

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133202/FH/2022

Date registered valid: 14 March 2022

Proposal: Erection of a front extension, single storey side extension, part single, part two storey rear extension and installation of rear dormer together with elevational alterations including installation of a skylight following demolition of existing rear extension to form additional living accommodation

Address: 11 Ardern Road, Manchester, M8 4WN

Ward(s): Crumpsall Ward

Applicant: Rosenbaum 11 Ardern Road, Manchester, M8 4WN

Agent (if any): Mr Sam Golding Gold Sketch Studios Ltd 55A Bury Old Road, Prestwich, M25 0FG

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 6 May 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28 March 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 17 March 2022 Expired: 7 April 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The application site relates to 11 Ardern Road within the Crumpsall ward of north Manchester. The property is a two storey, semi-detached, red brick property, where the porch and entrance is set back from the primary building line by 0.7 metres with a large ground floor and first floor bay window. Amenity space to the front consists of stepped access to the front entrance and a garden, and there is further amenity space to the side and rear. An existing outrigger is positioned at the rear of the property.

Description of development

The submitted application seeks planning permission for the erection of a front extension, single storey side extension, part single, part two storey rear extension and installation of rear dormer together with elevational alterations including installation of a skylight following demolition of existing rear extension to form additional living accommodation.

The front extension would create a new entrance which would align with the primary building line and so shifts forwards from the current entrance at the property. It would have approximate dimensions of Length: 1.87 x Width: 2.79 metres. The side extension would have approximate dimensions of Length: 8.21 x Width: 2.23 metres. The part single storey rear extension would

have approximate dimensions of Length: 4.5 x Width: 9 metres and the part two storey would have approximate dimensions of Length: 3.5 x Width: 3.9 metres. The proposal on the ground floor would create a new entrance, an office, a Pesach, an enlarged kitchen, a sukkah/playroom, and on the first floor the proposal would create a utility, en-suite and an additional bedroom. The rear dormer would create 2 additional bedrooms and a bathroom.

The proposal would include a hip to gable alteration and the insertion of a skylight within the front roof plane. A new entrance door would be positioned in the primary building line. Within the side elevation, 2 doors and 2 windows at ground floor level and at first floor 1 longer window over the stairs and 2 obscure glazed windows would be inserted. The rear elevation would involve the insertion of a window and double doors at ground floor level and a window at first floor level. An atrium style roof light would be positioned in the part single storey rear extension over the playroom.

The side extension would be sited 600mm from the shared boundary with 13 Ardern Road.

Materials to be used would match the existing.

Amended drawings

Following the site visit, the agent altered the scheme to reduce the first-floor extension and to reduce the ridge height of the dormer window so that it sits within the roof plane.

Planning history

132720/PDE/2022- Prior notification of proposed larger home extension projecting 4.5m to the rear with a maximum height of 3m and a height at eaves of 3m.
Withdrawn- 9 March 2022.

132242/PDE/2021- Prior notification of proposed larger home extension projecting 4.5m to the rear with a maximum height of 3m and a height at eaves of 3m.
Turned Away (Legislative)- 20 December 2021.

131869/PDE/2021- Prior notification of proposed larger home extension projecting 6m to the rear with a maximum height of 3m and a height at eaves of 3m.
Turned Away (Legislative)- 12 November 2021.

Consultations & Notification Responses

Local residents

Local residents were consulted and no responses were received.

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 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.

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.

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 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).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;

c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

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.

ISSUES

Principle of development

The submitted development application is for the erection of a front extension, single storey side extension, part single, part two storey rear extension and installation of rear dormer together with elevational alterations including installation of a skylight following demolition of existing rear extension to form additional living accommodation. However, 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.

Visual/ Residential Amenity

Front extension:

The front extension would create a new entrance at the property and would align with the primary building line. It would not cause issues in relation to visual amenity.

Side extension:

The proposal would be positioned 600mm from the shared boundary with no.13 Ardern Road at ground floor level. Due to the changes in topography on Ardern Road, the applicant property sits at an elevated position in comparison to the immediate neighbouring property. The garage of no.13 sits against the shared boundary at a diagonal, no.13's property is sited approximately 5.43 metres from the shared boundary. As such the side extension should not give rise to any adverse implications to the neighbour including overlooking or privacy, nor loss of light or overshadowing.

Part single, part two storey rear extension:

The part single storey extension would be sited against the shared boundary with no.9 Ardern Road and would have a rearward projection of 4.5 metres. Although the extension would create additional built form along the shared boundary, no windows are to be inserted in the side elevation facing no.9 and as it is a single storey, the extension should not create an overbearing feature. The extension may cause some loss of light and overshadowing implications but the single storey should ensure this is not overbearing. The part two storey extension would have a rearward projection of 3.5 metres, this has been reduced to minimise harm to no.13 Ardern Road. Given the angle of no.13 and its lower position in terms of topography, the harm caused would be lesser than if the 2 properties had gardens running parallel. To further increase the privacy for the applicant, the en-suite and the bathroom window within the side elevation of the first floor 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.

Installation of rear dormer:

Following an amendment by the agent, the ridge line of the dormer was reduced to ensure the dormer sits within the roof plane. As the rear dormer would not include the insertion of windows to the side elevation, the dormer would not give rise to any privacy or overlooking implications to those properties either side of the applicant property. The rear amenity space is long in length and as such the dormer should not give rise to any overlooking implications to those properties to the rear. The proposal would not give rise to overshadowing or loss of light implications.

Although the dormer is considered large in its size, the ridge height of the dormer is no higher than the existing and the dormer does not project further than the roof plane. It is considered to be an acceptable addition to the roof of the property. As such, the dormer is not considered to be a detrimental and overpowering feature and would not be visible from the streetscene.

Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity.

Design and Appearance

Front extension:

Although the design of the front elevation of the semis would be altered as the entrance would align with the primary building line, there is a mix of housing types in the streetscene and this element would not drastically alter the streetscene.

Single storey side extension:

The side extension is not considered excessively bulky or large, pursuant to Policy DC1.2 and respects the relationship with the neighbour by having a 600mm gap to the shared boundary. A similar side extension could be erected through the route of Permitted Development.

Part single, part two storey rear extension:

Although the 4.5 metre rear extension adjoining the boundary with no.9 Ardern Road exceeds the rearward projection of 3.65 metres as stated within Policy DC1.3 of the UDP, the additional built form is not considered to be unduly harmful in this instance.

Installation of rear dormer:

With the amended drawing, although large it respects the shape of the existing property and respects the relationship with the neighbouring property at the side. It is considered acceptable. The proposed dormer would be sited and designed to ensure that it is subservient to the original dwellinghouse and is not excessively large or bulky. This is pursuant to Policy DC1 within the UDP.

Installation of rooflight:

The design of the 1 roof light is considered acceptable since it could be achieved under the route of Permitted Development, is small in nature and does not protrude excessively.

The proposed extension has been designed sympathetically to relate to the existing property. All the materials would match the existing property and a materials condition to that effect would be attached to any consent granted. Therefore, the proposal has been designed to be in keeping with the character of the existing house and would not adversely affect the appearance of the existing dwelling.

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.

Car parking

Car parking provision would be unaffected by the proposal.

Bin storage

At the time of the site visit, bins were stored close to the side amenity space and would be unaffected.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local 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 officers have worked with the applicant in a positive and proactive manner.

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:

- Householder Application for Planning Permission for works or extension to a dwelling, stamped as received by the City Council as Local Planning Authority on 14 March 2022.
- Drawing- Proposed- Floor Plans & Elevations, numbered 003 Rev 4, stamped as received by the City Council as Local Planning Authority on 4 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 en-suite and the bathroom window within the side elevation of the first floor as shown on the approved 'Proposed- Floor Plans & Elevations, numbered 003 Rev 4', stamped as received by the City Council as Local Planning Authority on 4 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.

Appendix 1 – List of consultees & neighbours notified

13 Ardern Road, Manchester, M8 4WN
38 Ardern Road, Manchester, M8 4NW
36 Ardern Road, Manchester, M8 4NW
3 Boardman Road, Manchester, M8 4NT
5 Boardman Road, Manchester, M8 4NT
9 Ardern Road, Manchester, M8 4WN
7 Boardman Road, Manchester, M8 4NT
1 Boardman Road, Manchester, M8 4NT

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH1