MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	131361/FH/2021
Date registered valid:	16 August 2021
Proposal:	Erection of single storey rear extension to form additional living accommodation
Address:	11 Ferndown Road, Manchester, M23 9AU
Ward(s):	Brooklands Ward
Applicant:	Mr J McNamara, 11 Ferndown Road, Manchester, M23 9AU
Agent (if any):	Mr Jonathan Renshaw, Ebrdesigns.com Ltd, 250 Church Road, Manchester, M41 6HD
Case officer:	Constance Phillips Tel: 0161 234 5792 Email: constance.phillips@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**15 October 2021**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: Photos received by agent

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 24 August 2021 Expired: 14 September 2021

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: Not applicable

The application relates to a two storey mid-terrace C3 dwellinghouse of reddish brown brick with a dual-pitched tiled roof, front porch and single storey rear attached outhouse. The plot includes a front garden and rear garden, connected by a gated ginnel.

Description of area

Ferndown Road is residential in nature and located off Altrincham Road in the Brooklands ward.

Description of development

The applicant wishes to build a single storey rear extension to provide additional living accommodation for a family dwellinghouse.

Consultations & Notification Responses

Local residents, as per appendix 1 – One letter, neither objecting to nor supporting, was received:
I'm sorry if I've missed these details but could you please let me know the dates the extension will begin and for how long. Also starting and finishing time and how many days of the week.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:
- Policy DC1 - Residential Extensions

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:
- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2021):
- Chapter 12 – Achieving Well-designed Places

For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.

Issues

Principle – The principle of building a single storey rear extension to provide additional living space for a family dwellinghouse is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The single storey extension would be sited at the rear, facing north-east and replacing the existing outhouse. It would project 3m, with a width of 6.5m, an eaves height of 2.5m and a maximum height of 3.6m. It would be sited 0.3m from the party wall shared with No.9 and 1.24m from No.13. It would have a depth less than the existing structure (by 0.4m). The 3m rearward projection complies with the limit stipulated within policy DC1 (of 3.65m) and the siting and height accords with the GPDO (2015) and could therefore be built under permitted development, hence the siting, scale and massing of the proposal is considered acceptable.

Appearance and visual amenity – The extension would be built of brickwork, roof tiles and white uPVC to match the existing dwellinghouse, which has been conditioned. The mono-pitched tiled roof would contain 3no rooflights above a rear elevation containing a set of French doors opening onto the garden and two windows, whilst the side elevations would be blank. The proposal is standard in design and would be in-keeping with the residential extensions in the area. Sited at the rear, it would not be visible from a public highway and therefore would not feature within the street scene, hence the character of the area should not be harmed by these works. Therefore the appearance is acceptable and its impact upon visual amenity is considered minor.

Residential amenity – The proposal shouldn't impact upon neighbouring occupiers' view, light or privacy, due to its minor scale and siting. These rear gardens face north-east and therefore the rear windows of these properties do not benefit from direct sunlight after midday as existing. There is no glazing proposed for the side elevations facing neighbouring properties therefore the surrounding occupiers' privacy should not be impacted. In addition to this, no objections were received from the local residents notified of the development, nor any other party.

Conclusion – The proposal complies with policies DM1, DC1, SP1 and the NPPF and it is not thought to cause undue harm to the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the area, therefore the development is

deemed acceptable and may commence in accordance with the following conditions and approved drawings.

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 polices 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

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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval

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 drawings 'A0.3', 'A0.4' and 'A0.5', stamped as received by the City Council as Local Planning Authority on the 16th August 2021.

Reason - To ensure 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 match those used in the construction of the existing building in colour, style and texture, as specified on the submitted application form and drawings.

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

26 Ferndown Road, Manchester, M23 9AQ
9 Ferndown Road, Manchester, M23 9AU
13 Ferndown Road, Manchester, M23 9AU
9 Padworth Walk, Manchester, M23 9AT
7 Padworth Walk, Manchester, M23 9AT
5 Padworth Walk, Manchester, M23 9AT
28 Ferndown Road, Manchester, M23 9AQ

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