

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138965/FH/2024
Date registered valid: 16 January 2024
Proposal: Retention of single storey rear extension to form additional living accommodation
Address: 13 Ardern Road, Manchester, M8 4WN
Ward(s): Crumpsall Ward

Applicant: Mr Qamar Zaman
Agent (if any): Mr Subhan Saleem
Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 8 March 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 24 January 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 17 January 2024 Expired: 7 February 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: No

Tree Preservation Order: No

Description of area

The application site relates to 13 Arden Road within the north Manchester ward of Crumpsall. The application site relates to a two-storey, semi-detached dwellinghouse which forms part of the end pair of semis just before the corner of Arden Road and Boardman Road. The property incorporates front, side and rear garden areas and existing built form takes the form of a wrap round side and rear extension and the infill rear extension to which this application relates to.

In contrast to most other properties along Arden Road, but typical of semi-detached properties on road corners, the property is aligned along a different orientation, with the front of the property facing a south-easterly rather than a southerly direction. In this case, the host property is also of a lower topography to that of the adjoining property at No.11, which at the time of the site visit was subject to the construction of a two storey side extension.

The surrounding area is residential in context.

Description of development

The submitted application seeks planning permission for retention of single storey rear extension to form additional living accommodation.

The infill extension covers the external area from the approved extension under planning reference: 128137/FH/2020- Erection of single storey rear and side extension, including alterations to the roof to create rear roof dormer- up to the common boundary with the adjoining neighbour, no.1 Boardman Road. The extension aligns to the rear building line of the existing extension and as such the proposal has approximate dimensions of Height: 3.5 x Length: 2.5 x Width: 3.6 metres. The materials used match the host property, except for the use of insulation panel board along the side elevation adjoining the immediate neighbour.

Planning History

128137/FH/2020- Erection of single storey rear and side extension, including alterations to the roof to create rear roof dormer.
Approved 22 December 2020.

109673/FH/2015/N1- Erection of a two storey side extension and single storey rear extension to form additional living accommodation.
Refused 9 October 2015.
Appeal dismissed.

105563/FH/2014- Erection of two-storey side and single storey rear extensions, following demolition of existing garage, to provide additional living accommodation.
Withdrawn 26 January 2015.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Issues

POLICY

The National Planning Policy Framework (December 2023)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities.
- ii. Chapter 12. Achieving well-designed and beautiful places.

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

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are Policy DM1 (Development Management), Policy SP1 (Spatial Principles) and Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

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

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful

places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Places for Everyone

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. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

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'.

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.

The following policies are relevant:
i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for the retention of single storey rear extension to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter and extend homes rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Residential/Visual Amenity

The application seeks permission to retain the infill rear extension at the site. The proposal wraps into the recently approved rear extension (see planning reference: 128137/FH/2020) with

the same projection, roof height and formation. The adjoining neighbour (no.1 Boardman Walk) as a result experiences 2.5 metres of additional built form against the shared boundary. As the projection is considered relatively constrained, the additional built form against the boundary is not considered to give rise to an overbearing impact. Any tunnelling and loss of light to the neighbour's ground floor patio doors within the rear elevation would be minimal given the structure is only single storey. No adverse privacy implications would occur to no.1 Boardman Walk due to the placement of windows. In addition, a condition would be attached to any approval granted restricting the insertion of further windows or doors approved beyond this consent.

No.11 Ardern Road would not be impacted by the proposal given the neighbouring property sits at a much higher topography.

Due to the pinch point of the applicant's rear boundary and the neighbours to the west, no properties to the rear of the applicant property would be negatively impacted by the proposal.

Due to the reasons stated above, there are no significant impacts associated in terms of residential or visual amenity.

Design and Appearance

The proposal would have a projection of 2.5 metres and therefore be considered pursuant with Policy DC1.3 of the UDP. The form of the extension is considered appropriate given it follows the existing form of development constructed under planning reference: 128137/FH/2020. The materials used in the infill match those used within the previous extensions. As such, the design and appearance of the proposal is considered acceptable, pursuant to Policy DC1 of the UDP.

Car Parking

Car parking would be unaffected by the proposal.

Bin Storage

Bin store arrangements would not be impacted as a result of the proposal.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area.

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 proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner and appropriate conditions have been attached to the approval granted.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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

-Application Form, stamped as received by the City Council as Local Planning Authority on 5 January 2024.

-Drawing- Proposed- Plans, numbered Sheet 4, stamped as received by the City Council as Local Planning Authority on 5 January 2024.

-Drawing- Proposed- Elevations, numbered Sheet 5, stamped as received by the City Council as Local Planning Authority on 5 January 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

2) 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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

38 Ardern Road, Manchester, M8 4NW
36 Ardern Road, Manchester, M8 4NW
3 Boardman Road, Manchester, M8 4NT
9 Ardern Road, Manchester, M8 4WN
11 Ardern Road, Manchester, M8 4WN
40 Ardern Road, Manchester, M8 4NW
1 Boardman Road, Manchester, M8 4NT

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
Area Team Boundary - Name: NORTH AREA