MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139973/FH/2024
Date registered valid:	9 May 2024
Proposal:	Erection of a single storey rear extension following demolition of existing conservatory, together with single storey side extension, and associated external alterations.
Address:	50 Ferndene Road, Manchester, M20 4TT
Ward(s):	Didsbury East Ward
Applicant:	M. & S. Hall
Agent (if any):	Mr Mark Whitfield, Whitfield Architects
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 2nd July 2024



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 7 June 2024
Standard consultations:
No consultations have been printed and sent.
Neighbour notifications
Printed: 20 May 2024 Expired: 11 June 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

The site/building relates to a two storey semi detached property in the Didsbury East ward area of Manchester. Gardens are to the front and rear with access along the side. The site features a single storey side extension with part single part two storey to the rear.



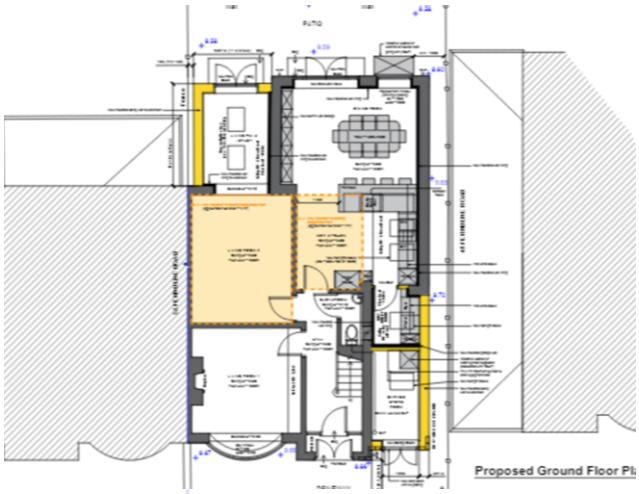
Listed building: Not applicable
Conservation area: Old Broadway Conservation Area 1991
Tree Preservation Order: Not applicable

Description of area

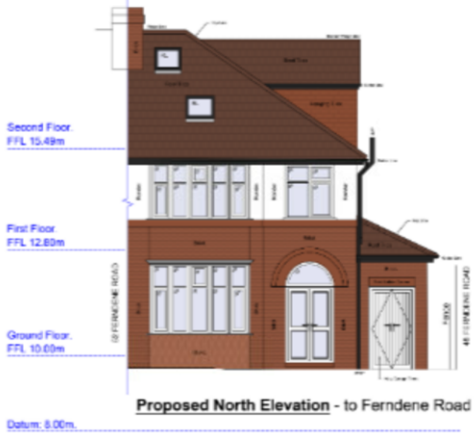
This is primarily a residential area in nature

Description of development

The applicant is seeking planning permission for a single storey rear extension following demolition of existing conservatory, together with single storey side extension, and associated external alterations.









Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. There have been no representations received as a result of this proposal.

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

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 50 Ferndene Road

074968/FH/2005/S2 - Application Approved - 13.04.2005 - Part Retrospective Application for the erection of a single storey rear conservatory

070872/FH/2004/S1 - Application Refused - 11.03.2004 - Erection of two storey side and two storey rear extension to form additional living accommodation

071537/FH/2004/S1 - Application Approved - 13.09.2004 - Erection of two storey rear extension, single storey side extension and a side dormer to form additional living accommodation

Residential amenity

The applicant is seeking planning permission for a single storey rear extension following demolition of existing conservatory, together with single storey side extension, and associated external alterations. Although the property is identified as being in the Broadway Conservation Area, this is in fact along the shared boundary to the rear and therefore would not require consideration as so.

Side

The extension would be attached to the existing side projection creating an in fill to the front/side. The roof would be hipped with the addition of 2 x roof lights and garage doors would be on the front elevation.

It is not considered that the introduction of a single storey side extension in this location would provide any visual harm to the adjacent or surrounding properties especially given that there is a precedent already established within the street scene.

Rear

Following demolition of an existing conservatory to the rear along the shared boundary with the adjoining semi detached property, the applicant proposes an infill single storey with a projection measuring 3.375 slightly shorter than the existing rear projection. The roof would be mono pitch with the inclusion of two roof lights and double doors are proposed on the rear elevation leading into the rear garden.

Given that the presence of a structure is already established within this location along the rear boundary, together with the fact that the extension is single storey only, it is not anticipated that the proposed development will impact upon the existing levels of residential amenity currently being enjoyed by occupants of adjoining properties including loss of privacy, light or overshadowing.

Elevational alterations would be included in the works to the property and would see the replacement of an existing rear door and window to the two storey rear elevation with double doors. This minor change is considered to be acceptable.

Overall, the footprint is not considered to create a bulky or disproportionate scale addition to the property. The proposal would be visible from the public highway and therefore would feature within the street scene, however, the character of the area is retained although over time as the houses in the immediate vicinity are themselves altered and extended. Therefore, the appearance is acceptable and its impact upon visual amenity is considered negligible

On balance, the extension is considered can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

The proposal therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 Unitary Development Plan.

Siting, scale and massing

In context to the application site, the extensions are acceptable. The scale and massing of the extensions are considered would not cause undue harm to the current levels of amenity being enjoyed by the occupiers of surrounding properties. The extensions would not present an unusual feature in the immediate area and due to the existence of other similar extensions to a variety of house types in the immediate area, the size of the extensions are considered acceptable within the surrounding environmental context and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties.

It is therefore considered that the design, scale and appearance 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 bricks and roof tiles to match existing as specified in the application form. The design of the extensions have 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

There is a garage/storeroom proposed at the side. This would comply with policy EN19 of the Core Strategy.

Parking

Car parking would be unaffected by the proposal as off road car parking would be retained at the front of the property.

Conclusion

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: Approve

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. The application has been determined in a timely manner and in accordance with the policies within 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 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 9th May 2024 numbered P(02)01 A Proposed Floor Plans 1 of 2
Received on 9th May 2024 numbered P(02)02 A Proposed Floor Plans 2 of 2
Received on 9th May 2024 numbered P(03)11 B A Proposed Elevations

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 hereby permitted shall match those as specified on 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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

29 Old Broadway, Manchester, M20 3DH
52 Ferndene Road, Manchester, M20 4TT
48 Ferndene Road, Manchester, M20 4TT
33 Old Broadway, Manchester, M20 3DH
21 Ferndene Road, Manchester, M20 4TN
19 Ferndene Road, Manchester, M20 4TN
31 Old Broadway, Manchester, M20 3DH
23 Ferndene Road, Manchester, M20 4TN

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
Conservation Area - Old Broadway Conservation Area 1991
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA