

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139478/FH/2024
Date registered valid: 22 March 2024
Proposal: Erection of a part single/part two storey extension to front and side to form additional living accommodation.
Address: 11 Fordbank Road, Manchester, M20 2TH
Ward(s): Didsbury West Ward

Applicant: Mr Bruce Green
Agent (if any): Mr Frank Cordingley
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 13 May 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 5 April 2024

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 2 April 2024 Expired: 23 April 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 and cream render with a red concrete tile catslide gable roof form to the front and a hipped roof form to the side and rear. The property features white uPVC windows, including a two-storey bay and porthole window to the front, a paved front driveway and garden bordered by a low-level redbrick wall, a front porch, a two-storey rear extension and a detached outbuilding situation within the rear garden.



Figure 1. Front view.



Figure 2. Front and side view.



Figure 3. Street scene.

Description of area

Fordbank Road is a residential street situated within the Didsbury West ward of Manchester, close to the river Mersey, Marie Louise Gardens, and Didsbury Park. The area is predominantly residential in terms of its character, consisting of semi-detached residential properties, 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 extension to front and side to form additional living accommodation.

Planning history

F02498 - Kitchen extension rear of house – **APPROVED** (25.04.1975).

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

The Inspectors’ Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors’ Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is ‘sound’.

You can view the Inspectors’ Report on the GMCA’s website at [Places For Everyone - Greater Manchester Combined Authority \(greatermanchester-ca.gov.uk\)](https://greatermanchester-ca.gov.uk/places-for-everyone). In addition, a hard copy is available in Manchester Central Library, St Peters Square, Manchester M2 5PD between 9am - 8pm Monday to Thursday and 9am - 5pm Friday and Saturday.

The nine constituent local authorities will now consider the Inspectors’ Report and the adoption of Places for Everyone, with the plan going to the Full Council meeting in Manchester on 20 March 2024. The first Council meetings to approve the plan will be Salford and Wigan (28 February).

There will be a period of six-week post adoption (i.e. from 21 March) when a judicial review challenge may be made. This will trigger a process of consideration by the Courts as to whether a JR is sufficient grounds to be heard (there is a one-step oral hearing appeal process if a Judge decides to reject the ground for a JR from the outset).

Given the stage the Plan has reached, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

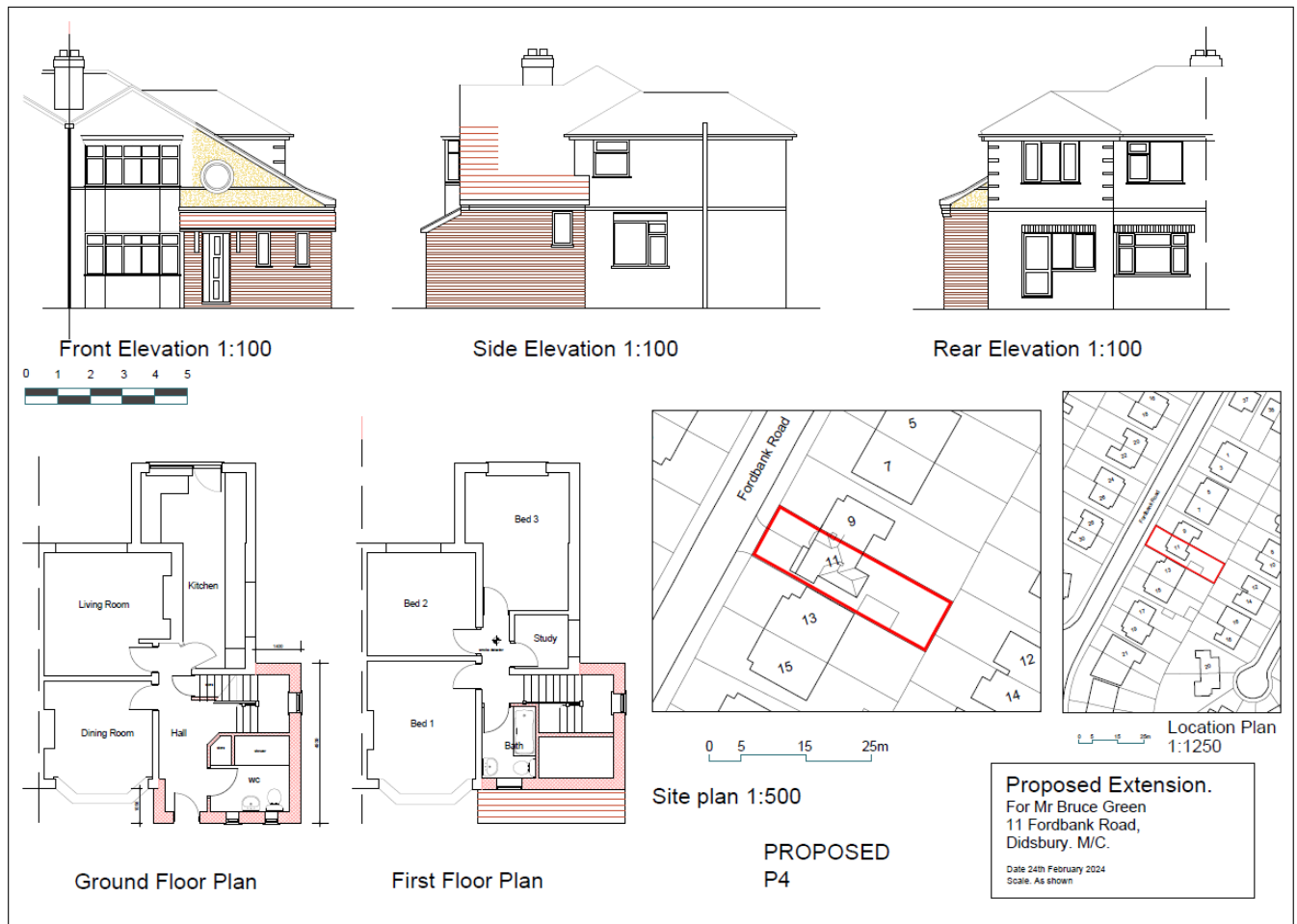


Figure 4. Submitted proposed plans and elevations.

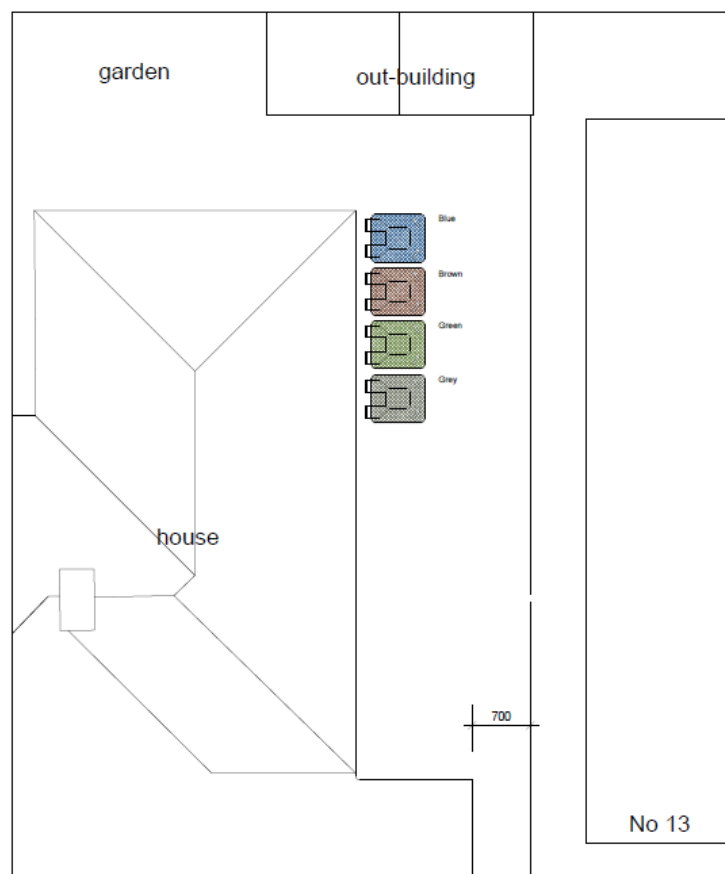


Figure 5. Submitted proposed bin storage arrangements.

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 front and side 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 part-single / part-two storey extension would be sited at the front and side of the property, wrapping around its northwest and southwest elevations.

At ground floor level, the extension would project 1.058m frontwards, with a length / depth of 4.939m, a sideward projection of 1.4m, width of 4.55m, mono pitch roof height of 3.123m and an eaves height of 2.365m. A gap of 3.555m would be maintained to the boundary shared with No.9 Fordbank Road and a gap of 0.7m would be maintained to the boundary shared with No.13 Fordbank Road. At first-floor level, the extension would project 0.816m frontwards, with a length / depth of 3.885m, a sideward projection of 1.4m, width of 4.384m and a blended catslide gable roof measuring to 5.592m in height, with eaves measuring to 3.203m in height.

Overall, the siting, scale, and massing of the proposal is deemed acceptable. This is on the basis that the extension would read as a subservient addition to the property in terms of its dimensions and would not result in an 'excessively large or bulky' addition to the property. Moreover, a number of other residential properties along Fordbank Road exhibit extensions of a similar design and scale, therefore it is considered that a precedent exists for this type of development in this area.

The proposal is therefore considered to accord with policy DC1 of the UDP, and policies DM1 and SP1 of the Core Strategy.



Figure 6. Precedent of similar works in surrounding area.



Figure 7. Precedent of similar works in surrounding area.

Appearance and visual amenity – the proposal would be built of brickwork, render, and roof tiles to match the existing in addition to white uPVC windows and doors.

At ground floor level, the extension would feature 1no. inward-opening door and 2no. windows to the front, 1no. window to the side (facing No.13 Fordbank Road), and blank rear and northeast side elevations. At first-floor level, the extension would feature 1no. window to the front, 1no. window to the side (facing No.13 Fordbank Road), and a blank rear elevation. Its roof would be blank and featureless.

The proposal is relatively standard in terms of its scale and design and would be in-keeping with the existing precedent of residential extensions in this area. Sited at the front and side of the property, the extension would be visible within the street scene, however its use of matching materials should ensure that it does not form a prominent visual feature. The overall character of the property and its surrounding area would therefore not be significantly harmed by these works.

The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Residential amenity – given the subservient dimensions of the rear extension in relation to the host dwellinghouse, combined with its siting to the south of the main property, away from the plot's shared boundaries, it is considered that the proposal should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its side-facing windows have been conditioned to be obscurely glazed so as to protect the residential amenity of neighbouring occupiers.

In addition, no objections were received in response to this application.

The proposal therefore accords with policy DC1 of the UDP, and policies SP1 and DM1 of the Core Strategy.

Waste storage – the submitted plans indicate that the current waste storage arrangements would be unaffected by the proposal, with a 0.7m gap maintained along the side of the extension to allow bins to be stored to the rear, away from the street scene.

Parking – the submitted plans indicate that the current parking arrangements would be unaffected by this proposal, with sufficient space for vehicle parking retained on the existing driveway.

Conclusion – given the above issues, it is considered that the proposed extension is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, 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 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

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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 labelled:

- 'Householder Application for Planning Permission for works or extension to a dwelling', numbered 'PP-12871436', stamped as received by the City Council as Local Planning Authority on the 7th March 2024.

-‘Proposed Extension’, numbered ‘P4’, stamped as received by the City Council as Local Planning Authority on the 7th March 2024.

-‘Proposed Extension. BIN STORAGE’, stamped as received by the City Council as Local Planning Authority on the 8th April 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) Before first occupation, the proposed windows in the side elevation facing No.13 Fordbank Road 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 residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) 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 extension hereby approved other than those shown on the approved plans.

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

Appendix 1 – List of consultees & neighbours notified

9 Fordbank Road, Manchester, M20 2TH
14 Woodford Gardens, Manchester, M20 2TF
12 Woodford Gardens, Manchester, M20 2TF
28 Fordbank Road, Manchester, M20 2TH
26 Fordbank Road, Manchester, M20 2TH
13 Fordbank Road, Manchester, M20 2TH
24 Fordbank Road, Manchester, M20 2TH

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Area Team Boundary - Name: SOUTH AREA