

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142054/FH/2025
Date registered valid: 3 February 2025
Proposal: Erection of single storey rear extension and front porch
Address: 43 Ashdale Drive, Manchester, M20 4TF
Ward(s): Burnage Ward

Applicant: Mr Shahed Hossain
Agent (if any): Mr Amjad Tahir, AFR Studio Ltd
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 30 March 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 February 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 10 February 2025 Expired: 3 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of site / building / area

The application relates to a two storey, semi-quasi dwellinghouse along a short row of four properties within a residential setting of the Burnage ward of Manchester.



(Site visit 11.02.2025)

The site is benefits from amenity space along the front and rear elevations, together with boundary treatment. There is an existing shared 'ginnel' access between the application

property and no. 41 Ashdale Drive which leads to separate gated access to the rear of each property. There is front driveway, and wheeled bins are stored within curtilage behind boundary treatment.

The application property and no. 41 Ashdale Drive are set back from the front building lines of nos. 37&39 and nos. 45&47 Ashdale Drive by approximately 1.9 metres.

The existing front and rear amenity space of the application site are sizeable, measuring approximately (11.3 metres deep x 7.8 metres wide maximum) and (29.4 metres deep x 7.5 metres wide) respectively. A parcel of green space and railway lines run along the rear boundary, thereby, creating a further sense of separation along this elevation.

Site History

- 096806/NMC/2011/S2 - Non-Material Amendment to application ref 092622/FO/2010/S2 to allow alteration to canopy above door and window, APPROVED 16.08.2011
- 092622/FO/2010/S2 - Proposed over-cladding of non traditionally constructed 'Corolite' houses including exterior wall cladding, new windows, doors and canopies, APPROVED 22.07.2010

Description of development

The submitted application proposes a single storey rear extension to serve as a lounge, toilet, and utility, together with a front porch.

Following negotiations the initially submitted plan has been slightly revised in the interest of privacy and revised plans subsequently, (dated, 26/02/25). The initially proposed side facing door has been removed.

The revised proposed rear extension would be sited along the common shared boundary with nos. 45&47 Ashdale Drive, whilst retaining a distance of approximately 1990mm from the common shared boundary with no. 41 Ashdale Drive and would measure approximately (5000mm deep x 5636mm wide x 3291mm maximum height). It would comprise of a shallow lean-to pitched roof design; together with 1no. window and sliding doors along the rear elevation. It is intended to use bricks for the external facing materials.

With regards to the proposed porch along the front elevation, it would be sited along the common shared boundary with nos. 45&47 Ashdale Drive, whilst retaining a distance of approximately 5061mm from the common shared boundary with no. 41 Ashdale Drive. It would measure approximately (1498mm deep x 2505mm wide x 2746mm maximum height). It would incorporate a lean-to pitch roof design and would include 1no. window along the side elevation, together with a door and window along the front elevation. It is intended to use external facing materials matching the existing house.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No objections, comments, or representations were received.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021):

- Chapter 12: Achieving well-designed places.

2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications, and therefore be given significant weight in the planning balance. The following policy is considered to be relevant:

- JP-P1 - Sustainable Places

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

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)

4. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

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

- Chapter 2: Design

ISSUES

In this instance, the initially submitted plan has been slightly revised in the interest of privacy and revised plans subsequently, (dated, 26/02/25). The initially proposed side facing window has been removed.

Principle

The proposed development is an extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families; provided that there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. Consideration must therefore be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Residential and visual amenity

Impact of works (single story rear extension) - In the case of the application, in light of the revised plans, (dated, 26/02/25) and given the contextual relationship along the side rear boundaries; and due to the fact that there is an existing parcel of green space and railway lines along the rear boundary, combined with the substantially large rear garden, in addition to the fact that the proposal would not be visible from the immediate highway; and the fact that the proposed roof configuration would mitigate from the adverse impacts from undue massing; it is not considered that the resultant contextual relationship and proposed scale, would be unduly overbearing, overshadowing or present any loss of privacy impacts.

Moreover, although the proposed rearward projection at approximately 5000 is (1350mm) in excess of the guidance set out in saved UDP policy DC1.3 a) regarding rearward extensions, it is within the limitations for a larger homes extension application, and therefore, in light of the depth of garden that would still be retained, together with the separation distance from the rear boundary, it is considered that the proposed rearward projection could be accommodated in this location in this instance; pursuant with The Manchester Core Strategy Development Plan Document Policies EN1, SP1 and DM1 and saved Policy DC1 of the Unitary Development Plan.

Impact of works (front porch) - In light of the fact that Householder General Permitted Development Rights allows for front porch extensions to dwellinghouses without the submission of a formal planning application, and provided that certain requirements and limitations are met; in this instance, the proposed front porch would measure approximately (1498mm deep x 2505mm wide x 2746mm maximum height). The proposed size would be in line with permitted development, and therefore, on its own, an application for planning permission would not have been required.

Impact of works (Design and appearance) - The proposed development is considered to be acceptable in terms of design and appearance as it is intended to broadly match materials with those of the existing dwellinghouse along the front elevation and use traditional constructional materials along the rear elevation. However, a materials condition has been attached to ensure that materials are adhered to; pursuant with The Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved Policy DC1 of the Unitary Development Plan.

Impact of works (Car parking) - The existing arrangement would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document policy DM1 and saved policy DC1 of the Unitary Development Plan.

Impact of works (Waste management) - The existing arrangement would be unaffected. Wheeled bins would still be stored within curtilage screened behind boundary treatment; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

Conclusions - For the reasons outlined above, and subject to planning conditions, it is considered that the revised proposed development, (dated, 26/02/25) responds positively to The National Planning Policy Framework (2021) chapter 12; policies SP1, DM1, EN1, EN19 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan (1995); chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007); policy JP-P1 - Sustainable Places of Places for Everyone (2022 - 2039), and no comments or objections have been received in response to this application from local residents.

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 local Planning Authority in its decision has had due regard for the National Planning Policy Framework, as well as the Development Plan, National Planning Policy and other material considerations and has approved the application for the reasons outlined in this delegated report. In this instance, the initially submitted plan has been slightly revised in the interest of privacy and revised plans subsequently, (dated, 26/02/25). The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

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:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 03 February 2025.
- Location Plan with application site edged in red, Drawing No. DR-01, received by the City Council as the Local Planning Authority on 03 February 2025.
- Existing Layout Plan, Drawing No. DR-02, received by the City Council as the Local Planning Authority on 03 February 2025.
- Existing Floor Plans, Drawing No. DR-03, received by the City Council as the Local Planning Authority on 03 February 2025.
- Existing Elevations, Drawing No. DR-04, received by the City Council as the Local Planning Authority on 03 February 2025.
- Proposed First Floor Plan, Drawing No. DR-07, received by the City Council as the Local Planning Authority on 03 February 2025.

- Proposed Front Elevation, Drawing No. DR-08, received by the City Council as the Local Planning Authority on 03 February 2025.
- Proposed Rear Elevation, Drawing No. DR-09, received by the City Council as the Local Planning Authority on 03 February 2025.
- Proposed Layout Plan, Drawing No. DR-05, received by the City Council as the Local Planning Authority on 26 February 2025.
- Proposed Ground Floor Plan, Drawing No. DR-06, received by the City Council as the Local Planning Authority on 26 February 2025.
- Proposed Left Side Plan, Drawing No. DR-10, received by the City Council as the Local Planning Authority on 26 February 2025.
- Proposed Right Side Plan, Drawing No. DR-11, received by the City Council as the Local Planning Authority on 26 February 2025.
- Proposed Site Plan, Drawing No. DR-12, received by the City Council as the Local Planning Authority on 26 February 2025.
- Waste Collection Drawing, Drawing No. DR-13, received by the City Council as the Local Planning Authority on 26 February 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans; pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies SP1 and DM1 of the Core Strategy (2012).

3) The external facing materials to be used on the development hereby approved shall match those of the existing dwellinghouse in terms of type, colour, texture, scale, pointing and coursing and as stated on the approved drawings.

Reason - To ensure that 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 policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

4) 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 windows or doors shall be inserted into the elevations of the development hereby approved other than those shown on:

- Proposed First Floor Plan, Drawing No. DR-07, received by the City Council as the Local Planning Authority on 03 February 2025.
- Proposed Front Elevation, Drawing No. DR-08, received by the City Council as the Local Planning Authority on 03 February 2025.

- Proposed Rear Elevation, Drawing No. DR-09, received by the City Council as the Local Planning Authority on 03 February 2025.
- Proposed Layout Plan, Drawing No. DR-05, received by the City Council as the Local Planning Authority on 26 February 2025.
- Proposed Ground Floor Plan, Drawing No. DR-06, received by the City Council as the Local Planning Authority on 26 February 2025.
- Proposed Left Side Plan, Drawing No. DR-10, received by the City Council as the Local Planning Authority on 26 February 2025.
- Proposed Right Side Plan, Drawing No. DR-11, received by the City Council as the Local Planning Authority on 26 February 2025.
- Proposed Site Plan, Drawing No. DR-12, received by the City Council as the Local Planning Authority on 26 February 2025.

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this is use by a single person or by people living together as a family.

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

33A Ashdale Drive, Manchester, M20 4TF
35 Ashdale Drive, Manchester, M20 4TF
31 Southlea Road, Manchester, M20 4TH
49 Ashdale Drive, Manchester, M20 4TF
23 Ashdale Drive, Manchester, M20 4TF
47 Ashdale Drive, Manchester, M20 4TF
45 Ashdale Drive, Manchester, M20 4TF
39 Ashdale Drive, Manchester, M20 4TF
37 Ashdale Drive, Manchester, M20 4TF
27 Ashdale Drive, Manchester, M20 4TF
25 Ashdale Drive, Manchester, M20 4TF
21 Ashdale Drive, Manchester, M20 4TF
19 Ashdale Drive, Manchester, M20 4TF
17 Ashdale Drive, Manchester, M20 4TF
15 Ashdale Drive, Manchester, M20 4TF
35A Ashdale Drive, Manchester, M20 4TF
31A Ashdale Drive, Manchester, M20 4TF
29A Ashdale Drive, Manchester, M20 4TF
33 Ashdale Drive, Manchester, M20 4TF
31 Ashdale Drive, Manchester, M20 4TF
29 Ashdale Drive, Manchester, M20 4TF
41 Ashdale Drive, Manchester, M20 4TF

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