

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137328/FH/2023

Date registered valid: 29 June 2023

Proposal: Erection of a first floor side, part two/part single storey rear extensions, together with the installation of a front canopy, bin store and partial rendering of existing single storey extension.

Address: 18 Ambrose Drive, Manchester, M20 2YE

Ward(s): Didsbury West Ward

Applicant: Craig And Emma Haddock

Agent (if any): B Fasciato Fasciato Architects Ltd

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **23 August 2023**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14 July 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 4 July 2023 Expired: 25 July 2023

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 18 Ambrose Drive within the south Manchester ward of Didsbury West. The application site relates to a 1920s semi-detached, two storey dwellinghouse built with red/brown multi brick with render to the first floor with a brick quoin corner detail and a cat slide roof. The entrance to the property is available from the side elevation of the property, changed from its original position. The property benefits from an existing single storey side extension built of red brick (see planning ref: 106763/FH/2014/S2). To the front of the property an off-road car parking space exists and a small path along the side of the property leads to the rear. The rear of the property benefits from a garden with areas of hardstanding and decking.

Description of development

The submitted application seeks planning permission for the erection of a first floor side, part two/part single storey rear extensions, together with the installation of a front canopy, bin store and partial rendering of existing single storey extension.

The first floor side extension would be sited above the existing single storey side extension (see planning ref: 106763/FH/2014/S2) and would have approximate dimensions of Height: 7 x Length: 5.6 x Width: 5.6 metres.

The part single storey rear extension would involve an extension to the rear of the existing side extension and the enlargement of the sitting room within the built form of the host property. At the largest point, this element of the extension would have approximate dimensions of Height: 4 x Length: 3.5 x Width: 8.6 metres. The part two storey rear extension would extend bedroom 4 with approximate dimensions of Height: 6.5 x Length: 2 x Width: 3 metres.

The first floor side extension would have a cat slide roof, as seen in the host property.

The proposal would create a new utility room, kitchen/family room, dining and sitting room on the ground floor, and a master bedroom, walk in wardrobe, en-suite and enlarged bedroom 4 on the first floor.

The proposal would involve the insertion of two windows within the primary elevation, a door within the side elevation, sliding doors and two windows within the rear elevation, plus the insertion of 7 skylights.

A front canopy would cover the front door for the property and would be made of wooden materials.

A bin store would be sited to the front of the property, in front of the front elevation of the property and would be made of a timber structure.

Part of the existing single storey extension would be rendered in white.

Materials to be used throughout the proposal would include brick and render, roof tiles, uPVC timber/ aluminum frame windows and doors. Where possible, the materials would match those used within the host property.

Amended Plans

The original plans submitted were not considered to result in a subservient form at the property and would result in an overly dominant structure. As such, the plans were revised to reflect a lowering of the roof within the first floor side extension and the number of windows were reduced from the first floor side extension to reflect the blank cat slide elevation within the host property.

Planning History

106763/FH/2014/S2- Erection of a single-storey side extension.
Approved 15 October 2014.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Issues

POLICY

The National Planning Policy Framework (July 2021)

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 – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

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

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

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); which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The impact; on the surrounding areas; in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area. The effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 (Spatial Principles); which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

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).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b. the actual or potential result of building the extension will not be the creation of a terracing

effect, where this would be unsympathetic to the character of the street as a whole;
c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

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.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

Principle of Development

The submitted development application is for the erection of a first floor side, part two/part single storey rear extensions, together with the installation of a front canopy, bin store and partial rendering of existing single storey extension. 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.

Visual/ Residential Amenity

First floor side extension:

The first floor side extension would be sited on top of the existing single storey side extension, although the roof would be lowered from the ridge height of the host property. The proposal would be sited 1 metre from the shared boundary with the neighbouring property, no.16 Ambrose Drive. Given the neighbouring property benefits from an existing part single, part two storey side extension, the insertion of a first floor side extension would not negatively impact the neighbouring property in terms of amenity. No windows within the side elevation of the extension would be inserted, thus not giving rise to any adverse privacy implications.

The first floor side extension would be visible from the streetscene. Given the side extension would be set back from the primary elevation of the host property by 3.7 metres, the proposal would have a lower roof than the host property, and given the proposal would be set 1 metre from the shared boundary, the proposal is considered to create a subservient addition to the property and to the streetscene. As such, no adverse implications in terms of visual/ residential amenity would occur.

Part two/ part single storey rear extension:

The single storey rear extension would follow the building line of the existing side extension and as such would be sited 1 metre from the shared boundary of no.16 Ambrose Drive. As the neighbour benefits from a single storey conservatory like extension, any impact from the single storey extension would be extremely limited. Given the part two storey rear extension would be sited approximately 6.5 metres from the shared boundary with no.16 Ambrose Drive, any impact from this element of the works would again be extremely limited.

Given the single storey rear extension would be, at the largest point, 3.5 metres in length and at single storey level only, the proposal is not considered to create an overbearing feature for the neighbour, especially given the distance from the shared boundary. Although two windows are to be inserted within the side elevation of the proposal facing onto no.20's shared boundary, given they would be sited adequate distance from the shared boundary, any impact in terms of adverse privacy implications would be considered minimal and therefore acceptable. A condition would be placed on any approval granted ensuring no further windows and doors are placed in the extension beyond those agreed by this consent. This neighbour would not be impacted in terms of loss of light/ overshadowing, due to the orientation of the properties.

Given the two storey rear extension is set away from the shared boundary with no.20 Ambrose Drive, any impact in terms of amenity is not considered to be significant.

Front canopy:

The canopy would provide shelter for the applicant when entering the property. The canopy would be open in nature and at a single storey height. As such, no adverse implications in terms of amenity would occur.

Bin store:

The bins would be stored to the front of the applicant property within a timber bin store. No adverse implications in terms of amenity would occur.

Partial rendering of existing single storey extension:

No adverse implications in terms of amenity would occur.

Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity.

Design and Appearance

First floor side extension:

DC1.4 of the UDP requires the creation of domestic extensions which are subservient to the main house, do not cause a terracing effect and must provide a 1.53 metre gap to the shared boundary. In order to avoid the terracing effect and to ensure that subservience to the original dwellinghouse is achieved. In this instance, the side extension is sited 1 metre from the shared boundary, would be sited 3.7 metres from the primary elevation of the host property and the roof height would be lower than the ridge height of the host property. As such, this element of the proposal is considered adequately set back to ensure the proposal is viewed as a subservient addition to the property.

The form of the side extension replicates the cat slide roof within the host property. Although the first floor side extension involves the insertion of windows within the front elevation which the host property does not, this is necessary to ensure adequate levels of light into the host property. The immediate streetscene is mixed and the proposal aims to design the additions to the property in a sympathetic manner. As such, the form and appearance of this element of the proposal is considered acceptable.

Part two/ part single storey rear extension:

At the largest point, the rear extensions would have a length of 3.5 metres and would therefore be pursuant to Policy DC1.3 of the UDP. This is considered acceptable. The set in of the part-two storey rear extension ensures limited impact to the surrounding neighbours.

Front canopy:

The front canopy to be installed is considered acceptable in size and form, covering the area in between the front door and the side extension. The agent provided an example of the wooden structure to be used at the front of the property and the use of natural materials is considered acceptable in this instance.

Bin store:

The agent provided plans, elevations and an example of the type of materials to be used for the bin store. These are considered acceptable and would be conditioned accordingly.

Partial rendering of existing single storey extension:

This is considered acceptable to reflect the materials within the host property. The rendering of the proposal is considered acceptable to reflect the colours and materials within the host property as existing. All materials to be used within the proposal would be conditioned within any approval granted.

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.

Car parking

Car parking provision would be unaffected by the proposal.

Bin storage

Bin store information has been provided as part of the application and would be conditioned accordingly.

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 a revised scheme has been revised and assessed.

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:

-Application Form, stamped as received by the City Council as Local Planning Authority on 29 June 2023.

-Drawing- Proposed- Site Plan, Floor Plans and Elevations, numbered 1863.PL01B, stamped as received by the City Council as Local Planning Authority on 7 August 2023.

-Photo- Example of Bin Store Materials, stamped as received by the City Council as Local Planning Authority on 7 August 2023.

-Photo- Example of Porch Materials, stamped as received by the City Council as Local Planning Authority on 7 August 2023.

-Photo- External View 1, stamped as received by the City Council as Local Planning Authority on 7 August 2023.

-Photo- External View 2, stamped as received by the City Council as Local Planning Authority on 7 August 2023.

-Drawing- Proposed- 3D Views, numbered 1863.PL02, stamped as received by the City Council as Local Planning Authority on 7 August 2023.

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.

3) 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.

4) Before first occupation, the ground floor WC/cloaks window as shown on the approved 'Drawing- Proposed- Site Plan, Floor Plans and Elevations, numbered 1863.PL01B', stamped as received by the City Council as Local Planning Authority on 7 August 2023, 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 properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the Application Form, Photo- Example of Bin Store Materials and Photo- Example of Porch Materials, specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

6) The development hereby approved shall be carried out in accordance with 'Drawing- Proposed- Site Plan, Floor Plans and Elevations, numbered 1863.PL01B', stamped as received by the City Council as Local Planning Authority on 7 August 2023 and 'Photo- Example of Bin Store Materials', stamped as received by the City Council as Local Planning Authority on 7 August 2023, in relation to a secure and ventilated bin storage area. The bin storage area shall be implemented in accordance with the approved scheme and be in place prior to the first use of the development and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the provision of off-street car parking, and the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

Appendix 1 – List of consultees & neighbours notified

1 Highcroft Avenue, Manchester, M20 2YN
747 Princess Road, Manchester, M20 2ZE
Unit 2, 749 - 807 Princess Road, Manchester, M20 2ZE
749 - 807 Princess Road, Manchester, M20 2ZE
SNOW & ROCK SPORTS LTD, Unit 1, 749 - 807 Princess Road, Manchester, M20 2ZE
20 Ambrose Drive, Manchester, M20 2YE
19 Ambrose Drive, Manchester, M20 2YE
17 Ambrose Drive, Manchester, M20 2YE
16 Ambrose Drive, Manchester, M20 2YE

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