

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135264/FH/2022

Date registered valid: 24 October 2022

Proposal: Erection of a single storey rear extension following the demolition of existing single storey rear extension together with a hip to gable roof extension and installation of rear roof dormer to form additional living accommodation

Address: 25 Ferndene Road, Manchester, M20 4TN

Ward(s): Didsbury East Ward

Applicant: Mr Wei Jun He

Agent (if any): Mr William Hei, Studio Hei Architects

Case officer: Robert Griffin
Tel: 0161 234 4527
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Recommendation: Approve

Date of recommendation: 13.01.2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 06.01.2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 7 November 2022 Expired: 28 November 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

Description of site/building

The application site relates to a two storey post war semi-detached dwellinghouse which is predominantly a red brick with a tiled hipped roof and round bay windows.

Description of area

The area is predominantly residential in nature and is close to Fog Lane Park.

Description of development

The applicant is seeking planning permission to erect a single storey rear extension, hip to gable conversion and installation of rear dormer extension to form additional living space at ground floor and bedroom space within the loft conversion and rear dormer.

Planning History - No relevant history for application property

27 Ferndene Road - 123514/FH/2019 - Erection of a single storey side and rear extension, hip to gable conversion and installation of rear dormer extension with juliet balcony - Approved 25.06.2019

Consultations & Notification Responses

Neighbouring properties were notified of the proposals, no responses were received.

Policy and Issues

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy EN 19 - Waste Management
- o Policy SP1 - Spatial Principles
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

The Principle – The general principle of householders extending their properties is generally considered acceptable subject to consideration of impacts on residential and visual amenity. There has been a previous approval for similar proposals at the adjoining property, the works to implement that approval have been completed.

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

Therefore, matters that will require consideration, in order to assess the acceptability of any proposal are siting, scale and massing, design and appearance.

Further consideration will be given as to whether the proposal has any impact on surrounding residential amenity in particular the effect upon the amenity of neighbouring occupiers.

Siting, Scale and Massing - The applicant seeks to extend the property at the rear following the demolition of the existing single storey outrigger extension. The rear extension would be flat roofed and single storey. The extension would have a rearward projection of approximately 4 metres and a width of 6 metres with a height of 3.1m . The rearward projection would match that approved at the adjoining property and there would be a gap of 0.15 m with the boundary of that property Materials proposed in the extension and hip to gable are to match the existing house.

Access to the rear from the driveway at the front and side of the property would be retained.

The proposed rear dormer would have a flat roof and would be stepped in slightly from the edge of the roof, ridge and eaves. The rear elevation of the dormer would incorporate two Juliet balconies within the dormer. The dormer is to be clad in vertical dark grey cladding which would reflect the materials used in the dormer of the adjoining property.

Overall it is considered that the proposal has been sited and designed to ensure that it is subservient to the original dwellinghouse, is not excessively large or bulky. It would not result in an undue loss of daylight or sunlight as result of its siting nor overshadowing on the neighbouring property. The proposal in terms of its siting, scale and massing is therefore considered to accord with the principles set out in saved UDP policies DC1 and accords with Core Strategy policies DM1 of the Core Strategy.

Design and Appearance - Although the proposal would be visible within the street scene, there are other examples of similar types of hip to gable conversions and dormers including on the adjoining property, it is not considered that the proposal would form an incongruous feature within the street scene. The proposed rear extension is modest in scale given the distance from the rear boundary of the property and other properties that bound the site. The design and choice of materials for the proposal reflect the existing house and neighbouring properties.

Overall the proposal is considered to be acceptable in this location and is not considered to be detrimental to the character of the property and would not form an incongruous feature within the street scene.

Residential Amenity - Overall the proposal it is considered that the proposal will not result in a loss of amenity on the neighbouring properties whilst allowing sufficient amenity space for the occupiers and future occupiers of the property.

The Juliet balcony would look down the rear garden of the property, given the distance to the boundary with properties and existing properties the proposals would not provide significant impacts in terms of loss of privacy or overlooking or any greater opportunities for overlooking than the existing first floor windows.

The proposal is therefore considered to be in accordance with policies DM1 of the Core Strategy and saved policy DC1 of the UDP

Other matters – One tree is shown has been removed as part of the development. The tree is not subject to a tree preservation order and the site is not within a conservation area, the loss of the tree is regretted but these works could be undertaken without the requirement for separate consent.

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

This application has been determined in a positive and proactive manner. In this instance no issues have arisen during consideration of the proposals and appropriate conditions have been recommended.

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:

Drawings: Proposed elevations 049.GE.01; proposed plans 049.GA.01; Block Plans 049.GA.02
All as received by the City Council on the 24th October 2022.

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

3) The materials to be used on the external surfaces of the rear extension and hip to gable conversion hereby approved shall be arranged and match those of the existing dwellinghouse in type, size, colour and texture; the external materials to be used on the rear roof dormer shall be composite vertical cladding, colour dark grey as set out on the approved drawings.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1,

DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

3 Parkville Road, Manchester, M20 4TX
1 Parkville Road, Manchester, M20 4TX
5 Parkville Road, Manchester, M20 4TX
56 Ferndene Road, Manchester, M20 4TT
54 Ferndene Road, Manchester, M20 4TT
23 Ferndene Road, Manchester, M20 4TN
27 Ferndene Road, Manchester, M20 4TN
52 Ferndene Road, Manchester, M20 4TT

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