

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135394/FH/2022

Date registered valid: 9 December 2022

Proposal: Erection of part single, part two storey rear extension, single storey front and side extension, rear dormer and erection of an outbuilding to form additional living accommodation

Address: 9 Ardern Road, Manchester, M8 4WN

Ward(s): Crumpsall Ward

Applicant: Ms Sabiha Khan

Agent (if any): Mr Talat Zeria, HSH Engineering Design Service Ltd

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

Recommendation: Approve

Date of recommendation: 31 January 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 13 January 2023

Standard consultations:

Printed: 4 January 2023 Expired: 25 January 2023

Neighbour notifications

Printed: 4 January 2023 Expired: 25 January 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 9 Ardern Road within the north Manchester ward of Crumpsall. The property is a two storey, semi-detached, red brick dwellinghouse, where the porch and entrance is set back from the primary building line by 0.6 metres. The property also benefits from an existing small outrigger and a front porch. Amenity space to the front of the property is characterised by a double driveway and amenity space to the rear is accessible through an existing lean to side passage (next to the existing single storey side outrigger) and leads to a large, grassed garden, paved patio and storage shed.

Description of development

The submitted application seeks planning permission for the erection of part single, part two storey rear extension, single storey front and side extension, rear dormer and erection of an outbuilding to form additional living accommodation.

The part single storey rear extension would replace the existing rear outrigger at the site and would have approximate dimensions of Height: 2.7 x Length: 4.5 x Width: 8.3 metres. The part two storey rear extension would have approximate dimensions of Height: 6 x Length: 3.3 x Width: 3.5 metres and would be set away from the shared boundary with no.11 Ardern Road by

approx. 3.2 metres. The single storey front extension would have approximate dimensions of Height: 2.3 x Length: 1.7 x Width: 2.7 metres. The single storey side extension would wrap into the new single storey front extension and would have approximate dimensions of Height: 3.3 x Length: 6.2 x Width: 1.7 metres. The rear dormer would have approximate dimensions of Height: 2.7 x Length: 6.5 x Width: 3.4 metres.

On the ground floor, the proposal would create a new entrance, office/snug, utility room, kitchen and dining room. On the first floor, the proposal would create an additional bedroom and on the second floor the proposal would create two new bedrooms and a bathroom.

The proposal would involve the insertion of 1 door and 1 window within the front elevation, a door within the side elevation, 1 door and 4 windows within the rear elevation and a skylight within the single storey rear extension.

In addition to the above, an outbuilding would be inserted to the back of the rear amenity space and would be a children's play area. This element of the proposal would have approximate dimensions of Height: 3.9 (to the highest point) x Length: 4 x Width: 7.9 metres and would involve the insertion of a door and two windows within the front elevation and a window within the side elevation.

The materials to be used would include bricks to match, tiles to roof and a flat roof, UPVC windows and doors. All the materials would match the existing, apart from the flat roof.

Amended plans

Plans were amended following concerns that the single storey rear extension with a projection of 5.8 metres was considered too long and would create an overbearing feature to the immediate neighbour. The projection was reduced to 4.5 metres to match the projection approved in a similar extension for the adjoining semi, no.11 Ardern Road (see planning ref: 133202/FH/2022).

Planning history

134696/PDE/2022- Prior notification of proposed larger home extension projecting 6m to the rear with a maximum height of 3.2m and a height at eaves of 3m.
Turned Away (Legislative)- 23 September 2022.

Consultations & Notification Responses

Local residents

Local residents were consulted and no responses were received.

Highway Services

Highway Services were consulted and provided the following comments:
The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.

Given that the proposed development will not result in any increase in residential units, it is

accepted that no highway concerns in terms of safety or capacity are considered likely to arise.

The current on-site parking offering is to be retained and as such, Highways have no concerns regarding vehicular build up on- street.

It is expected that refuse servicing will continue as present, bins will be stored within the sites curtilage and presented to the highway on waste collection days.

Given the minimal scale of construction works involved, the level of construction vehicles are unlikely to generate any significant on-street parking demands.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

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).

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 part single, part two storey rear extension, single storey front and side extension, rear dormer and erection of an outbuilding 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.

Visual/ Residential Amenity

Rear extension:

The proposed rear extension at ground floor would have a rearward projection of 4.5 metres sited close to the shared boundary with no.11 Ardern Road. Since the neighbouring property also has planning permission for the same rearward projection (planning ref: 133202/FH/2022), the current proposal would not be visible for the neighbour and as such would not produce any adverse implications. However, if the neighbour chooses not to implement the planning consent, the 4.5 metre projection, given the expansive rear amenity space, is considered acceptable and due to the orientation of the properties within the streetscene, would not experience any loss of light implications. The other immediate neighbour, no.7 Ardern Road, is sited at an elevated position than the applicant property and is sited to the east of its site. Therefore, space would be retained from the proposal and the neighbouring property. No adverse impacts would occur for this neighbour.

The part two storey rear extension would have a rearward projection of 3.3 metres. Since this part of the proposal would be sited away from the shared boundary with the adjoining semi, no.11 Ardern Road, by 3.2 metres, an overbearing feature would not be created. Due to the distance between the neighbouring property no.7 Ardern Road, this element of the proposal would not create an overpowering feature for either neighbour.

The windows within the rear would not give rise to any overlooking or adverse privacy implications to the surrounding properties since they would look onto the proposed outbuilding. In addition, a condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent.

Front and side extension:

The front and side extension would replace the existing front porch and small side outrigger at the property. This element of the proposal would not cause any adverse implications given the side extension would be sited next to the garage of no.7 Ardern Road and would be sited a distance from the host property of no.7 Ardern Road. Both the front and side extension would be seen from Ardern Road and is not considered bulky or incongruous with other developments in the area, to the detriment of visual/residential amenity.

Rear dormer:

As the rear dormer would not include the insertion of windows to the side elevation, the dormer would not give rise to any privacy or overlooking implications to those properties either side. The proposal would not give rise to overshadowing or loss of light implications.

The ridge height of the dormer is no higher than the existing and the dormer does not project further than the roof plane. It is considered to be an acceptable addition to the roof of the property. As such, the dormer is not considered to be a detrimental and overpowering feature and would not be visible from the streetscene.

Erection of outbuilding:

The outbuilding would be sited to the rear of the back garden and face onto the host property. Although a window would be inserted in the side elevation to the outbuilding facing onto the shared boundary with no.11 Ardern Road, a 1.3 metre gap would be retained and the window would not look onto habitable space in connection with the neighbouring property. The rest of the windows and doors would look onto the host property. As such, no overlooking or privacy

implications would occur from this element of the proposal and since it is not sited close to habitable space, the surrounding neighbours would not be affected in terms of loss of light or overshadowing.

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

Design and Appearance

Rear extension:

Although the 4.5 metre rear extension adjoining the boundary with no.11 Ardern Road exceeds the rearward projection of 3.65 metres as stated within Policy DC1.3 of the UDP, Permitted Development rights using the Larger Homes Extension Route can allow extensions up to 6-8 metres. The set in of the part two storey rear extension is considered acceptable and sympathetic in design, to minimise any impact to the immediate neighbour no.11 Ardern Road. As such, the form is considered acceptable.

Front and side extension:

Both the front and side extension would create a small addition to the property and similar extensions could have been obtained through the route of Permitted Development.

Rear dormer:

The rear dormer respects the shape of the existing property and is considered acceptable. The proposed dormer would have an approximate volume of 18 cubic metres and would be below the maximum prescribed under Permitted Development rights.

Erection of outbuilding:

The outbuilding is not considered excessively large or bulky and is considered appropriate in form, pursuant to Policy DC1 of the UDP.

Materials:

All the materials would match that of the host property apart from the flat roof. The materials are considered acceptable and a materials condition to this effect would be attached to 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 storage would be unaffected by 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 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:

- Householder Application for Planning Permission for works or extension to a dwelling, stamped as received by the City Council as Local Planning Authority on 7 November 2022.
- Drawing- Proposed- Floor Plans, numbered 05, stamped as received by the City Council as Local Planning Authority on 30 November 2022.
- Drawing- Proposed- Elevation, numbered 07A, stamped as received by the City Council as Local Planning Authority on 24 January 2023.
- Drawing- Location Plan, stamped as received by the City Council as Local Planning Authority on 30 November 2022.
- Drawing- Proposed- Layout Plan, numbered 4B, stamped as received by the City Council as Local Planning Authority on 24 January 2023.
- Drawing- Proposed- Elevations, numbered 6A, stamped as received by the City Council as Local Planning Authority on 24 January 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) 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 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.

5) The detached outbuilding hereby approved shall only be used as ancillary accommodation in connection with the existing residential property 9 Ardern Road and for no other purpose.

Reason - In the interests of visual and residential amenity, pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

Informatives

- 1) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Appendix 1 – List of consultees & neighbours notified

Highway Services

36 Ardern Road, Manchester, M8 4NW
3 Boardman Road, Manchester, M8 4NT
2 Belhaven Road, Manchester, M8 4NS
5 Boardman Road, Manchester, M8 4NT
7 Ardern Road, Manchester, M8 4WN
11 Ardern Road, Manchester, M8 4WN
34 Ardern Road, Manchester, M8 4NW
32 Ardern Road, Manchester, M8 4NW
4 Belhaven Road, Manchester, M8 4NS

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