

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 142845/FH/2025

Date registered valid: 1 May 2025

Proposal: Erection of single side storey extension and part single, part two storey rear extension

Address: 25 Ashdene Road, Manchester, M20 4WX

Ward(s): Withington Ward

Applicant: Hunter

Agent (if any): Beth Egerton, Egeshaw Architecture

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30 June 2025

APPLICATION DETAILS

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 20 May 2025
Standard consultations: Printed: 15 May 2025 Expired: 6 June 2025
Neighbour notifications: Printed: 15 May 2025 Expired: 6 June 2025
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
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of site/building

The proposal is related to a two-storey semidetached dwellinghouse on Ashdene Road. The property features and extension single storey rear outrigger, hardstanding to the front and side for off street vehicle parking and a garden to the rear.

Description of area

The property is in the mostly residential part of the Withington ward of Manchester.

Description of development

Erection of single side storey extension and part single, part two storey rear extension

Single storey side extension

The proposed side extension projects 1460mm from the existing side elevation (to sit 250mm from the shared boundary) and runs 7100mm from a 4900mm set back to the principal elevation to meet the rear elevation of the proposed rear extension. The side extension is finished in matching brick with a sloping tiled roof with rooflight.

Part single, part two storey rear extension

The ground floor part of the rear extension projects 3700mm from the existing rear elevation and spans 7400mm across the rear of the property from a limited set back to the shared boundary to meet the side elevation of the proposed side extension. The extension is finished at ground floor in matching brick with a sloping tiled roof (from the first-floor rear extension) with rooflight.

The first-floor part projects the same 3700mm from the rear of the property and spans 3330mm across the property from a 3000mm set back to the shared boundary to sit in line with the side extension of the existing dwelling. The rear extension is finished in matching brick with a gable end roof tiled roof hipped into the main roof.

PLANNING HISTORY

043116/FH/SOUTH1/93

Description: 2 storey rear extension to form kitchen with enlarged bedroom over

Decision: Approved 1993

It is noted that this scheme was never implemented.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

High Speed Two Ltd (HS2)

The proposal sits within the safeguarded zone for Phase 2b of the HS2 project however no response was received.

Notifications

Local Residents

No representations received.

NEGOTIATIONS

Issues have arisen in the consultation phase which required negotiations in positive and proactive manner.

1. Gable end to hip – to help match the roof of the main dwelling and extension
2. Bin store
3. Side facing window on boundary

Updated proposed development

The updated scheme alters the gable end on the extension to be a hip roofline and a new timber bin store is noted to the side of the property and the side facing window is removed.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Not required due to reduction in massing.

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

Relevant Policies

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - o Development Management and Planning Obligations
 - DM 1 - Development Management
 - o Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - o Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 19 – Waste
- [Extant Unitary Development Plan \(UDP\) –](#)
 - o Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC26 - Development and Noise
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - o Strategy
 - JP-Strat9: Southern Areas
 - o Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - o Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\) –](#)
 - o Section 2 - Achieving sustainable development

- o Section 4 – Decision-making
- o Section 12 – Achieving well-designed places

Principle

The City Council recognises many people want to extend and develop their existing homes to provide more space and/or better living accommodation. The principle of a residential extension is accepted.

ISSUES

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

The new addition is designed to match the style and features of the current building by using matching brick and tile to the existing dwellinghouse and matching window fenestrations.

The proposal is designed to be subservient to the original dwelling house by being mostly to the rear with the first-floor part having a lower roof line hipped into the main roof.

The first-floor part of the extension sits in line with the existing side elevation and 3m from the attached semi, minimising overbearing effects. This is further reduced by both No27 and No21 having existing rear extensions.

The side extension is entirely ground floor with a sloping roof to minimise the massing effect to No.21 and the rear extension is similar with a projection just 700mm beyond permitted development.

Due to its, size, position and location in relation to neighbours the proposal would not create and over-dominant or overbearing feature.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.

Only minimal views of the main proposed works are capable of being seen from the street. Given the position of the extension and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby, notably similar extensions at No17, No9 and No7 and would not therefore disrupt the area's existing features.

Effects on amenity

Privacy

The proposal includes adding bifold doors to the new rear elevation however given these are at ground floor and replace similar windows on this elevation the impact to privacy is minimal.

The new window at first floor is in line with existing window on the rear elevation and would be no more harmful than existing.

The new side facing first floor window which could be inserted into the existing gable without the benefit of consent (so long as it is obscurely glazed) is required to be obscure glazed to minimise overlooking concerns.

Light

Given the proposal is mostly at ground floor level and the first floor is in line with the existing dwelling (with good gaps to shared boundaries) the impact to light from the added massing is minimal.

Noise

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

Accessibility

The proposal does not change how people can get in and out of the building.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.

The proposal removes external access to the rear of the property and the applicant has confirmed that waste bins are to be stored in the garage/bin store as denoted.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property.

Green Infrastructure including open space, both public and private

The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment. The proposal has a negligible impact on drainage using the existing drainage on site.

OTHER LEGISLATIVE REQUIREMENTS

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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.

CONCLUSION

The proposed extensions at 25 Ashdene Road have been carefully assessed against local and national planning policies. The design is sympathetic to the existing dwelling and surrounding area, with minimal impact on neighbouring properties in terms of privacy, light, and visual amenity. The proposal enhances internal living space while maintaining adequate external amenity and parking provision. Following minor revisions and proactive engagement with the applicant, the scheme is considered acceptable and is recommended for approval, subject to conditions.

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. There were minor changes required

to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-year time limit

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. Specified plans

The development hereby approved shall be carried out in accordance with the following drawings and documents:

- | | | | | |
|-----------------------|--------------|----------------------|-------|-----|
| a. Application Form | 01 May 2025 | APPLICATION FORM | | |
| b. Drawing - Proposed | 23 June 2025 | 61M20-EGE-DR-2100-P3 | PLANS | AND |
| | | ELEVATIONS | | |

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Specified materials

The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form 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 structure. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

4. Obscured glazing

Before first occupation the additional window in the first floor side elevation 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 residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

INFORMATIVE(S) TO BE ATTACHED TO DECISION

1. HS2

The applicant is advised that part of the application site falls within land that is covered by HS2 Safeguarding Directions, which remain in place on the former Phase 2b route. As such, the applicant is advised to monitor future Government announcements on this subject.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

High Speed Two (HS2) Limited

30 Ashdene Road, Manchester, M20 4WX

28 Ashdene Road, Manchester, M20 4WX

22 Ashdene Road, Manchester, M20 4WX

30 Brookleigh Road, Manchester, M20 4NZ

28 Brookleigh Road, Manchester, M20 4NZ

22 Brookleigh Road, Manchester, M20 4NZ

26 Brookleigh Road, Manchester, M20 4NZ

32 Ashdene Road, Manchester, M20 4WX

24 Brookleigh Road, Manchester, M20 4NZ

27 Ashdene Road, Manchester, M20 4WX

26 Ashdene Road, Manchester, M20 4WX

21 Ashdene Road, Manchester, M20 4WX

29 Ashdene Road, Manchester, M20 4WX

24 Ashdene Road, Manchester, M20 4WX

23 Ashdene Road, Manchester, M20 4WX

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)

Area Team Boundary - Name: SOUTH AREA