

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142329/FH/2025

Date registered valid: 6 March 2025

Proposal: Erection of first floor side and part single, part two storey rear extension and erection of front porch, and elevational alterations to host property

Address: 76 Ashdene Road, Manchester, M20 4RZ

Ward(s): Withington Ward

Applicant: Mr Syed Islam

Agent (if any): Mr Muhammad Dabeer, Rana MD Design Consultancy

Case officer: Katie Raw
Tel: 0161 234 4164
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Recommendation: Approve

Date of recommendation: 14 May 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 25 March 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 14 March 2025 Expired: 4 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 76 Ashdene Road within the south Manchester ward of Withington. The application site relates to a semi-detached, red brick, two storey dwellinghouse characterised with double bay windows, a front door canopy, light blue fenestration and a recently constructed single storey side extension which follows the constraints of the shared boundary (as approved under 126707/FH/2020). The property benefits from an off street driveway and to the rear benefits from an existing single storey outrigger, patio area, grassed garden, shed and pergola structure against the existing outrigger.

Description of area

Ashdene Road is residential in nature and characterised by similar red brick semi-detached family dwellinghouses with driveways and gardens. The area benefits from its proximity to Withington District Centre, Mauldeth Road train station and Ladybarn Park.

Description of development

The current application seeks consent for the erection of first floor side and part single, part two storey rear extension and erection of front porch, and elevational alterations to host property

The first floor side extension would build above the existing side extension and have a set back from the primary elevation by 1 metre but would not extend the full extent of the existing single storey side extension. This element would have approximate dimensions, at the largest point, of Height: 6.7 x Length: 4.3 x Width: 3.6 metres.

The part single storey rear extension would have approximate dimensions of Height: 3.8 x Length: 4 x Width: 5.9 metres and would extend up to the shared boundary with adjoining property no.74 Ashdene Road. The part two storey rear extension would be set back with reduced dimensions and have approximate dimensions of Height: 6.6 x Length: 2.4 x Width: 4 metres. Both the part single and two storey rear extensions would be constructed with a hipped roof.

The front porch would have approximate dimensions of Height: 3.3 x Length: 2 x Width: 2.5 metres.

Elevational alterations to the host property would take the form of changing the existing side extension door to a window to accommodate a bathroom.

The proposal would involve the insertion of a door and surrounding windows and a further window within the front elevation, a door within the side elevation, and a set of bi-folding doors and window within the rear elevation. The part single storey rear extension involves the insertion of 2no. rooflights.

Materials to be used would match the host property.

Negotiations during the Course of the Application

The applicant wished to include the front porch element into the proposal and this was added into the description of development accordingly.

Concern was raised with the scheme submitted. The initial scheme was considered to constitute over development. The first floor side extension was not considered to create a subservient feature at the site and resulted in a flat roof design that would be considered visually intrusive. The ground floor rear extension had a projection of 6 meters which was considered overly large and would have resulted in adverse residential amenity implications and the first floor rear extension was also considered to be a projection too large for the constraints of the site and proximity to neighbouring properties. A revised scheme was submitted which is considered to overcome concerns raised.

A neighbour re-notification period was conducted to give neighbours the opportunity to consider the front porch part of the development and review the revisions to the scheme.

Planning History

126707/FH/2020- Erection of a single storey side extension to form additional living accommodation.
Approved 18 June 2020.

Consultations & Notification Responses

Local Residents

Local residents were consulted and one response was received from the re-notification process. The neighbour raised concerns that the extension would result in a reduction in daylight and overshadowing to neighbouring properties.

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 CABI 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 first floor side and part single, part two storey rear extension and erection of front porch, and elevational alterations to host property. This is considered acceptable in principle as many people prefer to alter and adapt homes rather than move, to meet the changing residential needs of families. Concerns raised during the course of the application from the LPA are considered to be addressed within the revised plans received. 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 dwelling house, it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

Potential impact to adjoining property no.74 Ashdene Road:

No.74 Ashdene Road adjoins the applicant site. As existing, the neighbour benefits from a part single, part two storey rear extension which is set away from the common boundary and has a projection at the largest point of 6 metres. As a result of the proposal, a 4 metre ground floor rear extension would be sited against the common boundary. During the course of the application, concern was raised the 6 metre projection first proposed would have given rise to loss of light to the neighbours ground floor rear window and would have created a tunnelling impact from the neighbour's ground floor window. As such, the scheme was amended so that the projection was reduced to 4 metres and the ground floor has a hipped roof. Given the reduced projection and the hipped roof, harm from the ground floor extension is considered to be adequately reduced and so it is not considered to give rise to significant loss of light/ tunnelling implications.

At first floor level, the first floor rear extension is reduced to 2.4 metres in length and is set 2 metres from the shared boundary. Again concern was raised to the impact to the neighbour's rear first floor window as a result of the proposal. Given the set in, hipped roof form and the reduced projection, harm in terms of overshadowing/ overbearing is considered to be adequately reduced to reduce harm to the adjoining property.

The neighbour would not be impacted by any adverse privacy implications due to the placement of windows in the scheme.

Potential impact to properties to the rear:

Properties along this section of Ashdene Road are characterised by extensive gardens. Although the first floor rear extension would create windows at height facing in the direction of properties to the rear, given the approximate distance of 17 metres from the proposal to the rear boundary line of the site, no adverse privacy implications would be caused beyond those experienced as existing.

As part of the application, the existing door from the single storey side extension would be replaced with a window to facilitate the internal conversion into a bathroom. To protect the privacy of the applicant, a condition would be attached to any approval granted to ensure the window is obscure glazed.

Potential impact to the non-adjoining neighbour, no.23 Stephens Road:

No.23 Stephens Road sits to the south of the applicant site and sits on a bend close to the junction of Ashdene Road and Stephens Road. As such, the neighbour sits on a splayed plot and so the two properties do not sit parallel to each other.

This neighbour would feel the first floor side extension as it would be sited close to the common boundary. This area of the neighbouring property relates to a paved area and during the site visit, the area was used for the storage of bins. As such, as it would not impact the primary private amenity space for the neighbour, it is not considered to adversely impact the neighbour's enjoyment to private space. The neighbour benefits from a number of windows within their side elevation. As these windows appear obscure glazed, it is not considered the proposal would have any significant impacts on loss of light. No windows would be inserted in the two storey side extension and so no adverse privacy implications would be caused from this element.

In regard to the proposed rear extension, the neighbour has a small rear outrigger. No development would come beyond the neighbour's rear outrigger and so it is not considered to create an overbearing feature, given the oblique angle that would need to be used from the neighbour's closest first floor rear window to see the neighbour's first floor rear extension. As the first floor side extension has been amended so that the built form does not come beyond the host property's existing rear building line, this is considered adequate to reduce the amount of built form felt by the non-adjoining neighbour. Due to the orientation of properties in the streetscene, this neighbour would not be impacted by any adverse loss of light implications. No privacy implications would occur for this neighbour.

Potential impact to streetscene:

The streetscene would feel the additional built form at the side of the applicant site, and to the front from the proposed front porch. The development to the side, due to its positioning and relationship with surrounding properties is not considered to give rise to any adverse overlooking, overbearing or loss of light implications to the streetscene.

Neighbour comments received during consultation period:

Local residents were consulted and one response was received from the re-notification process. The neighbour raised concerns the extension would result in a reduction in daylight and overshadowing to neighbouring properties. As discussed above, the revised scheme is considered adequate to reduce harm to the adjoining properties. Consideration has been given to loss of light with the reduced size of the scheme and amendments made to the roof form of the proposed extensions.

Overall, it is not considered that the proposal would have a significant adverse impact upon residential or visual amenity, and harm has been mitigated within the revised drawings received. A condition restricting the further insertion of windows or doors would ensure no adverse privacy implications could occur as a result of the proposal. A further condition would result in the bathroom window being obscure glazed to reduce any adverse overlooking implications. In

short, the proposal is therefore considered pursuant to Policy DC1 of the UDP and Core Strategy policies SP1 and DM1.

Design and Appearance

First floor side extension:

As existing, the applicant site benefits from a single storey side extension. Initially the scheme presented a first floor side extension offering no sense of subserviency and presented a flat roof, contrary to provisions within Policy DC1 of the UDP. The amended scheme has a set back at first floor level of 1 metre and a hipped roof. Given the location of the applicant site on a corner of two properties and given the property sits further east than the non-adjoining neighbour and given the two properties do not run parallel to one another, in this case, the introduction of a 1 metre set back at first floor level is considered adequate to ensure the proposal creates a subservience feature. Only part of the first floor side extension would be sited against the boundary. Given amendments to the scheme, this element of the proposal is considered acceptable in terms of design and appearance and so is considered to comply with Policy DC1.4 of the UDP.

Part single, part two storey rear extension:

The amended form of the part single, part two storey rear extension is considered to be sympathetic to the existing form of development of the surrounding neighbours. The 4 metre projection at ground floor level is considered acceptable given the roof is hipped and massing is pulled off the shared boundary and so is considered acceptable to Policy DC1 of the UDP. The first floor rear extension with a reduced projection of 2.4 metres is considered acceptable to overcome any adverse implications and is not considered overly large. The use of the hipped roof again decreases bulk and massing close to the shared boundaries with neighbours.

Erection of front porch:

The front porch would create a small addition to the front of the property and similar types of development can be achieved through the route of Permitted Development. This element is considered acceptable in size and appearance.

Materials for the extension works:

The materials to be used across the extension works are considered acceptable and are stated to match the host property. The existing single storey side extension built at the property has a poor brick match from the built side elevation to the gable elevation of the host property. To ensure an appropriate brick match is chosen for the development and in relation to the existing development at the site, a condition requesting further materials information has been attached to the decision notice of 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.

Bin Storage

A bin store area was approved under the previous application of 126707/FH/2020 and so no change would occur from the existing arrangement.

Car Parking

No change to parking provision would occur as a result of the proposal.

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.

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 proactive manner and have worked with the agent and applicant to include further works as part of the development and have found an acceptable solution to issues raised during the course of the application. Appropriate conditions would be attached to any 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- Proposed Plans, numbered A200, stamped as received by the City Council as Local Planning Authority on 29 April 2025.
- Drawing- Proposed Elevations, numbered A201, stamped as received by the City Council as Local Planning Authority on 29 April 2025.
- Drawing- Proposed 3D Views, numbered A202, stamped as received by the City Council as Local Planning Authority on 29 April 2025.
- Drawing- Proposed 3D Views, numbered A203, stamped as received by the City Council as Local Planning Authority on 29 April 2025.
- Drawing- Proposed 3D Views, numbered A204, stamped as received by the City Council as Local Planning Authority on 29 April 2025.
- Drawing- Location & Site Plan, numbered A205, stamped as received by the City Council as Local Planning Authority on 29 April 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 bathroom window within the existing ground floor side extension as shown on the approved 'Drawing- Proposed Plans, numbered A200', stamped as received by the City Council as Local Planning Authority on 29 April 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) Notwithstanding approved details as shown within condition 2, prior to any above ground works, samples and specifications of all materials to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council as local planning authority.

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.

Appendix 1 – List of consultees & neighbours notified

70 Ashdene Road, Manchester, M20 4RZ
50 Stephens Road, Manchester, M20 4XE
77 Fairholme Road, Manchester, M20 4SA
75 Fairholme Road, Manchester, M20 4SA
73 Fairholme Road, Manchester, M20 4SA
72 Ashdene Road, Manchester, M20 4RZ
56 Stephens Road, Manchester, M20 4XE
54 Stephens Road, Manchester, M20 4XE
48 Stephens Road, Manchester, M20 4XE
25 Stephens Road, Manchester, M20 4XA
23 Stephens Road, Manchester, M20 4XA
21 Stephens Road, Manchester, M20 4XA
74 Ashdene Road, Manchester, M20 4RZ
52 Stephens Road, Manchester, M20 4XE

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA