

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135391/FH/2022

Date registered valid: 4 November 2022

Proposal: Erection of two-storey side extension with replacement detached outbuilding within rear garden

Address: 17 Ambrose Drive, Manchester, M20 2YE

Ward(s): Didsbury West Ward

Applicant: Mr Kamran Haq, 17 Ambrose Drive, Manchester, M20 2YE

Agent (if any): Mr Jay Mistry, Mistry Swire architects 25 Bulkeley Road, Cheadle, SK8 2AD

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 23 December 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 8 December 2022

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 16 November 2022 Expired: 7 December 2022

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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached dwellinghouse of redbrick and white render with a red concrete tile roof. The property features white uPVC windows, including a single storey bay on its principal elevation, a gable end roof, a driveway, a spacious rear garden and an existing outbuilding/garage located at the rear.

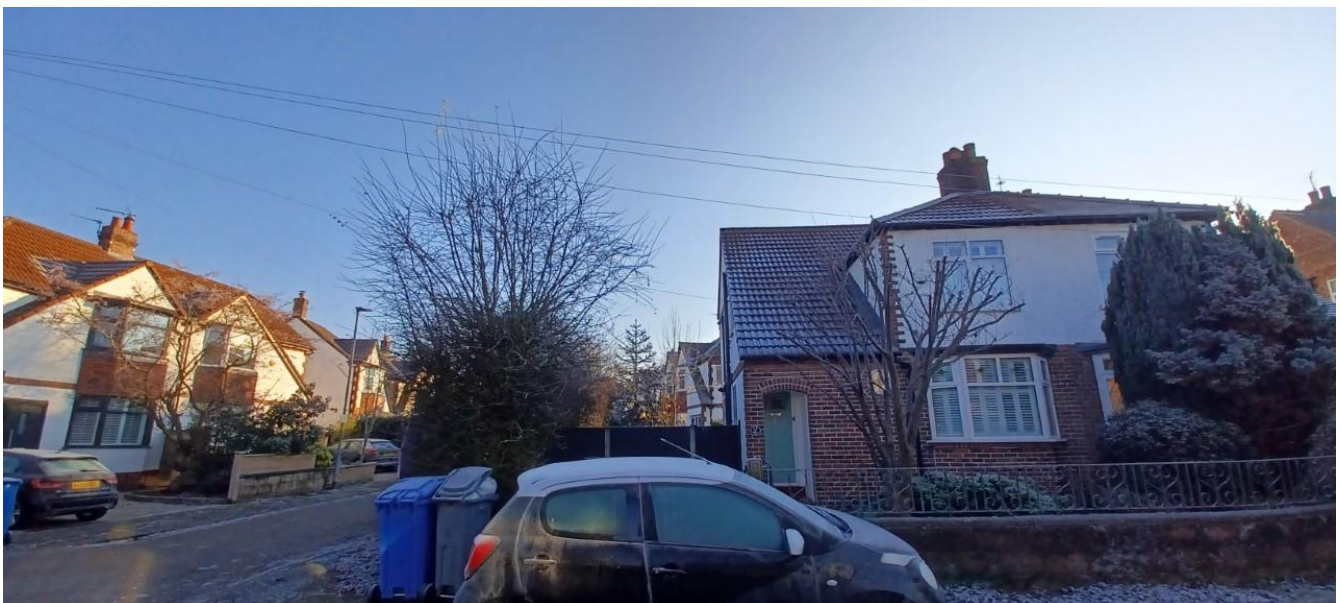


Figure 1. Photograph of 17 Ambrose Drive, depicting current building lines.

Description of area

Ambrose Drive is a residential street situated within the Didsbury West ward of Manchester, close to Princess Road (A5103), Merseybank Playing Fields and the River Mersey. The area predominantly consists of semi-detached residential properties with spacious rear gardens.

Description of development

The applicant is seeking permission for the erection of a two-storey side extension and a replacement detached outbuilding within the rear garden.

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 - Waste

The National Planning Policy Framework (NPPF, 2021)

- Chapter 12 – Achieving Well-Designed Places

For reasons to be outlined below, it is considered that the proposal conflicts with the principles of these policy documents.

Issues

Principle – Extending a residential property, via a two-storey side extension, in order to provide additional living accommodation is usually acceptable in principle. However, in these circumstances, the extension would be situated on a corner plot, therefore careful consideration must be given to the proposal’s siting, scale and massing, appearance, impact upon existing levels of visual and residential amenity, as well as waste management and parking.

Siting, scale and massing – The two-storey extension would project 3.25m sideways from the current side wall of the property with a length/depth of 6.899m and a maximum height of 7.433m. The roof would be set 0.576m lower than the original ridge, whilst the first-floor portion located at the front of the property would jut out beyond the existing roof plane with a flat roof, presenting a dormer-like appearance to the street scene. The extension would be sited 2m from the edge of the boundary bordering Highcroft Avenue and would project beyond the existing building lines of this street to a significant degree. The extension would also include a setback of 0.975m from the principal elevation of the original property.



Figure 2. Excerpt 1 from building line assessment submitted by applicant's agent.



Figure 3. Excerpt 2 from building line assessment submitted by applicant's agent.

It is believed that the siting, scale and massing of the proposed two-storey side extension would have a harmful impact upon the street scene. This is because the 3.25m sideward projection would extend significantly beyond the principal building lines already present along Highcroft Avenue and, thus, would be incongruous with the property's surroundings, negatively impacting the appearance of the area. It should also be noted that, though some properties in the locale do possess two-storey side extensions (e.g., No.16 Ambrose Drive), these are not located on corner plots and thus do not have a detrimental impact upon the street scene as they do not juxtapose with existing building lines. The proposal is therefore deemed unacceptable as it conflicts with saved policy DC1 of the UDP, policies DM1 and SP1 of the Core Strategy and chapter 12 of the NPPF.

Appearance, design and visual amenity – The two-storey side extension would be built of brickwork to match the existing, plain red (rosemary) clay roof tiles (with a small section of dark grey single ply membrane), and pale grey composite aluminium and timber glazed windows. The front elevation would feature two windows, one at ground level and one at first floor level. The side elevation would also feature two windows, one at ground level and one at first floor level and the rear elevation would feature one set of patio doors and a single rooflight.

The general design, style and appearance of this proposal is reasonable when considered in isolation, given that the majority of the materials would either be matching or in-keeping with those already present at the property. However, it should be noted that the appearance of the plain red clay roof tiles and lack of white render to the upper storey would somewhat conflict with current the roof and first floor of the property. Nonetheless, despite these discrepancies in proposed materials, the proposal is deemed acceptable as these inconsistencies are believed to be very minor and the overall character of the property should therefore not be significantly harmed by these works.

As previously mentioned however, the proposal's impact upon the overall visual amenity of the area is unacceptable due to its siting on a corner plot and projection beyond existing building lines. Thus, when contextualised with the surrounding streets, the proposal is considered to be visually incongruous, negatively impacting the visual amenity of the area. The proposal therefore conflicts with Core Strategy policies DM1 and EN1.

Residential amenity – Given the siting on a corner plot, north/north-east orientation and 2m gap to the boundary bordering Highcroft Avenue, the proposed side extension should not cause undue loss of sunlight or daylight for neighbouring residents. Moreover, though the side elevation would feature one window at ground level and one window at first floor level, the pre-existing fencing and foliage should provide a barrier, ensuring the privacy of neighbouring residents is not compromised.

The proposed extension is therefore acceptable in regard to its minimal effect upon residential amenity as it accords with Core Strategy policies DM1 and SP1 and saved policy DC1 of the UDP.

Waste management – The storage of bins would not be affected by this proposal as adequate space and access to the rear is retained, therefore the bins could be screened from the street scene, which accords with policies EN19 and DM1 of the Core Strategy.

Parking – Though, the proposed two-storey side extension would reduce the current dimensions of the driveway located at the front of the property, a space of at least 2.4m by 4.8m would be retained. The current parking arrangements would therefore not be significantly affected by this proposal.

Replacement detached outbuilding – The proposed replacement outbuilding would be situated at the rear of the property, adjacent to the shared boundary with No.2 Highcroft Avenue. The proposal would measure to: 2.65m in height, 2.55m in width and 6.382m in length, replacing the current outbuilding which measures to: 2.378m in height, 2.385m in width and 4.799m in length. The replacement outbuilding would therefore be noticeably larger than the one currently existing at the property and would maintain a gap of approximately 0.465m to the shared boundary with No.2.

The outbuilding would be built of timber cladding with a dark grey single ply membrane flat roof waterproofing and pale grey composite aluminium and timber glazed windows. The north elevation would feature one door and one window, whilst the west elevation would also feature a door and a window. The south and east elevations would both be blank.

The proposed replacement outbuilding is considered acceptable as its scale and massing is believed to be appropriate for its location as well as it being relatively standard in design and appearance for proposals of this type. Its siting at the rear of the property also ensures that it would not be visible in the street scene. The proposal would therefore have a minimal impact upon the visual and residential amenity of the area and would not result in an 'excessively large or bulky' addition to the property. It therefore accords with policy DC1 of the UDP, policies DM1 and SP1 of the Core Strategy and chapter 12 of the NPPF.

Conclusion – For the reasons specified above, it is considered that proposal is unacceptable due to its siting, scale and massing and resultant negative impact upon the visual amenity of the area and the appearance of the street scene. The applicant and agent were informed of the above concerns and were recommended to withdraw the proposal on the basis that a new proposal under a re-submission may prove to be more acceptable. The applicant and agent were also informed of a variety of alternative proposals that were likely to be more acceptable and, thus, supported by the City Council. Policy DC1 states that the alteration and extension of residential properties may be required to accommodate changing household needs, however, this proposal is considered to cause undue harm to the street scene and the visual amenity of the area, thus acting against the principles set out in the aforementioned policies, hence the proposal cannot be supported by the City Council. The applicant was notified of the decision to refuse and has chosen to proceed with the original proposal for the purpose of an appeal.

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: Refuse

Article 35 Declaration

Officers have worked with the agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Significant issues have arisen during the consideration of this application and a satisfactory resolution has not been reached.

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

1) The proposed two-storey side extension, by reason of its scale, sideward projection, height and siting in such a prominent location, would form an overly dominant and visually obtrusive feature on the corner of Ambrose Drive and Highcroft Avenue and would project beyond the established building line of Highcroft Avenue, affecting views along the street to the detriment of visual amenity and as such is contrary to saved policies DC1.1, DC1.2 and DC1.3 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

3 Highcroft Avenue, Manchester, M20 2YN
2 Highcroft Avenue, Manchester, M20 2YN
1 Highcroft Avenue, Manchester, M20 2YN
22 Ambrose Drive, Manchester, M20 2YE
20 Ambrose Drive, Manchester, M20 2YE
19 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