

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139431/FH/2024

Date registered valid: 29 February 2024

Proposal: Erection of part single, part two storey side extension and single storey rear extension to provide additional living accommodation.

Address: 1D Ardern Road, Manchester, M8 4WN

Ward(s): Crumpsall Ward

Applicant: Mrs Taiba Munir

Agent (if any): Mr Subhan Saleem, Saleem Architects

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 19 April 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 25 March 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 11 March 2024 Expired: 3 April 2024

Site notice

Posted: 25 March 2024 Expired: 17 April 2024

Press advert

Published: 19 March 2024 Expired: 2 April 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Crumpsall Lane Conservation Area 2004

Tree Preservation Order: No

Description of site / building / area

This application relates to a 2 storey, red brick facing, pitched roof, modern semi-detached dwellinghouse within the Crumpsall ward in north Manchester. The site benefits from existing amenity space along the front, side, and rear including boundary treatment with gated access along the side elevation. There is an existing single storey side extension and fully hard surfaced front driveway. The hard surface ground treatment continues along the side garden and the rear perimeter of the existing single storey side extension and dwellinghouse. The application site is bordered by Towngreen Court along the rear - (northern) boundary and by 3 storey semi-detached block of flats along the side - (eastern) boundary. The site lies within the Crumpsall Lane Conservation Area (designated 2004). The immediate area is predominantly residential in character with a mix of property styles comprising of Victorian Villa properties, to modern construction apartment blocks.

Site Planning History

- No record.

Description of development

The submitted plan proposes the erection of a part single, part two storey side extension and single storey rear extension to provide additional living accommodation, following demolition of existing single storey side extension.

The proposal along the ground floor would be flush with the front building line of the existing dwellinghouse, whilst retaining a distance of approximately 982mm from the common shared boundary. It would maintain a proposed width of approximately 3811mm. It would then project along the side boundary approximately 10,163mm, then comes forward of the common shared boundary with no. 1C Ardern Road approximately 8835mm wide, whilst retaining a small gap of approximately 141mm from this boundary. It would incorporate a lean-to pitched roof design - maximum height approximately 3150mm (along the front elevation), 3557mm (along the rear elevation); and would include 1no. window along the front elevation, 1no. window and a door along the side elevation, 4no. windows along the rear roof elevation, 1no. window and bi-fold doors long the rear elevation.

Along the first floor, the proposal would sit above the ground floor element, but would be set-back approximately 1694mm along the front elevation. It would then project along the side boundary approximately 6436mm, then comes forward of the side elevation of the existing dwellinghouse whilst being flush with the rear building line. It would incorporate a pitched roof design with the proposed roof ridge dropped below that of the existing roof ridge and would include 1no. window along the front elevation and 1no.window along the rear elevation. It is intended to use external facing materials to match 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 on this occasion.

POLICY

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

1. Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72 of the Listed Building Act - Provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

2. The National Planning Policy Framework (NPPF), (2021) -

This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism

through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework has been related to the proposed development, with particular emphasis given to the following:

- Chapter 12: Achieving well-designed places.
- Chapter 16: Conserving and enhancing the historic environment.

3. Planning Practice Guidance - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The PPG seeks to both simplify and clarify planning guidance easier and simpler. It is intended to be read in conjunction with the National Planning Policy Framework (NPPF) and is relevant to key planning issues of significance to applicants and local authorities. In considering this application consideration has been given to the following aspects of the NPPG:

- i. Consultation and pre-decision matters (ID:15);
- ii. Design (ID:26) - Good quality design is considered to be an integral part of sustainable development;
- iii. Health and well-being (ID:53).

4. Places for Everyone (2024) -

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. The plan was adopted by the Council on 20 March 2024 and will come into effect from 21 March 2024. The plan sets out the kind of development that takes place across the city-region. It maximises the use of brownfield land and urban spaces; protects green belt land from the risk of unplanned development; releases some sites for housing and employment in key locations; ensures we integrate all new developments into Greater Manchester's transport network. Otherwise, new roads and transport will support them. The Plan and its policies are now a material planning consideration in the determination of planning applications, and therefore be given significant weight in the planning balance.

5. Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012.

It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following Core Strategy policies are relevant to the proposed development:

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

- Policy EN3 (Heritage)
- Policy EN15 (Biodiversity and Geological Conservation)
- Policy EN19 (Waste)
- Policy T2 (Accessible areas of opportunity and need)

6. Saved Unitary Development Plan (UDP), (1995)

- o Saved Policy DC1 for Residential Extensions.
- o Saved Policy DC18 (Conservation Areas)
- o Saved Policy CC5 (Crumpsall Lane Conservation Area)

7. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007 -

- Chapter 2: Design

ISSUES

Principle of development

The principle of extending one's home is acceptable and the planning system accommodates this demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The key issues for this application are therefore the impacts on visual and residential amenity.

Residential and visual amenity

Impact of works (Erection of part single, part two storey side extension and single storey rear extension to provide additional living accommodation.) - In light of the resultant contextual relationship along the boundaries and due to the fact that the proposal would be contained within the curtilage of the application site, it is considered that the proposed development responds positively to policy SP1 and DM1 of the core strategy and saved policies DC18 and CC5 of the UDP in that it would improve the quality of the existing accommodation to meet changing household needs and continued occupation of the house and maintain existing levels of residential amenity within the area. It is not considered that the development would undermine the residential character of the Crumpsall Lane Conservation Area due to the scale of the development, the quality of the proposed design, and proposed materials. The proposed extension retains an adequate gap/distance from the common shared boundary with nos. 1C Ardern Road and 1-3 Holland Road. The proposal when viewed from Ardern Road would not appear to pose a significant impact in terms of visual amenity and therefore no justified reason for refusal in this instance. Moreover, in terms of due consideration of the proposed development and its location within the Crumpsall Lane Conservation Area; in such circumstances, policy EN3 requires that new developments are designed to enhance the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance. Policy EN3 has been related to the relationship of the proposed extension, including its height, proportions, and siting, to the Crumpsall Lane Conservation

Area. It is considered that the development would result in a subservient extension with design features in keeping with the host dwellinghouse that would contribute positively to the surrounding context.

Impact of works (Design and appearance and impact within Crumpsall Lane

Conservation Area) - The proposed extension is considered to be proportionate and satisfactorily related to the character of the existing house. The proposed extension is in keeping with the original property and the applicant intends to match the existing materials with that of the house, therefore it is considered that the proposal is acceptable in design terms. However, the application site lies within the north western edge of the Crumpsall Lane Conservation Area needs to be accessed accordingly. The surrounding area consists of a variety of types of tenure, design and age of residential dwellings: three storey mews houses face the application site and on the same side of Ardern Road lies a variety of different house designs some of which are clad in timber and painted black and white in colour. Moving toward the junction with Middleton Road on the right side of the junction lies an Edwardian Villa that has been extended by the introduction of a large flat roof extension. The left hand side of the junction with Ardern Road and Middleton Road lies a modern apartment building that has a large proportion of the elevation facing Ardern Road. The application site lies within a row of modern dwellinghouses that can be seen in conjunction with period properties that lie on the junction with Holland Road. All the dwelling described above have similar relationship with neighbouring buildings in terms of the layout, as does the application site. DC18 Conservation areas states that there is a desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees) and any types of development should not detract from the host building. The boundary and amenity space does not alter the layout of the original dwelling, nor does it alter or detract from the character from within the conservation area. The extension in terms of its appearance does not detract from the street scene nor detract from the conservation area. The character of the conservation area depicts the evolution of the area over time and the more modern structures do not detract from the character within the conservation area, they simply allow of adaptations to be controlled through a conservation lead approach by protecting the integrity of the character of the conservation area. Therefore, it is not considered that the development would undermine the residential character of the Crumpsall Lane Conservation Area due to the scale of the development, the quality of the proposed design and proposed materials.

Impact of works (Trees) - Particular consideration will be given to sites with international or national designations for their biodiversity value. The Council's objective is to protect trees. There are no trees within the curtilage of the application site that would be detrimentally affected as a result of the extension. Therefore, the proposal accords with the policy EN15.

Impact of works (Car Parking) - The existing arrangement would be unaffected. Therefore, the proposal accords with the policies DC1, DM1 and T2.

Impact of works (Waste Management) - The existing arrangement would be unaffected. Therefore, the proposal accords with the policies DC1, DM1 and EN19.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the proposed development responds positively to The National Planning Policy Framework (2021) chapters 12 and 16; policies SP1, DM1, EN1, EN3, EN15, EN19, T2 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1, DC18, CC5 of the Unitary Development Plan (1995); and chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007) and no comments or objections have been received from local residents in response to this application.

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

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, the local planning authority had no 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 29 February 2024.
- Location Plan with application site edged in red, DRAWING NO. Sheet 1, received by the City Council as the Local Planning Authority on 29 February 2024.
- Existing & Proposed Roof Plan, DRAWING NO. Sheet 3, received by the City Council as the Local Planning Authority on 29 February 2024.
- Existing Floor Plans, DRAWING NO. Sheet 2, received by the City Council as the Local Planning Authority on 29 February 2024.
- Existing Floor Plans, DRAWING NO. Sheet 4, received by the City Council as the Local Planning Authority on 29 February 2024.
- Proposed Floor Plans, DRAWING NO. Sheet 5, received by the City Council as the Local Planning Authority on 29 February 2024.
- Proposed Elevations, DRAWING NO. Sheet 6, received by the City Council as the Local Planning Authority on 29 February 2024.

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 (2012) and saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995).

3) The materials used to construct the external elevations of the development hereby approved shall match the existing dwellinghouse, in terms of colour, type, scale and method of coursing and pointing and as stated on the submitted information and approved drawings.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policy DM1 of 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 stated on: Existing & Proposed Roof Plan, DRAWING NO. Sheet 3; Proposed Floor Plans, DRAWING NO. Sheet 5; and Proposed Elevations, DRAWING NO. Sheet 6, all received by the City Council as the Local Planning Authority on 29 February 2024.

Reason - In the interests of residential amenity pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policy DM1 of 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).

Reason - In the exceptional circumstances of a proliferation of HMO's 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 provision of accommodation that is suitable for people living as families pursuant to policy 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 Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

1C Ardern Road, Manchester, M8 4WN
Flat 2, 1 Holland Road, Manchester, M8 4WW
Flat 12, Town Green Court, 5 Holland Road, Manchester, M8 4WW
Flat 11, Town Green Court, 5 Holland Road, Manchester, M8 4WW
Flat 10, Town Green Court, 5 Holland Road, Manchester, M8 4WW
Flat 9, Town Green Court, 5 Holland Road, Manchester, M8 4WW
Flat 8, Town Green Court, 5 Holland Road, Manchester, M8 4WW
Flat 7, Town Green Court, 5 Holland Road, Manchester, M8 4WW
Flat 6, Town Green Court, 5 Holland Road, Manchester, M8 4WW
Flat 5, Town Green Court, 5 Holland Road, Manchester, M8 4WW
Flat 4, Town Green Court, 5 Holland Road, Manchester, M8 4WW
Flat 3, Town Green Court, 5 Holland Road, Manchester, M8 4WW
Flat 2, Town Green Court, 5 Holland Road, Manchester, M8 4WW
Flat 1, Town Green Court, 5 Holland Road, Manchester, M8 4WW
Flat 2, 3 Holland Road, Manchester, M8 4WW
10 Ardern Road, Manchester, M8 4FB
1B Holland Road, Manchester, M8 4WW
Flat 3, 1 Holland Road, Manchester, M8 4WW
Flat 5, 3 Holland Road, Manchester, M8 4WW
Flat 1, 3 Holland Road, Manchester, M8 4WW
6D The Danes, Ardern Road, Manchester, M8 4FB
6A The Danes, Ardern Road, Manchester, M8 4FB
Flat 5, 1 Holland Road, Manchester, M8 4WW
Flat 4, 1 Holland Road, Manchester, M8 4WW
1A Holland Road, Manchester, M8 4WW
8 Ardern Road, Manchester, M8 4FB
1B Ardern Road, Manchester, M8 4WN
Flat 4, 3 Holland Road, Manchester, M8 4WW
Flat 3, 3 Holland Road, Manchester, M8 4WW
Flat 1, 1 Holland Road, Manchester, M8 4WW
6C The Danes, Ardern Road, Manchester, M8 4FB
6B The Danes, Ardern Road, Manchester, M8 4FB

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Crumpsall Lane Conservation Area 2004
Area Team Boundary - Name: NORTH AREA