

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132881/FH/2022

Date registered valid: 15 February 2022

Proposal: Erection of a single storey side and rear extension to provide additional living accommodation following demolition of existing garage.

Address: 12 Ambrose Drive, Manchester, M20 2YE

Ward(s): Didsbury West Ward

Applicant: Mr Gamini Gamage, 12 Ambrose Drive, Manchester, M20 2YE

Agent (if any): Dr Kanadi Jagafa, Mason and Marlowe Ltd Colony, 5 Piccadilly Place, Manchester, M1 3BR

Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 6 April 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 25 February 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 17 February 2022 Expired: 10 March 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 application site relates to a modest size two storey dwellinghouse that is brick built and has a hipped red tiled roof. At the front of the property is a canopy over the front door and front bay windows at both ground and first floor.

The property is located within residential cul-de-sac of similar sized and designed properties. All with front gardens and rear gardens. There are no restrictions in terms of parking on the highway and majority of the properties have driveways.



Photograph 1 Application Site

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The surrounding area is residential in nature and is in close proximity to both Princess Parkway which provides highway connections in and out of the City. The area also contains part of the Mersey Valley and Green Belt.

Description of development

The applicant is seeking planning permission to erect a single storey side and rear extension to provide additional living accommodation following demolition of existing garage.

Consultations & Notification Responses

Local residents/public opinion – No objections, comments or representations in support of the application have been received.

West Didsbury Residents Association (WDRA) – No objection.

Issues

Local Policy

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development 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 **Core Strategy** policies for this application are as follows:

SP1 – Spatial Principles

DM1 – Development Management 1

The relevant **UDP** policies for this application are:

DC 1.1 – 1.6 – Residential Extensions

The Guide to Development in Manchester SPD

National Policy

National Planning Policy Framework (NPPF) - The NPPF 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.

In particular NPPF states that in terms of design:

126. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

And,

130. Planning policies and decisions should ensure that developments:

a) 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;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) 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);

d) 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;

e) 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

f) 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.

134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design⁵², taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

135. Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

Planning History Summary – There have been no previous planning applications at this address.

The 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.

Further consideration will be given as to whether the proposal has any impact on surrounding visual amenity in particular the effect upon the amenity of neighbouring occupiers.

Residential and Visual Amenity – The proposed single storey rear and side extension would have a maximum rearward projection of 3.7 metres, in turn creating a dog leg design with a width that would occupy the full width dwellinghouse and project a further 2 metres from the original sidewall. The proposed height is 3.4metres and an eaves height of 2.8 metres.

It is considered the proposal would not result in unacceptable impacts on the residential amenity of the neighbouring properties no.10 and 14 Ambrose Drive.

When considering the visual impact of the proposed rear extension an assessment should be made on their form and design and whether the proposal would be in keeping with character of the neighbouring properties and the street scene. Although there is only one similar proposal on the adjoining street 13 Highcroft Avenue (app ref: 123653/FH/2019), the drawings indicate that the design is similar to that of the existing dwellinghouse and a condition has been appended to the end of this report requiring that any materials will be similar in appearance to those of the original to help assimilate the old and the new elements. Lastly the rearward projection of 3.7 metre would not result in a loss of private amenity space to the detriment of the current or future occupiers nor would it be considered to impact on the spacious and open character.

Overall it is considered that the proposed single storey rear extension would be subservient to the original dwellinghouse and not result in an overly dominant structure that overshadows the neighbouring properties.

Car Parking – Car Parking would be unaffected by the proposal.

Refuse Storage – Bins are still capable of being stored at the side of the property and there would be a gap to the side boundary to allow access if approved.

Flood Risk – The submitted documentation shows that the application site is located in flood zone 1 and therefore not at risk of flooding.

Conclusion - The extension is considered to be in accordance with SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

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:

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

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:

Proposed Elevations and Floor Plans received by the City Council as Local Planning Authority, on the 21.02.2022

Proposed Site Plan received by the City Council as Local Planning Authority, on the 15.02.2022

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 be similar in appearance to those used during the construction of the original dwellinghouse in type, size, colour and texture.

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.

Appendix 1 – List of consultees & neighbours notified

743 Princess Road, Manchester, M20 2ZE
10 Ambrose Drive, Manchester, M20 2YE
745 Princess Road, Manchester, M20 2ZE
741 Princess Road, Manchester, M20 2ZE
1A Ambrose Drive, Manchester, M20 2YE
14 Ambrose Drive, Manchester, M20 2YE

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
Area Team Boundary - Name: SOUTH