

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132541/FH/2021

Date registered valid: 17 January 2022

Proposal: Erection of a two storey side extension, front porch extension and alterations to the roof of existing conservatory

Address: 1 Cadnam Drive, Manchester, M22 5AT

Ward(s): Sharston Ward

Applicant: Mr Dean Kennear, 1 Cadnam Drive, Manchester, M22 5AT

Agent (if any): Mr Charles Butterwick, Architecture Unknown Wellington Studios, Pollard Street East, Manchester, M40 7FS

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: Refusal

Date of recommendation: 07.04.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11.02.2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 19 January 2022 Expired: 9 February 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: Not applicable

Tree Preservation Order:

The application site relates to a two storey brick terraced dwellinghouse. There is curtilage parking for one vehicle, and a small garden to the front and rear. The boundary treatment to the frontage is galvanised steel railings with vehicular gates along the front elevation with timber fencing along the rear and shared boundaries.

There is no previous planning history for this site, however it has been extended with a single storey conservatory at the rear of the property.

Description of area

The remainder of the area is residential in nature with houses of similar style and design along Cadnam Drive and the local vicinity. There is a local primary school located close-by along Ashurst Road.

Description of development

The application seeks consent for the erection of a two storey side extension, front porch extension and alterations to the roof of the existing conservatory.

The proposed two storey side extension does not include a set down dimension below the existing roof height and approx. 0.1m set back from the existing front elevation. The extension would cover nearly the full depth of the original dwelling with the approx. dimensions of Height 7.8m/(at the eaves) 5m x Width 3m x Depth 6.4m. Additionally the two storey side extension would be approx. 2m from the shared boundary with Ashurst Road.

The proposed front porch extension would be situated 3.6metres away with the shared boundary with 3 Cadnam Drive and have approx. dimensions of Height 3.2m x Width 2.2m x Depth 1.5m.

Consultations & Notification Responses

Local residents were notified however none responded.

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.

Relevant to this application is Section 12 'Achieving Well Designed Places'

Paragraph 127 states:

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;
- 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.

Paragraph 130 goes onto state that:

'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents'

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).

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should

follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents,
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

Policy DM 1 Development Management- All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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.

Unitary Development Plan Saved Policies- A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

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.

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) 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

The Guide to Development in Manchester (SPD) (2007)-The Guide to Development in Manchester is a supplementary planning document which contains core principles to guide developers. The document offers design advice and sets out the City Council's aspirations and vision for future development and contains core principles to guide developers to produce high quality and inclusive design. The principles that development should seek to achieve, include, character and context, continuity, and enclosure, ease of movement, quality of the public realm, diversity, legibility and adaptability.

Principle

It is believed that due to the size and position of the proposed extension beyond the established building line, the proposed two storey side extension will have a harmful impact upon visual amenity and the appearance of the streetscene. Accordingly, the proposal is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy, The Guide to Development in Manchester (SPD) and Section 12 of the National Planning Policy Framework (NPPF).

Issues

Visual Amenity

Saved Policy DC1 of the Unitary Development Plan states that in determining planning applications for extensions to residential properties, the Council will, amongst other criteria, have regard to the general character of the property, the effect upon the amenity of neighbouring occupiers and the overall appearance of the proposal in the street-scene.

Policies DM1 and SP1 of the Core Strategy also indicate that consideration should be given to the effects of development upon the amenity, living conditions and the well-being of residents. It is highlighted that all developments should have regard to appropriate siting, layout, scale, massing and materials.

The Guide to Development in Manchester (SPD) an important material consideration in the determination of such developments, also advocates that consideration should be given to the scale of new developments and ensure that they are informed by their context.

Paragraph 2.13 of the 'Guide to Development in Manchester' states that:

'The scale, position and external appearance of new buildings should respect their setting and relationship with adjacent buildings, enhance the street-scene and consider their impact upon the roofline and skyline. Buildings should recognise the common building line created by the front face of adjacent buildings'. It is further maintained at Paragraph 11.13 that:

'New developments are welcomed, but building lines and boundary treatments should be maintained and the basic rhythm of the street-scene should not be lost by development crowding onto street frontages'.

The Council's guidance is also supported by the National Planning Policy Framework (NPPF).

Paragraph 127 states:

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;
- 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;

Paragraph 130 goes onto state that:

'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents'.

The proposed two storey side extension dimensions have been amended since the original application with a reduction by 1 metre in the width of the extension. However in this case and with reference to the policy and guidance outlined, it is the Council's view that the proposed two storey side extension would due to its size, position, design and projection past the building line

along Ashurst Road have an undesirable, obtrusive effect on the street-scene and would be detrimental to the visual amenity of the occupiers of the surrounding properties.

The host property is the first house located on a prominent junction between Cadnam Drive and Ashurst Road and therefore the proposed development will be particularly prominent within the streetscene. The side elevation of the proposed two storey side extension has a width of 3 metres and depth of 6.4 metres and would project significantly beyond the recessed building line that is replicated on each property along Ashurst Road. The two storey side extension creates a negative, unattractive and imposing feature which would appear at odds with the streetscene and have harmful effect on the character and appearance of the area.

It is considered that to permit the existing defined building line to be exceeded along Ashurst Road would create an adverse impact upon the established environment and would be unduly prominent within the streetscene, making a negative contribution to the character and appearance of the streetscape, unbalancing the appearance and rhythm of the road frontage.

Front porch extension and alterations to the roof of existing conservatory are elements of the application that are deemed acceptable. They do not present harmful significant impacts to the surrounding residential or visual amenity.

Materials- to be used would match those of the existing property and would be acceptable

Parking- Would not be affected by the proposal

Waste Management- Would not be affected by the proposal.

In light of the above and on balance, it is believed in terms of visual amenity and the character and appearance of the area, the proposed development in this case is not consistent with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy, The Guide to Development in Manchester (SPD) and the National Planning Policy Framework (NPPF).

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: Refusal

Article 35 Declaration

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. Significant issues have arisen during the consideration of this application which could not be addressed by way of conditions and a satisfactory resolution has not been reached.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- 1) The proposed two storey side extension by reason its scale, massing, height and sideward projection; would form an overly dominant and visually obtrusive feature within the street scene; and would be incongruous with the character of the property and area, to the detriment of visual amenity and as such is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

4 Colyton Walk, Manchester, M22 5AR
184 Ashurst Road, Manchester, M22 5AZ
180 Ashurst Road, Manchester, M22 5AZ
188 Ashurst Road, Manchester, M22 5AZ
182 Ashurst Road, Manchester, M22 5AZ
3 Cadnam Drive, Manchester, M22 5AT
2 Colyton Walk, Manchester, M22 5AR
186 Ashurst Road, Manchester, M22 5AZ
178 Ashurst Road, Manchester, M22 5AZ
2 Cadnam Drive, Manchester, M22 5AT

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 15M
Area Team Boundary - Name: SOUTH