Planning

Growth & Development

Delegated officer report for planning application

Application no.	142536/FH/2025
Date registered valid:	26 March 2025
Proposal:	Erection of a part single, part two storey side and part two, part single storey rear extension, and first floor extension to the front elevation, and installation of a canopy to front entrance (following demolition of existing garage)
Address:	3 Ardern Road, Manchester, M8 4WN
Ward(s):	Crumpsall Ward
Applicant:	Roitenbarg
Agent (if any):	Sam Golding, Gold Sketch Studios Ltd
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**19 May 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10 April 2025, date also visited in association with previous application 140529/FH/2024

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 7 April 2025 Expired: 30 April 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

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site relates to 3 Ardern Road within the north Manchester ward of Crumpsall. The application site relates to a two storey, semi-detached red brick dwellinghouse with a staggered primary building line with a large set back of the gable elevation of the property with gable roof formation, front bay windows and a steep rear roof plane. The property benefits from an existing single storey flat roof extension, acting as a front porch for the applicant site (see planning history for further details) and a detached garage to the side of the property. The property sits at an elevated position from Ardern Road. Amenity space to the front of the property consists of a paved off street parking space and dense hedging and soft landscaping to the front of the property. Amenity space to the rear consists of a grassed garden and a further single storey extension is sited to the rear of the property (see planning history for further details).

Description of area

The surrounding area is residential in nature.

Description of development

The current application is a re-submission of the previously approved application (planning ref: 140529/FH/2024). The current application seeks additional two storey form of development to the rear of the site.
The submitted application seeks planning permission for the erection of a part single, part two storey side and part two, part single storey rear extension, and first floor extension to the front elevation, and installation of a canopy to front entrance (following demolition of existing garage).

The part single storey side extension at the largest point would have approximate dimensions of Height: 3.4 x Length: 7 x Width: 4 metres, would be pulled in from the shared boundary and would be set back from the primary elevation of the host property by 0.7 metres.

The part two storey side extension would have the same dimensions. Due to the form being pulled in away from the shared boundary, the built form at the closest point would be pulled in by 1 metre minimum.

The part single storey rear extension would involve the erection of a flat roof extension against the shared boundary with no.1 Ardern Road with a projection of 4.5 metres, the rest of the part single storey rear extension would have a projection of approximately 2.7 metres. The part two storey rear extension would be set away from the boundary with the adjoining semi by approximately 3.4 metres, wrap into the double storey side extension and have a projection of approximately 2.7 metres.

A first floor extension would be erected to the front elevation building upon the existing single storey front porch to infill the space created by the previous development and would have at the largest point have approximate dimensions of Height: 6.8 x Length: 2 x Width: 2.7 metres.
A canopy would be inserted above the existing front entrance to the property offering shelter to the front door and have a projection of approximately 1.2 metres beyond the primary elevation of the host property.

The proposal would involve the insertion of four windows and a door within the front elevation, two doors within the side elevation and five windows and a set of opening doors within the rear elevation, plus the insertion of a sukkah rooflight within the part single storey rear extension.

Materials to be used throughout the proposal have been listed as:
-Brickwork to match existing
-Windows to match existing
-New pitched roof to side, rear, front and porch to match existing tiles of dwelling
-New front door to be dark grey composite
-Side door to be white composite
-Flat roof to be EPDM single ply flat roof. Black parapet stone on party wall (fully within curtilage)
-All new fascias and gutters to match existing
-Sukkah rooflight white powder coated alumimum frame with glazing.

Negotiations during the Course of the Application

During the course of the application, the agent was asked to provide clarification on the materials to be used throughout the proposal.

Planning History

The current application is a re-submission of the previously approved application. The current application seeks an additional two storey form of development to the rear of the site:
140529/FH/2024- Erection of a part single, part two storey side and part two, part single storey rear extension, and first floor extension to the front elevation, and a canopy, following demolition of existing garage.
Approved 9 September 2024.

F08782-Single storey extension at rear of dwellinghouse to form a kitchen extension and extension front to form porch and toilet. Approved 3 July 1978.

Consultations & Notification Responses

Local Residents

No responses received.

Environmental Health

Although not consulted, Environmental Health made contact during the course of the application and responded:
Regarding this application, there is a potential risk following demolition of existing garage due to a possibility of asbestos being present. The applicant should be aware of this and follow procedures on the HSE website.

Issues

POLICY

The National Planning Policy Framework (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, ''For plan-making'' and ''For decision-taking'', (paragraph 11).

Paragraph 8 - 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
b) a social objective and
c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:
i. Chapter 8. Promoting healthy and safe communities.
ii. Chapter 12. Achieving well-designed places.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:
Policy DM1 (Development Management),
Policy SP1 (Spatial Principles),
Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:
a. The general character of the property;
b. The effect upon the amenity of the neighbouring occupiers;
c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
d. The overall appearance of the proposal in the a street scene;
e. The effect of the loss of any on-site car parking.

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.
d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:
a. rearward extensions greater than 3.65m (12 ft) 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;
e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:
a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Places for Everyone (2022-2039)

Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policies are relevant:
i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for the erection of a part single, part two storey side and part two, part single storey rear extension, and first floor extension to the front elevation, and installation of a canopy to front entrance (following demolition of existing garage). This is considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet the changing residential needs of families. The application is a re-submission of the previously approved scheme. New development is proposed to both the ground and first floor as highlighted by the dark blue in the below figure 1. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

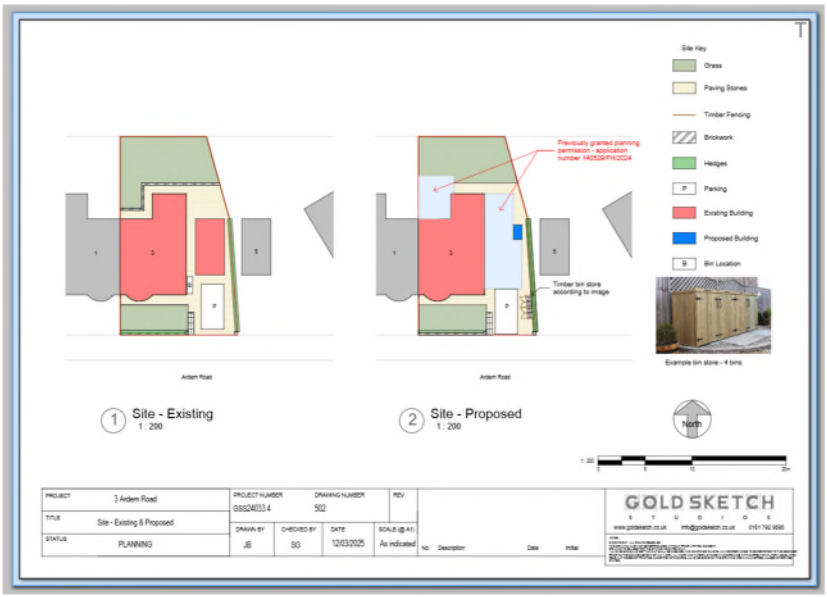


Figure 1, Additional development beyond existing consent highlighted by dark blue

Visual/ Residential Amenity

Potential harm to no.1 Ardern Road:
The adjoining semi, no.1 Ardern Road, would be primarily impacted by the rear extension. At ground floor level, the neighbour would experience a 4.5 metre extension sited against the common boundary. The neighbour benefits from a small rear extension however this is not sited against the common boundary. As such, this neighbour may experience some tunnelling to its rear patio window as a result of the proposal. However, given the extension is limited to one storey in this location and given a similar extension at no.11 Ardern Road with a similar relationship to the adjoining neighbour has been approved at this projection previously (see planning reference: 133202/FH/2022), the impacts to the adjoining neighbour are not considered so severe to warrant a refusal on the scheme.

Consideration has been given to the potential overshadowing of the extension at first floor level given the built form would be set approx. 3.4 metres from the common boundary. This set away is considered adequate to ensure no tunnelling impact is caused from the built form and reduces any adverse loss of light implications as a result of the proposal. In this location, the projection is limited to 2.7 metres so is reduced to lessen the bulk and scale of the proposal, to the benefit of the adjoining semi. Further, the roof form of the first floor rear extension is hipped which also reduces the massing to the adjoining semi.

No adverse privacy implications would occur for this property given no windows would be inserted within the side elevation facing no.1 Ardern Road. A further condition would be placed on any approval granted restricting the further insertion of windows and doors beyond those approved by this consent. As such, the extension has been designed in such a way to ensure limited adverse amenity implications, pursuant to Policy DC1 of the UDP.

Impact to the rear of the applicant site:
The built form would be sited closer to the rear boundary line of the applicant site than is previously the case at ground floor level and first floor level. At the closest point at first floor, built form would be sited 6 metres from the rear boundary. However, given the applicant site looks onto a communal car park to the rear, accessible from Holland Road and the nearest habitable window to the rear is approximately 40 metres away, the additional built form and insertion of windows would not give rise to adverse implications to properties to the rear.

There is an en-suite within the rear elevation which are proposed to be obscure glazed. Given the window would be obscure glazed, this would protect the privacy of the applicant and neighbouring properties and a condition to this effect would be attached to any approval granted.

Potential harm to no.5 Ardern Road:
The proposal has been designed in such a way to reduce the impact to the property to the east, no.5 Ardern Road. The side extension at both levels is pulled away from the shared boundary at the point that would be most visible to the neighbour. It is acknowledged that the neighbour's first floor rear extension is not shown on the submitted site plan. However, given the dense hedging at high level separating the properties and given the obscure angle that would be required to see the proposed extension from the neighbour's rear windows from within the proposed extension, the proposal has been designed in a way to reduce adverse implications in terms of it being overbearing to the neighbour.

The current application proposed additional element of development close to the shared boundary at both ground and first floor level. This would appear to relate to an area for a boiler on the ground floor and an extended utility. The extended area would have a projection of 1.6 metres at both levels. At ground floor level, the neighbour no.5 Ardern Road would not experience this small addition as the neighbour's garage would block any sight. At first floor level, it would be difficult for the neighbour to see the addition due to the oblique angle that would need to be seen from the neighbour's rear windows. As this section does not come beyond the rear elevation of the applicant's rear elevation as existing, any impact to no.5 Ardern Road from the small addition is not considered to be significant.

Due to the separation of the two properties and the orientation of the properties in the streetscene, the proposal is not considered to cause significant harm in terms of loss of light to no.5 Ardern Road. Due to the positioning of windows, no.5 Ardern Road is not considered to be adversely impacted by overlooking implications.

Impact to the streetscene:
A first floor front extension and canopy would be erected to the front of the property. Given the built form would sit above the existing flat roof extension and come no further forwards than the primary elevation of the host property, it would not create an overbearing or overdominant feature to the detriment of the surrounding properties.

A bathroom would be created in the first floor extension and a condition would be attached to any approval granted restricting the window to being obscure glazed, so that the privacy of the applicant and surrounding property is protected.

Overall, it is not considered that the proposal would have any significant impact upon residential or visual amenity, and the additional piece of development is not considered to adversely harm surrounding neighbours. As such, the proposal would be considered pursuant to Policy DC1 of the UDP, policies SP1 and DM1 of the Core Strategy and JP-S1 of Places for Everyone.

Design and Appearance

Side extension:
DC1.4 of the UDP requires the creation of domestic extensions which are subservient to the main house, do not cause a terracing effect and must provide a 1.53 metre gap to the shared boundary. In order to avoid the terracing effect and to ensure that subservience to the original dwellinghouse is achieved. In this instance the two storey side extension would be set back

from the primary elevation of the host property by approximately 0.8 metres and at the closest point be sited approximately 1 metre from the eastern boundary. Given the property is part of the only pair of semi-detached properties along this northern part of Ardern Road and due to the orientation of no.5 Ardern Road, it would be unlikely a terracing impact would occur. The roof of the side extension has also been lowered to ensure a sense of subserviency at the site. As such, although the roof form of the side extension is one of the applicant's personal preference, this element of the proposal is considered compliant with Policy DC1.4 of the UDP and is not considered excessively large or bulky, pursuant with Policy DC1.2 of the UDP.

Rear extension:
The form of the extension to the rear has been designed so that harm to the adjoining semi has been minimised. Although it is acknowledged the extension against the boundary with a projection of 4.5 metres would exceed permitted development rights and policy DC1.3 of the UDP, there is a precedence for a part single storey rear extension under planning reference: 133202/FH/2022 of the same projection. As such, the projection is considered acceptable. At first floor level, the projection of the rear extension would be limited to 2.7 metres and so would be considered pursuant with Policy DC1.3 of the UDP, in terms of the maximum allowed rear extension length. Given the extension would be sited away from the adjoining semi and have a hipped roof formation, consideration is given to minimise the impact to the adjoining properties. The set in of both the ground and first floor extension away from the boundary with no.5 Ardern Road is also important to ensure the proposal is not considered excessively large or bulky. As such, the rear extension is considered pursuant to Policy DC1 of the UDP. Whilst it is acknowledged the staggered built form results in a variety of different roof forms, the resultant design is considered a client preference and so not so incongruous to warrant a refusal for the scheme.

First floor extension to the front and canopy:
The infilling of the existing space from the primary building line of the host property and the deep set back of the gable elevation of the property with gable roof formation is common within the immediate streetscene, including properties along Boardman Road. Given the infill extension would not extend beyond the primary elevation and would tie into the existing roof form, this element of works is considered acceptable, pursuant to Policy DC1 of the UDP. The insertion of the canopy raises no concerns in terms of design and appearance, pursuant to Policy DC1 of the UDP.

Materials:
Materials to be used throughout the proposal have been listed in the report previously and would in most cases match those used within the host property. The materials listed are considered acceptable and a materials condition to this effect would be attached to any approval granted.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Car Parking

Space for one off street parking space would remain as a result of the proposal and this is considered acceptable.

Bin Storage

The agent provided a site plan indicating the location of a bin store and an example image of a bin store. The details are considered acceptable and would be conditioned within the decision notice of any approval granted.

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 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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner, and appropriate conditions have been attached to the approval granted.

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:
-Drawing- Site Plan- Existing & Proposed, numbered 502, stamped as received by the City Council as Local Planning Authority on 26 March 2025.
-Drawing- Proposed- Plans and Elevations, numbered 003.1, stamped as received by the City Council as Local Planning Authority on 8 May 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) 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.

4) Before first occupation, the ground floor WC window, first floor bathroom window and the first floor en-suite window as shown on the approved ‘Drawing- Proposed- Plans and Elevations, numbered 003.1’, stamped as received by the City Council as Local Planning Authority on 8 May 2025, 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.

5) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the ‘Drawing- Proposed- Plans and Elevations, numbered 003.1’, specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

6) The development hereby approved shall be carried out in accordance with ‘Drawing- Site Plan- Existing & Proposed, numbered 502’, stamped as received by the City Council as Local Planning Authority on 26 March 2025, in relation to a secure and ventilated bin storage area. The bin storage area shall be implemented in accordance with the approved scheme and be in place prior to the first use of the development and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the provision of off-street car parking, and the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

Informatives

1) Regarding this application, there is a potential risk following demolition of existing garage due to a possibility of asbestos being present. The applicant should follow procedures on the HSE website.

Appendix 1 – List of consultees & neighbours notified

Laurel Court, 10 Holland Road, Manchester, M8 4NP
Flat 7, Laurel Court, 10 Holland Road, Manchester, M8 4NP
Flat 6, Laurel Court, 10 Holland Road, Manchester, M8 4NP
24 Ardern Road, Manchester, M8 4FB
Flat 5, Laurel Court, 10 Holland Road, Manchester, M8 4NP
Flat 2, Laurel Court, 10 Holland Road, Manchester, M8 4NP
1 Belhaven Road, Manchester, M8 4WR
2 Holland Road, Manchester, M8 4NP
26 Ardern Road, Manchester, M8 4FB
3 Belhaven Road, Manchester, M8 4WR
1 Ardern Road, Manchester, M8 4WN
Flat 1, Laurel Court, 10 Holland Road, Manchester, M8 4NP
5 Ardern Road, Manchester, M8 4WN
4 Holland Road, Manchester, M8 4NP
22 Ardern Road, Manchester, M8 4FB
Flat 8, Laurel Court, 10 Holland Road, Manchester, M8 4NP
Flat 4, Laurel Court, 10 Holland Road, Manchester, M8 4NP
Flat 3, Laurel Court, 10 Holland Road, Manchester, M8 4NP

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA