

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129578/FH/2021

Date registered valid: 3 March 2021

Proposal: Erection of a single storey side extension to form additional living accommodation and elevational alterations to existing dwellinghouse

Address: 39 Ferndown Road, Manchester, M23 9AW

Ward(s): Brooklands Ward

Applicant: Mr David Thompson 39 Ferndown Road, Manchester, M23 9AW

Agent (if any): PJH Architectural Services Office Number 3, 88A Chapel Street, WN7 2DB

Case officer: Robert Griffin
Tel: 0161 234 4527
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Recommendation: APPROVE

Date of recommendation: 27.04.2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 22nd March 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 5 March 2021 Expired: 26 March 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

Description of area

The application property is a two storey detached residential dwellinghouse located in a predominantly residential area to the north of Altrincham Road and to the west of the Baguley District Centre and retail parks. The property sits on the corner of Ferndown Road and Arden Lodge Road and is accessed via the later with a pedestrian gated access from Ferndown Road. The properties front boundary is formed by a mature hedge and fence which effectively screens the lower ground floor of the property from view. There is hardstanding driveway to the front of the property and garden area to the east facing onto Arden lodge Road.



Application property (please note garage has been converted to living accommodation since)

Residential properties in the area are of a mix in type and design but predominantly are of a similar red/brown brick type which is common within Wythenshawe and associated with its development pre and post second world war. The houses to the south of the application property are predominantly detached although on the opposite side of Ferndown are semi and detached properties with terraced and quasi-semi detached properties located further along Ferndown road to the north. Arden Lodge Road comprises two storey terraced properties facing the application property with three storey flatted accommodation to the east.

Application proposals

The proposals relate to the erection of a single storey side extension together with elevation alterations to the property in the form of application of render and cedar cladding to external elevations of the property.

The single storey extension would be sited on the eastern elevation of the property and would project approximately 2.9 metres from the existing side wall and would have a dual pitch roof. The height to eaves would be approximately 2.2metres and the roof would have a ridge height of 4.2 metres. The extension would be clad in cedar with a slot window facing towards the neighbouring property on Ferndown Road and a larger window facing towards the front garden and drive area. The extension is set approximately 1.5 metres from the boundary with the garden of number 41 Ferndown Road.

The majority of the elevational alterations relate to the application of white render to the main house with a feature cedar timber clad element to the front elevation and the proposed extension. An additional first floor window is proposed facing onto Arden Lodge road and there are alterations to make existing first floor windows above the proposed extension to be reduced in size.

There is no relevant planning history associated with the property.

Consultations & Notification Responses

Neighbouring properties were notified of the proposals, 1 response objecting to the proposals was received on behalf of the Ferndown Road and Arden Lodge Action Group a summary of the comments made is set out below.

- The area already has major traffic access problems without additional traffic generation from the proposal, as a result of no off road parking on Arden Lodge there are already car parking issues in the area;
- The site is adjacent to a well used bus stop, there have been a number of serious traffic/pedestrian incidents in the area;
- There is no garage at the property the result is excessive blocking of Arden Lodge Road and concerns about blocking access for emergency vehicles on Arden Lodge Road;
- Overdevelopment of the site which has led to severe flooding on the site, there is no natural drainage source
- Overdevelopment of the site to increase bedroom space of the property which is incompatible with the existing housing in the area, which will be dominated by this development which is of high density.
- The proposal is not in keeping with surrounding properties, the design and appearance is not appropriate for the area.
- The elevational alterations impinge and alter the current existing private view that residents enjoy and remove the open aspect of the neighbourhood.
- There have been on going renovations and building works at the property resulting in severe disruption
- There has been many instances of anti-social behaviour from the property
- Given the scale of the property you can not call it a dwelling anymore but is a rogue establishment.

HSE - Due to the location of the application within a consultation zone of a gas pipeline the web based consultation system (Padhi was consulted). The advice received is that the HSE do not advise against granting permission in this instance.

Policy

Relevant policy to this application is contained in the NPPF (2019) and Core Strategy policies DM1 and SP1.

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions.

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 a well-designed and safe built environment, 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 contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Core Strategy policy DM1 indicates 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Core Strategy policy SP1 states that the key spatial principles which will guide the strategic development of Manchester to 2027 include: the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment. The majority of new residential development in these neighbourhoods will be in the Inner Areas, defined by the North Manchester, East Manchester and Central Manchester Regeneration Areas.

Development in all parts of the City should make a positive contribution to neighbourhoods of choice including: 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 or income; protect and enhance the built and natural environment.

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.

Unitary Development Plan

Policy DC1 of the Unitary Development Plan seeks to accommodate the demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. It relates specifically to residential extensions and the relevant criteria from this policy include:

DC1.1 The Council will have regard to:

- a. The general character of the property
- b. The effect upon the amenity of neighbouring occupiers
- c. The overall appearance of the proposal in the street scene;
- d. The effect of the loss of any on-site car-parking

Policy DC1.2 states extensions will be allowed subject to:

- 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 the original buildings)
- b. They do not create a loss of sunlight/daylight or privacy
 - c. They are not out of character with the style of development in the area
 - d. They would not result in the loss of off-street parking

Issues

The principle of householders extending their properties to provide additional living accommodation is generally acceptable subject to further consideration of the impacts of proposals on residential amenity and the character of the area.

Residential Amenity – The proposals seek to include a ground floor side extension to form additional living accommodation to the existing dwellinghouse. The extension would project approximately 2.9 metres from the existing side wall and would have a dual pitch roof. The height to eaves would be approximately 2.2metres and the roof would have a ridge height of 4.2 metres. The extension would be clad in cedar with a slot window facing towards the neighbouring property on Ferndown Road and a larger window facing towards the front garden and drive area. The extension is set approximately 1.5 metres from the boundary with the garden of number 41 Ferndown Road. Given the small projection, the single storey nature and the high level window it is not considered that the proposals would give rise to unacceptable impacts on nearby residential properties, number 4 Arden Lodge is 20 metres to the east of the application property. A side extension with a height of 4 metres and with matching materials could be constructed under permitted development rights. In this instance it is considered that the proposals is acceptable and as set out below the change in elevational finish to the property is considered acceptable.

The addition of a new front facing first floor window is considered acceptable. This would have a similar relationship to the street as the existing first floor windows. The property is set back from Arden Lodge Road and is approximately 23metres from the front of the property's opposite. This relationship is considered acceptable and would not give rise to impacts on residential amenity.

39 Ferndown is located to the north of number 41 and as such the extension is not considered to give rise to impacts in terms of loss of light or overshadowing of that property.

Visual Amenity – The proposals seek a new elevational treatment of the property in a white render and red cedar cladding finish. Details of the proposed finish have been submitted by the applicant's agent of a white K render and red cedar cladding. Whilst the predominant external material for dwellinghouses in the area is brick, there are instances of render, and white painted brick along Ferndown Road. Given the application property is not similar in terms of its design and siting to other nearby properties it is not considered that the choice of materials would be so visually harmful to warrant refusal.

Drainage- Concerns have been raised by an objector regarding drainage around the property. The area is not located within an area of flood risk and the existing part of the curtilage of the property consists of patio hardstanding. As such given the relatively small scale nature of the proposals it is not considered that such a structure would give rise to an increase in surface water than the existing situation. It would be expected that appropriate guttering and drainage connections are made as per the existing small projecting bay that would be removed as part of the works. As indicated above a larger footprint of development could be undertaken at a lower overall height that would not require planning permission.



View of east facing elevation where extension is proposed to be erected

Car parking – The property is served by a front drive accessed from Arden Lodge Road. The driveway could accommodate more than one vehicle and is considered acceptable level of provision for a residential dwellinghouse. The modest size of extension would not in itself give rise too an increase in vehicles that would be accessing the property.

Overdevelopment – It is noted that works have been undertaken to convert a previous integral garage into living accommodation. Such works have been undertaken utilising permitted development rights available to the property. The submitted ground floor drawing indicates that this space is used as living accommodation. The proposed extension would provide approximately 18m² of additional ground floor living space. Given the fallback position that a much larger footprint of extension could be constructed under permitted development it is not considered that the proposals can be considered to give rise to an overdevelopment of the site. Adequate private outdoor amenity space would also be retained and the agent has confirmed the property is to continue to be used as a C3 dwellinghouse.

Other matters – Allegations relating to anti-social behaviour have been indicated as having arisen from the use of the property. In this instance the proposed extension is not considered to be of a scale or type of development that in itself would increase or give rise to such issues.

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 application has been determined in a positive and proactive manner, in this instance a decision has been issued within statutory timescales.

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:
2021-1516-P-103 'Proposed floor plan and roof plans' ; 2021-1516-P-104 'Proposed elevations' received by the City Council as local planning authority on the 3rd March 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 materials to be used on the external elevations of the development hereby approved shall be as follows:

British Western Red Cedar cladding

K-Rend Silicone Scraped Texture - Colour White

and as per the details set out on the submitted application forms

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

4 Arden Lodge Road, Manchester, M23 9AE
5 Arden Lodge Road, Manchester, M23 9AF
41 Ferndown Road, Manchester, M23 9AW
35 Ferndown Road, Manchester, M23 9AW
56 Ferndown Road, Manchester, M23 9AN
1 Arden Lodge Road, Manchester, M23 9AF
7 Arden Lodge Road, Manchester, M23 9AF
3 Arden Lodge Road, Manchester, M23 9AF
20 Arden Lodge Road, Manchester, M23 9AE
37 Ferndown Road, Manchester, M23 9AW
33 Ferndown Road, Manchester, M23 9AW
60 Ferndown Road, Manchester, M23 9AN
58 Ferndown Road, Manchester, M23 9AN
54 Ferndown Road, Manchester, M23 9AN

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH