MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142927/FH/2025
Date registered valid:	13 May 2025
Proposal:	Erection of a single storey front and two storey side extension following demolition of existing garage and application of render to existing house and extensions
Address:	73 Ardenfield Drive, Manchester, M22 5DE
Ward(s):	Sharston Ward
Applicant:	Silvia Lazer
Agent (if any):	Mr Howard Lawrenson, Lawrenson Associates
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**24th June 2025**

Application details
Type of application: Full Householder Application
Development type: Householder
Date of site visit: 1 April 2025
Standard consultations:
No consultations have been printed and sent.
Neighbour notifications
Printed: 20 February 2025 Expired: 13 March 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

The site/building relates to a two storey end terrace property in the Sharston ward area of Manchester. Decorative hardstanding and stone chips make up the front amenity area which provides off road car parking. The property features a canopy to the side which links to a double garage. The rear features a landscaped garden with conservatory and rear canopy.

Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

This is primarily a residential area in nature.

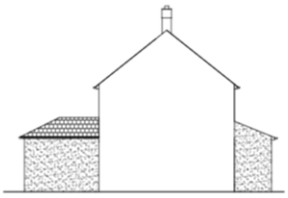
Description of development

The applicant is seeking planning permission for the erection of a single storey front and two storey side extension following demolition of existing garage and application of render to existing house and extensions

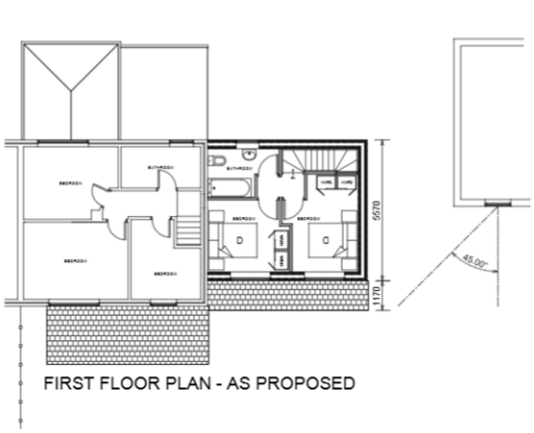
FRONT ELEVATION - AS PROPOSED

REAR ELEVATION - AS PROPOSED

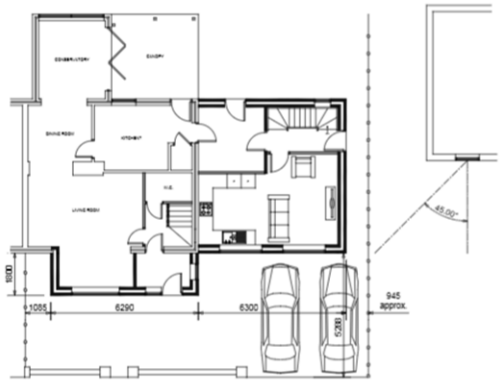
RIGHT SIDE ELEVATION - AS PROPOSED



LEFT SIDE ELEVATION - AS PROPOSED



FIRST FLOOR PLAN - AS PROPOSED



GROUND FLOOR PLAN - AS PROPOSED

Consultations & Notification Responses

Local residents, as per Appendix 1 - No comments, objections or representations in respect of this application were received

Policy and Issues

The following policies are considered relevant in the consideration of this application.

o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
o Policy DM 1 - Development Management
o Policy SP1 - Spatial Principles
o Policy EN1 - Design Principles
o Policy EN 19 - Waste Management
o The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development
JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History relating to 73 Ardenfield Drive

122817/LE/2019 - Certificate of existing lawful development for the erection of a conservatory - This application was approved on 17th May 2019

142085/FH/2025 - Erection of a single storey front and two storey side extension following demolition of existing garage - This application was approved on 8th April 2025

Residential amenity

The applicant is seeking planning permission for the erection of a single storey front and two storey side extension following demolition of existing garage and application of render to existing house and extensions. As the extension provides a duplicate internal layout to the host dwelling with no access via the first floor, confirmation was sought from the agent as to the use of the extension in the original submission. This enlargement would provide ancillary accommodation to the existing dwelling house as confirmed by the agent via email received on the 7th April 2025 in relation to the previous submitted planning application 142085/FH/2025.

Ground Floor Front

The front section of the extension would project forward of the principal elevation measuring 1.8m with a gap retained to the shared boundary no. 71 Ardenfield measuring 1.0m. This would provide an extended living area and front porch. The roof would be sloping and would blend in with the current roof design of the host dwelling. A window and door would be located on the front elevation, with a small window on the side. It is not considered that the position of the proposed windows would provide any altered view than already existing at the front and side of the property, especially given the distance of the side window to the shared boundary with the adjacent property no. 75 Ardenfield.

Side extension

Following demolition of the existing garages to the side of the property, the extension at ground floor would be in line with the front wall of the house extending rearwards up to the rear wall of the property and not beyond. The width would measure 6.3m to the side boundary retaining 900mm to the shared boundary with no. 75 Ardenfield. The first floor element of the proposal would be setback from the principal elevation measuring 1.170m extending rearwards and would end in line with the rear wall of the house set above the ground floor measuring the same width of 6.3m. Windows would be on the front and rear at both ground and first floor with the addition of a door to the side and rear. Given the internal layout of the extension, a condition has been attached to ensure that the extension is ancillary to the existing dwelling house. The roof would be gable and would reflect the existing property and other properties within the area.

It is noted that the extension is slightly wider than what is normally proposed for residential properties, however, the site can accommodate the enlargement whilst still retaining a gap to the side boundary and furthermore does not detract from the existing characteristics of the area.

Given the orientation of the property, its position within the side and gap retained to the shared boundaries, it is not considered that the proposal would provide any undue harm caused by overshadowing or loss of light to the existing residential amenities for the occupiers of surrounding properties particularly to the adjacent properties no's 71 or 75 Ardenfield Drive.

The potential for a terracing effect is not considered to be an issue in this instance given the existing character of the area, and whilst the extension proposed is slightly larger, it is not considered to be overly dominant and is considered to be subservient to the main house.

The gap to the side boundary together with the roof design, creates a sense of space around the proposal, and allows the extension to be subservient to the main house and not form an incongruous feature within the street scene or detract from the character of the area.

Overall, the footprint is not considered to create a bulky or disproportionate scale addition to the property. The extension would be visible from the public highway and therefore would feature within the street scene, however, the character of the area would be retained. Therefore, the appearance is acceptable and its impact upon visual amenity is considered negligible. On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

<u>Render/wall insulation</u>

The external wall insulation would be applied to the front, side and rear of the original property and the new extension. The system proposed would be insulated render finished in a white colour which is not considered to be excessively large to adversely alter the proportions of the property. As such, it is considered that the proposal would maintain the appearance of the surrounding environment and would therefore not be visually incongruous, nor would it cause substantial visual harm to the overall appearance in the locale. The proposal is not thought to provide visual harm particularly as there is the existence of other properties in the area which have been altered to provide insulation to the properties.

<u>Siting, scale and massing</u>

The size and footprint of the proposed extension is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials, it is intended to use white render to the existing dwelling and proposed extension and tiles as specified in the application form. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and rear and is considered acceptable and detailed as what is normally expected of such a structure.

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.

Refuse Bins

The storage of refuse bins are unaffected by this proposal as there is sufficient space to the shared boundary for the movement of bins for collection along the side of the property. Therefore, the storage of refuse bins accords with policy EN19 of the Core Strategy.

Parking

Although the garages are to be demolished, off street car parking for up to 2 car parking spaces would be retained to the site and therefore it is considered that the current car parking arrangements are not affected by this proposal.

Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The proposal has been sited and designed to ensure that it is subservient to the original dwelling house and the proposal is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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: Appove

Article 35 Declaration

Positive and proactive working - 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. No significant problems have arisen during the consideration of this application.

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:

Received on 13th May 2025 numbered 01 Rev C Existing and Proposed Plans and Elevations

Received on 13th May 2025 numbered 02 Rev C Existing and Proposed Plans

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 surfaces of the extension hereby permitted shall match those as specified in 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 extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) The proposed development shall be used for residential purposes ancillary to the main house at 73 Ardenfield Drive only and for no other use.

Reason - To use the property for any other use or as a self contained residential unit would result in an over intensive use of the property to the detriment of residential amenity, pursuant to policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

61 Leominster Drive, Manchester, M22 5DF
52 Ardenfield Drive, Manchester, M22 5DD
75 Ardenfield Drive, Manchester, M22 5DE
63 Leominster Drive, Manchester, M22 5DF
71 Ardenfield Drive, Manchester, M22 5DE
54 Ardenfield Drive, Manchester, M22 5DD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH AREA