

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135579/FH/2022

Date registered valid: 24 November 2022

Proposal: Erection of a rear single-storey infill extension to provide additional living accommodation, and new and replacement render to all external elevations of the host property

Address: 3 St Aldwyns Road, Manchester, M20 3JF

Ward(s): Didsbury West Ward

Applicant: Mr Brad & Mrs Kay Blundell

Agent (if any): Mrs Magdalena Haener, Pride Road Manchester South

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

Recommendation: Approve

Date of recommendation: 18 January 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 December 2022

Standard consultations:

Printed: 22 December 2022 Expired: 12 January 2023

Neighbour notifications

Printed: 22 December 2022 Expired: 12 January 2023

Site notice

Posted: 16 December 2022 Expired: 6 January 2023

Press advert

Published: 13 December 2022 Expired: 3 January 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Ballbrook Conservation Area 1992

Tree Preservation Order: Yes

Description of area

The application site relates to 3 St Aldwyns Road within the south Manchester ward of Didsbury West. The application site is a two storey, four bedroom, semi-detached property built in 1913 with white render to the front and side elevation, with the rear elevation made of built red brick. The property sits within the Ballbrook Conservation Area and consists of architectural features of the Conservation Area, including bay windows, brick work, render decoration and clay roof tiles. Amenity space to the front of the property is characterised by soft landscaping and a driveway to the side and amenity space to the rear is characterised by a grassed area, paved patio and timber decking. Two existing single storey outriggers and two sheds are sited in the rear.

The applicant site is surrounded by residential properties. To the north, the property is adjoined to number 1 St Aldwyns Road. To the south the property shares a boundary with number 5 St Aldwyns Road. The rectangular rear garden backs onto the rear of similar style properties along Lyndhurst Road.

Description of development

The submitted application seeks planning permission for the erection of a rear single-storey infill extension to provide additional living accommodation, and new and replacement render to all external elevations of the host property.

The single storey infill extension would infill the gap between the two single storey outriggers at the property and would have approximate dimensions of Height: 2.8 (to the eaves)/ 4.2 (to the highest point) x Length: 2.8 x Width: 4.2 metres. The proposal would create an enlarged kitchen/dining room and a small bathroom. The proposal would involve the insertion of two windows and a set of patio doors in the rear elevation and four skylights in the roof plane. Materials to be used for the rear extension would match the materials within the host property.

All the existing render on the front and side elevation would be replaced as part of the proposal. In addition, the side elevation of the proposed extension would be painted in render, as would part of the rear elevation of the proposal and the first floor of the host property's rear elevation. As such, the amount of built form covered in white render would increase. As confirmed by the agent via email on 5 January 2023, the white would be a 'through colour white render' and would be a K Rend lime render. This would match the host property. The agent provided the following specification for the render: <https://www.k-rend.co.uk/products/hydraulic-lime-renders-mortars>.

Planning history

123642/TCA/2019- Works to tree - proposed felling of damson tree in rear garden.
Deemed Approval- 22 July 2019.

Consultations & Notification Responses

Local residents

Local residents were consulted and no response were received.

West Didsbury Residents Association

The West Didsbury Residents Association were consulted but 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).

DC1.5 The council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

DC18.1 states that the Council will give particularly careful consideration to development proposals within Conservation Areas.

- a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:
 - i) the relationship of new structures to neighbouring buildings and spaces;
 - ii) the effect of major changes to the appearance of existing buildings;
 - iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
 - iv) the effect of signs and advertisements;
 - v) any further guidance on specific areas which has been approved by the Council.
- b. The Council will not normally grant outline planning permission for development within Conservation Areas.

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.

Paragraph 11.45 stresses that proposals should preserve or enhance the character of the conservation area. It is important that new developments in conservation areas or elsewhere are not designed in isolation. This does not prevent or inhibit creative design. Considerations of design and layout must be informed by the wider context, having regard not just to any immediate neighbouring buildings, but also to the townscape and landscape of the wider locality. The local pattern of streets and spaces, building traditions, materials and ecology should all help to determine the character and identity of a development.

Paragraph 11.46 states that planning submissions within conservation areas must be supported by sufficient information to enable the Council to assess in detail the context of the area. This will include full contextual drawings, photomontage, and where appropriate, a model of the proposed development.

Listed Building Act

Section 72 provides an 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.

ISSUES

Principle of development

The submitted development application is for the erection of a rear single-storey infill extension to provide additional living accommodation, and new and replacement render to all external elevations of the host property. 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.

The replacement render is considered to upgrade and maintain the external elevations and appearance of the property. 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 would not increase its footprint beyond the length from the two existing outriggers. As such, neither immediate neighbour (no.1 or no.5 Aldwyns Road) would feel the additional built form along the boundary, thus not giving rise to any adverse visual/residential amenity implications. The proposal would face onto properties to the rear, including no.2 Lyndhurst Road. As the proposal would not come forward of the existing rear building line from the existing outriggers, it would not create an overbearing feature for no.2 Lyndhurst Road. The windows to be inserted would not give rise to any adverse privacy or overlooking implications as the proposal is single storey, but to protect the privacy of the applicant, the bathroom window proposed 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. 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.

New and replacement render:

The existing render at the property would be replaced and parts of the proposed extension and the first floor rear building line of the host property would also be rendered. As the render colour would match that of the host property and would be conditioned with the information provided by the agent, this element of the proposal would not create an incongruous feature, thus not causing harm to the detriment of visual/ residential amenity.

Design and Appearance

Rear extension:

The rear extension would have an approximate rearward projection of 2.8 metres and as such the proposal would comply with Policy DC1.3 of the UDP which specifies that rearward extensions cannot extend beyond 3.65 metres. As the proposal infills the space between the two existing outriggers it is considered appropriate in size and form, pursuant to Policy DC1.2 of the UDP. The proposal would also closely match the single storey rear extension at no.1 Aldwyns Road. The materials to be used for the proposal would match that of the host property and as such are considered sympathetic. A materials condition to this effect would be attached to any approval granted.

New and replacement render:

The render colouration to be used is considered appropriate and would be conditioned accordingly.

Ballbrook Conservation Area

Ballbrook Conservation Area is situated approximately four miles south of Manchester city centre. Adjacent to Blackburn Park Conservation Area, Ballbrook is predominantly residential in nature. The conservation area, designated in November 1991, extends to just over ten

hectares, bounded by Wilmslow Road to the east, Lapwing Lane to the south-west, Palatine Road to the north-west and Sandleigh Avenue to the north. Although more of the stained glass has gone from these houses, they have a fine character with canted bays, half-timbered gables, hood moulds and key blocks over the arched windows. The houses, mostly two-storey, are also largely smooth red brick, many with rendered or pebble-dash panels at first floor level, and some with half-timbered gables.

Policy EN3 requires that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas including conservation areas. Saved UDP Policy 18 considers the relationship of new structures to neighbouring buildings, in relation to conservation areas.

Rear extension:

As this element of the proposal is sited to the rear of the property, it would not be seen from St Aldwyns Road and as such would not alter the character of the streetscene and conservation area. Whilst the rear of the property can be seen from Lyndhurst Road, as the proposal is an infill extension and does not extend beyond the existing rear projection of the existing outriggers, it would not be easily seen. The form of the infill development is considered to be sympathetic to the existing form at the property and is therefore sympathetic to the style of development within the Conservation Area.

New and replacement render:

As the replacement of the render would ensure the external appearance of the property is of a high quality, it would seek to conserve the Ballbrook Conservation Area. The materials would be conditioned to ensure the render colour and materials are in keeping with the surrounding properties also rendered. Parts of the proposed rear extension would be rendered, as would the first floor of the rear building line. It is noted that none of the rear elevations along this stretch of St Aldwyns Road includes white render. As such, this material would contrast to other properties. However, this is not considered to be to the detriment of the Conservation Area, as white render is a common feature within the Conservation Area and it would not be easily seen from the streetscene.

Therefore, it is not considered that the development would undermine the residential character of the Ballbrook Conservation Area due to the changes to complement the conservation area. On balance, it is considered that the proposed development would cause the lower end of less than substantial harm to the conservation area and therefore would be in accordance with, relevant policies and the tests within the NPPF with public benefits outweighing any harm.

In line with paragraph 202 of the NPPF, where less than substantial harm occurs, public benefits are required to mitigate against that harm. The character of this part of the conservation area contains recent and more modern additions and interventions. On reflection, the current proposal being assessed is considered small in nature and would not drastically alter the character of the Conservation Area. The design of the extension utilises the existing built form at the site and the render would be sympathetic and match the existing colouration of render at the site.

Bin storage

Bin storage would be unaffected by the proposal.

Car parking

Off- street car parking 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, and the proposal aims to minimise risk and enhance the conservation 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.

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 24 November 2022.
- Drawing- Proposed- Floor Plans 1 of 2, numbered 10, stamped as received by the City Council as Local Planning Authority on 24 November 2022.
- Drawing- Proposed- Floor Plans 2 of 2, numbered 11, stamped as received by the City Council as Local Planning Authority on 24 November 2022.
- Drawing- Proposed- Elevations, numbered 12, stamped as received by the City Council as Local Planning Authority on 24 November 2022.
- Drawing- Location Plan- Block & Location Plans, numbered 16, stamped as received by the City Council as Local Planning Authority on 24 November 2022.
- Correspondence- Agent Response, stamped as received by the City Council as Local Planning Authority on 5 January 2023.
- Heritage Statement stamped as received by the City Council as Local Planning Authority on 17 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) Before first occupation, the bathroom window as shown on the approved 'Proposed- Floor Plans 1 of 2, numbered 10', stamped as received by the City Council as Local Planning Authority on 24 November 2022, 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.

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 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.

5) The materials to be used on the external surfaces of the extension hereby permitted shall be implemented in accordance with the Application Form and the render shall be implemented in accordance with the Correspondence- Agent Response 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.

Appendix 1 – List of consultees & neighbours notified

West Didsbury Residents Association
West Didsbury Residents Association

6 Lyndhurst Road, Manchester, M20 3JU
4 Lyndhurst Road, Manchester, M20 3JU
6 St Aldwyns Road, Manchester, M20 3JF
5 St Aldwyns Road, Manchester, M20 3JF
4 St Aldwyns Road, Manchester, M20 3JF
1 St Aldwyns Road, Manchester, M20 3JF
2 Lyndhurst Road, Manchester, M20 3JU

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Conservation Area - Ballbrook Conservation Area 1992
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA