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**Planning, Design, Access and Heritage Report for**
**2 Stockton Road, Chorlton, M21 9ED**

## The Site

The application relates to a brick built two storey detached property within a predominantly residential area of Chorlton. Stockton Road is made up of a series of Victorian houses that fall within the Wilbraham Road / Edge Lane conservation area.

## The Proposal

The application is for the renovation of an existing single story extension that is itself, a replacement of a previous outrigger on the site.
A rear door is also to be replaced.

## Relevant Policy

### Conservation Area

Stockton Road falls within the Wilbraham Road / Edge Lane Conservation area.
The prevalent material treatment in the conservation area is described in the conservation area report as:
'Most of the buildings in the area are constructed in Manchester red/orange brick, sometimes in conjunction with buff coloured sandstone dressings. Occasionally blue brick is used to provide detail within the mainly red/orange brick facades.
Timber details are also commonly used for windows, eaves and barge boards, whilst render is employed to create contrasting surfaces, eg. Hastings Avenue. All the 19th century buildings have pitched roofs covered in blue/black Welsh slate.'

### Local Policy

Places for Everyone (2022-2039) – Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.
The PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.
Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.
The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.
The relevant Places for Everyone policies for this application are as follows:
JP-S1 – Sustainable Development
JP-P1 – Sustainable Places
The relevant Core Strategy policies for this application are as follows:
DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
EN 19 – Waste
The relevant saved UDP policies for this application are:
DC1– Residential Extensions

The relevant supplementary planning guidance documents for this application are:
The Guide to Development in Manchester SPD

A relevant material consideration is also:
Manchester Residential Quality Guidance March 2017 (Manchester's Emerging Space Standards)

**Relevant National Policy**

National Planning Policy Framework
The NPPF (December 2024) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The following sections relevant to this proposal.
Section 2 – Achieving sustainable development
Section 4 – Decision-making
Section 12 – Achieving well-designed places

Paragraph 135 states – Planning policies and decisions should ensure that developments:
will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

**Relevant Planning History**

06147/FH/SOUTH1/01 - single story extension following demolition of existing outrigger. Approved 12th April 2001.

**The Proposals**

**Design and scale**

The proposals are for the renovation of the existing single story extension. The works are to include a new roof, new glazing and associated internal renovations.
In addition, the rear door to the garden is to be replaced.

The roof finish is to be a natural slate that better complements the original house and the prevailing character of the conservation area. The thermal efficiency of the roof will also be dramatically improved.
The new aluminium glazing will have thinner sightlines than the existing timber glazing and will also contribute the improved thermal performance of the building.

The revised design is a more coherent visual connection with the original building with a more sweeping form to the roof outline that better complements the existing house.

Massing
The overall massing will not be increased by the development. The height of the roof will not increase beyond the existing apex line.

Heritage
The conservation area report states:

‘Particular attention will be given to overall scale, density, massing, height, landscape, site layout and access of new development in relation to neighbouring buildings and to the wider area.
This should not be seen as an attempt to impose particular architectural styles or tastes, nor is it intended to stifle innovation or originality. It is however seeking to promote and reinforce local distinctiveness’.

The renovation of the extension does not propose to increase the scale, density, massing or height of the existing structure.
It is designed to complement the original dwelling by utilising more sympathetic materials such as natural slate for the roof.
It does not propose, however, to attempt to mimic the aesthetic of the original dwelling, It offers a subtle contemporary approach that will provide a distinctive, well designed update to the existing extension.

**Access and Parking**

Access and parking will not be affected by the development

**Trees**

Trees will not be affected by the development.