MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140275/FH/2024
Date registered valid:	13 June 2024
Proposal:	Erection of a part-single / part-two storey rear extension to provide additional living accommodation.
Address:	53 Ashdene Road, Manchester, M20 4RZ
Ward(s):	Withington Ward
Applicant:	Mr Muhammad Asif
Agent (if any):	Mr Sohail Musa SMS architecture
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**29th July 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28th June 2024

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 24 June 2024 Expired: 15 July 2024

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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached C3 dwellinghouse of redbrick with a red concrete tile hipped roof. The property features white uPVC windows, including a two-storey bay to the front, a front porch canopy, a tarmacadam driveway and front garden bordered by a mid-level redbrick wall, and a detached outbuilding situated within a spacious rear garden.













Description of area

Ashdene Road is a residential street situated within the Withington ward of Manchester, close to Ladybarn Park, Kingsway (A34), and Ladybarn Primary School. The area is predominantly residential in terms of its character, consisting of semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for the erection of a part-single / part-two storey rear extension to provide additional living accommodation.

Planning history

No previous history.

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Policies

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

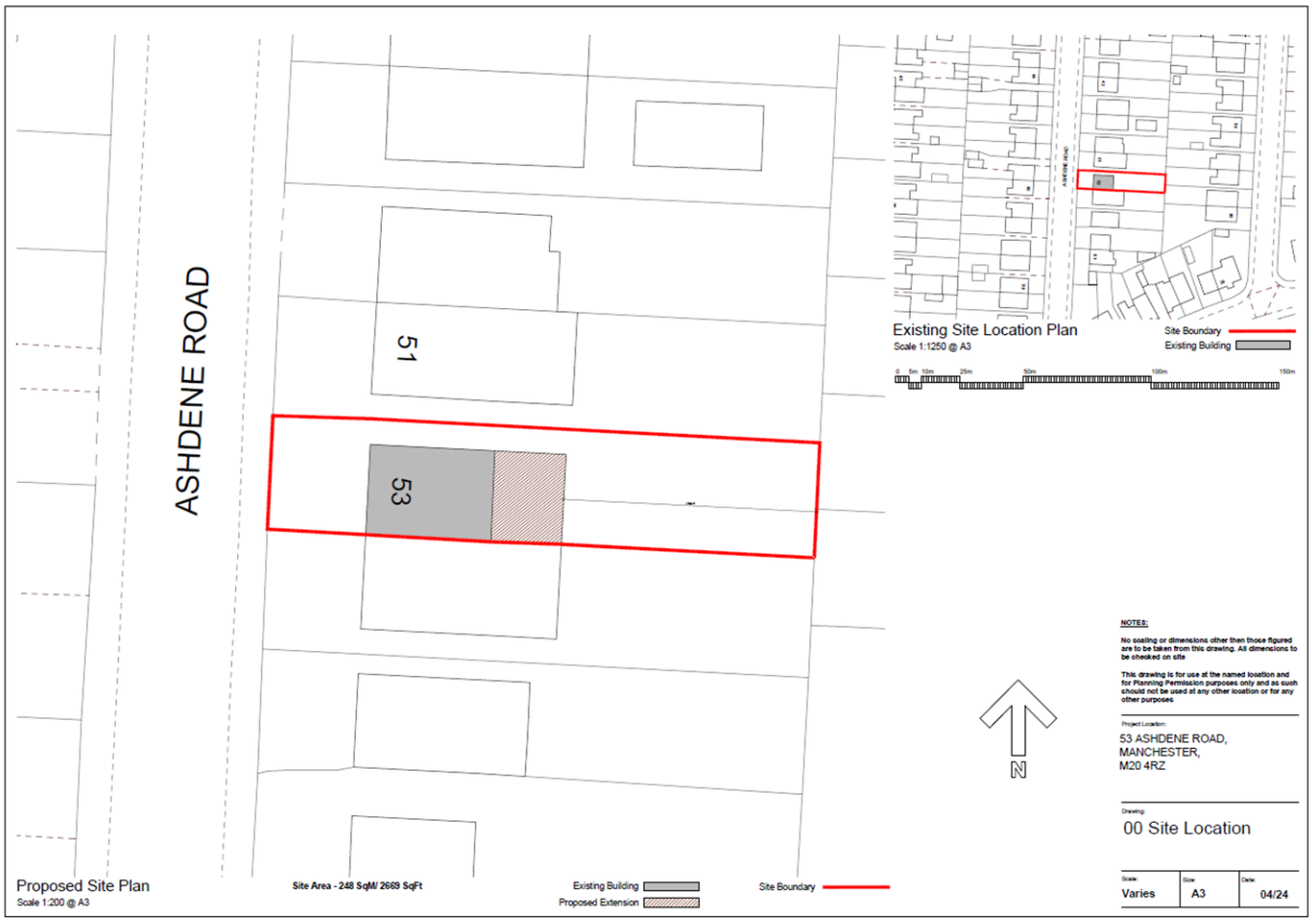
Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy")
was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN19 - Waste

The National Planning Policy Framework (NPPF, 2021)
- Chapter 12 – Achieving Well-Designed Places

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.

- Policy JP-P1 – Sustainable Places



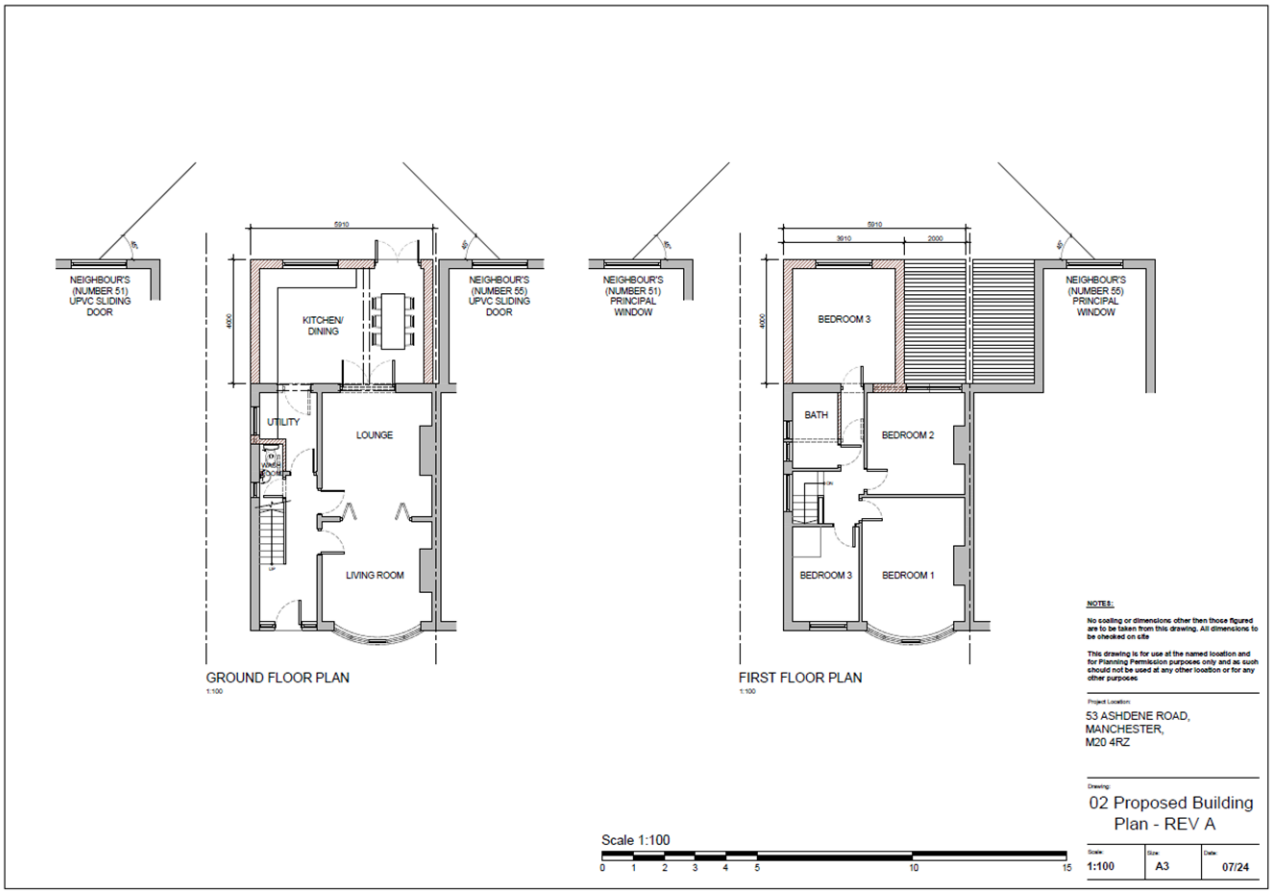
Proposed Site Plan



Existing plans and elevations



Proposed plans and elevations



Proposed plans demonstrating impact upon neighbours

Issues

Policies SP1 and DM1 of the Manchester 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 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 which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle – the principle of erecting a part-single / part-two storey rear extension to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Siting, scale, and massing – the extension would be sited at the rear of the property, facing east.

At ground floor level, the extension would project 4m rearwards from the host dwellinghouse, with a width of 5.91m, a mono pitch roof height of 3.785m and an eaves height of 2.85m. A gap of 1.401m would be maintained to the boundary shared with No.51 Ashdene Road and a gap of 0.1m would be maintained to the boundary shared with No.55 Ashdene Road.

At first-floor level, the extension would project 4m rearwards from the host dwellinghouse, with a width of 3.91m, a hipped roof height of 6.415m (set 2.151m below the existing ridge), and an eaves height of 5.15m to match the existing. A gap of 1.401m would be maintained to the boundary shared with No.51 Ashdene Road, and a gap of 2m would be maintained to the boundary shared with No.55 Ashdene Road.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the extension is understood as being subservient to the host dwellinghouse in terms of its dimensions (with a reduced ridge height), would be in-keeping with the existing precedent of part-single/part-two storey rear extensions in this area, would avoid resulting in an 'excessively large or bulky' addition to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. Sufficient private outdoor amenity space would also be retained to the rear.

The proposal therefore accords with policies DM1 and SP1 of the Core Strategy.

Appearance and visual amenity – the extension would be built of brickwork, roof tiles, windows and doors to match the existing. At ground floor level, it would feature blank side elevations, a blank rear-facing roof slope, and 1no. window and a set of outward-opening doors to the rear. At first-floor level, it would feature blank side elevations, blank roof slopes, and 1no. window to the rear.

The proposal is considered to be relatively standard in terms of its scale and design and would be in-keeping with the overall precedent of residential extensions in this area. Sited at the rear of the property, the proposal would not be visible within the street scene/public realm. Moreover, its use of matching materials should provide a blended appearance with the host dwellinghouse, thereby ensuring that the proposal does not form a prominent visual feature within this locale. The overall character of the dwellinghouse and its surrounding area should therefore not be significantly harmed by these works.

The design and appearance of the proposal therefore accords with Core Strategy policies SP1 and DM1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Residential amenity – the extension is not considered to cause issues associated with overshadowing, loss of light, and loss of outlook, nor should it introduce an overbearing feature into the area, as demonstrated on the drawing labelled '02 Proposed Building Plan – REV A'.

This is on the basis that its ground floor element would be sited to the north of the adjoining residential property with a maximum height of 3.785m. Moreover, the first-floor element of the extension would also be sited to the north of the host dwellinghouse and would feature a reduced ridge height of 6.415m (set 2.151m below the main dwellinghouse) as well as considerable gaps to the plot's shared boundaries (1.401m to No.51 Ashdene Road and 2m to No.55 Ashdene Road). The extension's blank side elevations should also ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

The proposal is therefore acceptable in regard to its minimal impact upon residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and policy DC1 of the UDP.

Waste storage – the storage of bins would be unaffected by this proposal.

Parking – the current parking arrangements would be unaffected by this proposal.

Other matters – the proposal also includes the following elevational alterations:

- The first-floor rear-facing window in the host dwellinghouse will be re-positioned to allow for the implementation of the extension at first-floor level.
- The ground-floor window in the property's northern side elevation, facing No.51 Ashdene Road, would be replaced with a smaller counterpart.

These alterations are considered acceptable given their minimal impact upon the visual and residential amenity of the area.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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

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 and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents:

'02 Proposed Building Plan', stamped as received by the City Council as Local Planning Authority on the 13th June 2024.

’02 Proposed Building Plan – REV A’ stamped as received by the City Council as Local Planning Authority on the 25th July 2024.

Reason - To ensure 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 of the existing dwellinghouse 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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) Order 2015 (or any 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 the approved plans.

Reason- In the interests of residential amenity pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

55 Ashdene Road, Manchester, M20 4RZ
51 Ashdene Road, Manchester, M20 4RZ
50 Brookleigh Road, Manchester, M20 4RX
54 Brookleigh Road, Manchester, M20 4RX
52 Brookleigh Road, Manchester, M20 4RX
56 Ashdene Road, Manchester, M20 4RZ
54 Ashdene Road, Manchester, M20 4RZ

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) -
Area Team Boundary - Name: SOUTH AREA