with the existing residential property 129 Lapwing Lane 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) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting [cadentgas.com/diversions](https://cadentgas.com/diversions)

Prior to carrying out works, including the construction of access points, please register on [www.linesearchbeforeudig.co.uk](https://www.linesearchbeforeudig.co.uk) to submit details of the planned works for review, ensuring requirements are adhered to.

## **Appendix 1 – List of consultees & neighbours notified**

Ballbrook Conservation Area Group  
High Speed Two (HS2) Limited

Flat 6, The Coach House, Ballbrook Avenue, Manchester, M20 6AB  
Flat 5, The Coach House, Ballbrook Avenue, Manchester, M20 6AB  
Flat 4, The Coach House, Ballbrook Avenue, Manchester, M20 6AB  
Flat 3, The Coach House, Ballbrook Avenue, Manchester, M20 6AB  
Flat 2, The Coach House, Ballbrook Avenue, Manchester, M20 6AB  
Flat 1, The Coach House, Ballbrook Avenue, Manchester, M20 6AB  
127 Lapwing Lane, Manchester, M20 0US  
Flat 2, Gainsborough Court, 127 Lapwing Lane, Manchester, M20 6US  
Flat 3, Gainsborough Court, 127 Lapwing Lane, Manchester, M20 6US  
Flat 4, 127 Lapwing Lane, Manchester, M20 6US  
Flat 6, Gainsborough Court, 127 Lapwing Lane, Manchester, M20 6US  
Flat 7, Gainsborough Court, 127 Lapwing Lane, Manchester, M20 6US  
Flat 8, Gainsborough Court, 127 Lapwing Lane, Manchester, M20 6US  
Flat 9, Gainsborough Court, 127 Lapwing Lane, Manchester, M20 6US  
Flat 5, Gainsborough Court, 127 Lapwing Lane, Manchester, M20 6US  
The Coach House, 3 Ballbrook Avenue, Manchester, M20 6AB  
Flat 5, 3 Ballbrook Avenue, Manchester, M20 6AB  
Flat 3, 3 Ballbrook Avenue, Manchester, M20 6AB  
Flat 1, Gainsborough Court, 127 Lapwing Lane, Manchester, M20 6US  
Flat 206, Pine Court, Lapwing Lane, Manchester, M20 6UU  
Flat 202, Pine Court, Lapwing Lane, Manchester, M20 6UU  
Flat 6, 3 Ballbrook Avenue, Manchester, M20 6AB  
Flat 4, 3 Ballbrook Avenue, Manchester, M20 6AB  
Flat 2, 3 Ballbrook Avenue, Manchester, M20 6AB  
Flat 1, 3 Ballbrook Avenue, Manchester, M20 6AB  
Flat 8, 3 Ballbrook Avenue, Manchester, M20 6AB  
Flat 7, 3 Ballbrook Avenue, Manchester, M20 6AB  
131 Lapwing Lane, Manchester, M20 6US  
Flat 230, Pine Court, Lapwing Lane, Manchester, M20 6UU  
Flat 228, Pine Court, Lapwing Lane, Manchester, M20 6UU  
Flat 226, Pine Court, Lapwing Lane, Manchester, M20 6UU  
Flat 224, Pine Court, Lapwing Lane, Manchester, M20 6UU  
Flat 222, Pine Court, Lapwing Lane, Manchester, M20 6UU  
Flat 220, Pine Court, Lapwing Lane, Manchester, M20 6UU  
Flat 218, Pine Court, Lapwing Lane, Manchester, M20 6UU  
Flat 216, Pine Court, Lapwing Lane, Manchester, M20 6UU  
Flat 214, Pine Court, Lapwing Lane, Manchester, M20 6UU  
Flat 212, Pine Court, Lapwing Lane, Manchester, M20 6UU  
Flat 210, Pine Court, Lapwing Lane, Manchester, M20 6UU  
Flat 208, Pine Court, Lapwing Lane, Manchester, M20 6UU  
Flat 204, Pine Court, Lapwing Lane, Manchester, M20 6UU  
Flat 200, Pine Court, Lapwing Lane, Manchester, M20 6UU  
Flat 198, Pine Court, Lapwing Lane, Manchester, M20 6UU  
Flat 196, Pine Court, Lapwing Lane, Manchester, M20 6UU

## **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 - Ballbrook Conservation Area 1992  
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Middle) -  
Area Team Boundary - Name: SOUTH