

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132176/FH/2021

Date registered valid: 9 November 2021

Proposal: Erection of a part single, part two storey side and rear extension and canopy to front entrance to form additional living accommodation

Address: 38 Ardern Road, Manchester, M8 4NW

Ward(s): Crumpsall Ward

Applicant: Mrs Fozia 70 Heywood Road, Prestwich, M25 1FN

Agent (if any):

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 4 January 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 21 December 2021

Expired: 28 December 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: No

Tree Preservation Order: No

This Application relates to 38 Ardern Road, Crumpsall. 38 Ardern Road is a brick built, semi-detached dwelling house, located on the corner of Ardern Road and Colbourne Avenue within a residential area. There is an existing single storey extension to the side and rear of the house.

Planning Permission is sought for the erection of a two-storey side extension and canopy to front entrance to form additional living accommodation. The ground floor of the extension will allow for an extended reception and dining room, whilst the first floor extension will create two additional bedrooms and an en suite.

There are no previous planning applications at this address.

Negations

The proposal has been modified to reduce the width of the side extension and a 2-metre set back has been incorporated into scheme.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted and no representations were received.

Policy

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Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance: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, 2019)

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

Issues

The extension will not unduly adversely affect the amenities of the occupiers of neighbouring residential properties, pursuant to policies DC1 and DM1. This is due to the subservient nature of the extension, distances between openings, and the location of the extension in relation to neighbouring properties.

The extension will allow the occupiers of 38 Ardern Road to adapt their home to meet their needs, including an accessible living space, without unduly detrimentally affecting the amenities of the occupiers of neighbouring properties.

The two storey side extension projects beyond the rear elevation of the original dwelling house and brings built form closer to the residential properties to the rear of the application site. However, there is a 15-gap maintained to closest residential property no 1 Colbourne Avenue to the rear and a 5 gap to the boundary facing Colbourne Avenue. The two-storey rear element is pulled away from the adjoining property by 6m, given this separation distance no shadowing would occur as a result of extension.

Design and Appearance - The proposal is for the erection of a two storey side extension and rear extension to provide additional living accommodation to be finished in materials to match the existing dwelling. It is considered that the proposal would not have an adverse impact upon the visual amenity of the host dwelling. The proposal is considered to be acceptable having regard to policy DC1 of the Unitary Development Plan, which takes into account the needs of the occupant. It is not considered that the extension needs to be subservient as there is no established building line and there are a mix of property types on the estate in the immediate locality. There would still be a gap to the boundary maintained to establish a setting.

Scale and Massing and impact on Residential Amenity - The proposal which is roadside would not adversely impact on any neighbouring property by virtue of overlooking, loss of light or overbearing impact. The window to the rear would offer no further overlooking than from the

existing rear elevation and the WCs /bathroom facilities are to be obscure glazed by the means of a condition attached to the consent.

There scheme would not impact upon parking or bin storage on site.

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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

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. Further information was sought from officers during the application and amendments were made to the proposal.

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:

1 of 6 Location Plan, stamped as received on the 6 November 2021, 4 of 6 and 5 of 6 , stamped as received on the 21 December 2021.

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 external facing materials to be used on the extension hereby permitted shall match those of the existing buildings in terms of type, colour, texture and scale.

Reason - To ensure that 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 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester 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) Prior to the first occupation of the development, the first floor side en suite and rear bathroom window shown on drawing number 4 of 6 and 5 of 6, stamped as received on the 21 December 2021 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.

Appendix 1 – List of consultees & neighbours notified

6 Colbourne Avenue, Manchester, M8 4FN
5 Colbourne Avenue, Manchester, M8 4FN
4 Colbourne Avenue, Manchester, M8 4FN
1 Colbourne Avenue, Manchester, M8 4FN
13 Ardern Road, Manchester, M8 4WN
36 Ardern Road, Manchester, M8 4NW
3 Colbourne Avenue, Manchester, M8 4FN
2 Colbourne Avenue, Manchester, M8 4FN
9 Ardern Road, Manchester, M8 4WN
11 Ardern Road, Manchester, M8 4WN
40 Ardern Road, Manchester, M8 4NW
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