
Application Number	Date of Appln	Committee Date	Ward
133613/FH/2022	26th Apr 2022		Didsbury East Ward

Proposal Erection of a two storey front extension and part single, part two storey rear extension to provide additional living accommodation

Location 10 Ruabon Road, Manchester, M20 5LW

Applicant Mr C Flanagan , 10 Ruabon Road, Manchester, M20 5LW,

Agent

Executive Summary

This application is for the erection of a two storey front extension, and part single, part two storey rear extension to provide additional living accommodation. The property is not listed or in a conservation area and is typical of the type and style of properties within the immediate area.

The main issues arising from the proposals are the impacts on residential and visual amenity.

Most objections concern the footprint and scale of the front and rear extensions and the protection and retention of trees situated to the rear of the curtilage.

9 neighbouring occupiers were notified of the application proposals. As a result of this process objections have been received from neighbouring occupiers.

Description

This application is being brought to Committee as the applicant is related to an elected member.

This application relates to an early 20th century two-storey, semi-detached house on the south side of Ruabon Road. The property is within a rectangular plot measuring approximately 318m² and set back 6 metres off the Ruabon Road frontage. There is access along the western side to the garage and rear garden. The existing detached garage consists of a tiled hipped roof, adjacent to the shared boundary with 8 Ruabon Road. The property has an existing single-storey lean to the side, which appears to be an original feature of the house. However, this feature will be demolished under the proposal.

The property is of smooth red brick along the ground floor and render construction (pale yellow) along the first floor, with a hipped element to the front elevation and a catslide gable element sited further back with a decorative porthole window on the front elevation. This profile is typical of properties along Ruabon Road. The property features a double storey bay window, and a small infill front porch to the front elevation. It should be noted the property is currently unoccupied with an overgrown front and rear garden, and timber frames along the rear porch and some rear

elevation windows are in a poor state with visible signs of rotting. It should be noted that the existing front and rear porch would be demolished as part of this proposal.

The property includes a driveway, suitable for space to park two cars. The front boundary and shared front boundaries with no. 8 and no. 12 Ruabon Road are low timber fences. The front garden is approximately 6 metres long. The rear garden is approximately 17 metres long and is bounded by vegetation hedging acting as the shared and rear boundaries.



Existing appearance of property

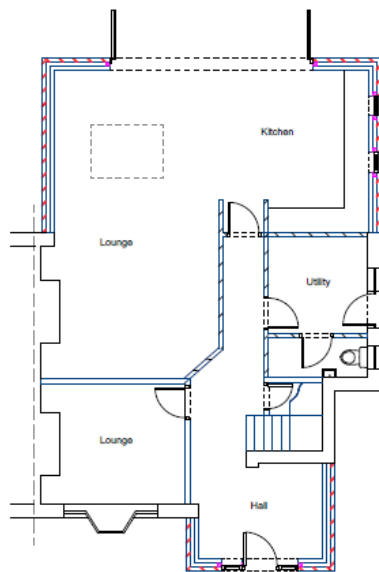
The other half of the semi is not quite a mirror image as the adjoining property recently erected a single storey side, rear and front extension (Ref: 118715/FH/2017). No. 8 Ruabon Road situated to west of the application site has been granted planning permission for the erection of a two storey side extension (Ref: 078701/FH/2006/S2). To the north, on the opposite side of the road are properties situated along the junction at Ruabon Road and Welton Avenue. They consist of further, two storey, semi-detached houses of a similar scale and massing to the application property.

The character of the surrounding area comprises similarly scaled dwellings. Most pairs of semi's have original features including double storey bay windows. Other properties have been variously extended beyond the building line and rear extensions. Close to the site no.18 and no.20 Ruabon Road have erected two storey front extensions and rear extensions. No. 18 Ruabon Road's extension was approved in 2011 (Ref: 096302/JO/2011/S2).

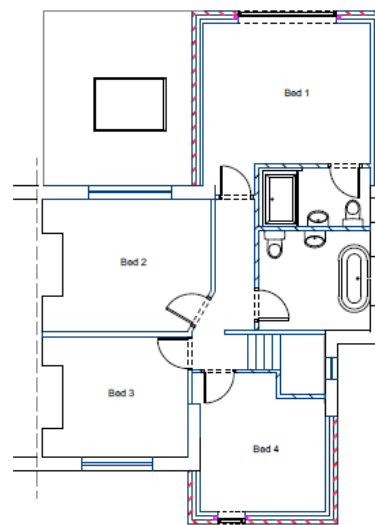
Proposal

The proposed part single, part two storey rear extension accommodates an open plan kitchen area along the ground floor and an additional bedroom on the first floor including, sliding doors along the rear elevation, two small side windows situated along the western side of the extension, and one first floor rear elevation window. The proposed extensions would have a width of 8.2 metres, rearward projection of 4.3 metres adjacent to the shared boundary with 12 Ruabon Road. The part single extension would be 3.3 metres high, incorporate a flat roof and be sited 0.215 metres from the shared boundary with 12 Ruabon Road. The proposed part two storey rear extension will be 7.7 metres in height with eaves at 5.6 metres, and would be set-in 3.5 metres from the shared boundary with 12 Ruabon Road. Additionally, the two-storey rear extension would be sited 2.5 metres from the shared boundary with 8 Ruabon Road.

The proposed two storey front extension accommodates an extended hall along the ground floor and an additional bedroom (number 4) along the first floor, including two front elevation windows and one door along the ground floor and one first floor front window. The proposal would have a forward projection from the principal elevation of 1.4 metres, a depth of 2.9 metres, maximum height of 6.2 metres and at the eaves of 4 metres. The roof profile of the extension would consist of a sloping roof that fits into the catslide gable element seen in Figure 1. Additionally, the proposal would be 4 metres wide and be sited 4 metres from the shared boundary with 8 Ruabon Road.

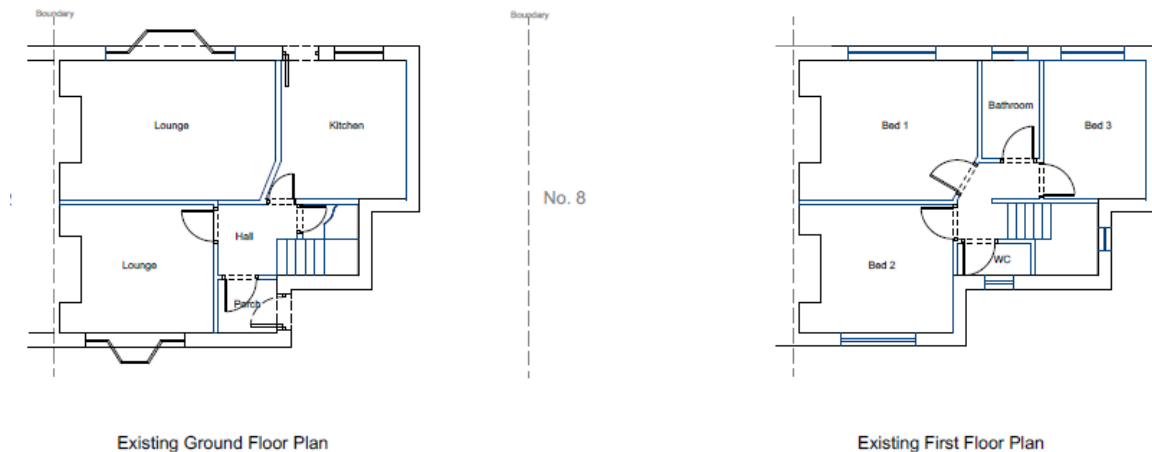


Proposed Ground Floor Plan



Proposed First Floor Plan

The existing house comprises of an entrance hall, porch, 2 lounge rooms and a kitchen at ground-floor level, with three bedrooms, a bathroom and separate WC at first-floor level. The existing plans are shown below.



Consultations

Residents were notified in respect of the proposed development. Letters of objection were received from 5 households. The points raised on this proposal are summarised below:

- Extension feels too large for the site. There are several trees towards the rear of the curtilage which would reach the extension if it fell.
- Extension feels overly large given the size of the site.
- Front elevation protrudes past the building line.
- Inadequate provision of off street car parking proposed for such a development.
- Proposed extension not in keeping with the surrounding side or neighbouring properties.
- West elevation of garage forms the boundary line with neighbouring property. Would like the gap fenced without delay to similar height and line to maintain privacy and security during and after the development. And to avoid disruption to rear garden area of neighbouring property.
- Rear extension would be prominent and cause an overbearing impact with a significant loss of light into neighbouring window in living room.
- Rearward projection is considered excessive given the relationship with the adjoining property.
- Proposed bedroom 1 will overlook the front bay windows of properties along Wingate Drive.

Policies

Core Strategy

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy 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. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester

must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Relevant policies in the Core Strategy are detailed below:

Policy SP1, Spatial Principles – Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, Development Management – This policy 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:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques

Unitary Development Plan for the City of Manchester (1995)

The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant and are relevant to consideration to the proposed extension to a residential dwellinghouse.

Policy DC1 of the Unitary Development Plan seeks to accommodate the demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. It relates specifically to residential extensions and the relevant criteria from this policy include:

DC1.1 The Council will have regard to:

- a. The general character of the property
- b. The effect upon the amenity of neighbouring occupiers
- c. The overall appearance of the proposal in the street scene;
- d. The effect of the loss of any on-site car-parking

Policy DC1.2 states extensions will be allowed subject to:

- 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 the original buildings)
- b. They do not create a loss of sunlight/daylight or privacy
- c. They are not out of character with the style of development in the area
- d. They would not result in the loss of off-street parking

Policy DC1.3 states that 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.

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 adaptations to their homes.

Green Blue Infrastructure

The strategy lays the foundations for the preservation and improvement of green and blue infrastructure within the City. It is considered that gardens form an important part of this infrastructure. The Strategy advised that gardens play an important part in defining the character and attractiveness of an area.

Guide to Development In Manchester

The Guide aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development appropriate to Manchester. It seeks to retain the essential distinctiveness of its character areas, whilst not precluding new development.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. The NPPF was updated in July 2021 and provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development which for decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Issues

Principle

The principle of householders extending their properties to provide additional living accommodation and meet changing needs is generally considered acceptable subject to further consideration of impacts on residential and visual amenity. As set out below the proposed development is considered to accord with the principle of extending a residential property set out in saved UDP policy DC1.

Residential Amenity

The proposed part single, part two storey rear extension would have a rearward projection of 4.3metres along the boundary with 12 Ruabon Road to the east, this property has an existing side and rear extension with a rearward projection of 3.8 metres. The proposed extension would have a height of 7.7metres at two storey, and 3.3 metres at single storey level. Additionally, the two storey element would be set away from the common boundary by 3.5 metres.

The proposed development may create some loss of light in the evening time to 12 Ruabon Road, however, this is limited due to the distance of the two storey element of the proposal from the shared boundary, and therefore any impacts on the property are not considered sufficient to warrant the refusal of planning permission. The set-in dimension of the two storey element of the extension reduces the bulkiness and overly dominate feature from the shared boundary with no. 12 Ruabon Road, and limits any potential for an overbearing impact to the occupiers of that property. The proposed rear extensions would be sited due west of the non-adjoining property no. 8 Ruabon Road, given the distance to the shared boundary (2.5 metres), the staggered nature of Ruabon Road's building line, in this particular case no.8 Ruabon Road sits 1.4 metres behind the applicant property principal elevation, together with the neighbouring property erecting a two storey side extension (REF: 078701/FH/2006/S2), it is not considered the proposed development would create any significant undue loss of light or appear overbearing to the neighbouring occupier at no. 8 Ruabon Road.



Existing rear elevation of the property

Additionally, the side facing ground windows will be finished in clear glazed due to the relationship with the neighbouring property and no. 8 Ruabon Road's blank wall gable situated across the boundary line. Therefore, the side facing windows are acceptable and it is considered overlooking impacts would be minimal and not result in additional residential amenity.



Host property's relationship with no.8 Ruabon Road's western elevation

The proposed two storey front extension would have a forward projection from the principal elevation of 1.4 metres, and a depth of 2.9 metres. The roof profile would continue with a cat slide design with the insertion of a round window in the first-floor front elevation reflecting the current characteristics of the front of the property. As noted by the neighbours as a point of concern regarding the extension protruding past the building line, there have been previous permission granted across Ruabon Road with two storey front extension's protruding past the existing staggered building line and at a greater distance than what is proposed on this application, such as 20 Ruabon Road (Ref: 096302/JO/2011/S2) and 18 Ruabon Road. On balance, the proposed two storey front extension is considered to be acceptable in this location and would not cause a visually intrusive or incongruous element within the streetscene. Therefore, it would not create any undue loss of visual or residential amenity to neighbouring occupiers.



Example of no.16 Ruabon Road's single storey front extension and no. 18 Ruabon Road's two storey front extension

Scale

The proposed part single, part two storey rear extension extends across the rear elevation towards the boundary with no. 12 Ruabon Road leaving a 0.215 metre distance. The rear extensions would have rearward projection of 4.3 metres adjacent to the shared boundary with no. 12 Ruabon Road and be sited 2.5 metres from the western shared boundary with no. 8 Ruabon Road. Whilst the rearward projection would be longer than that which is generally considered acceptable of 3.65 metres in saved UDP Policy DC1 the application benefits from a good sized rear garden and this element is set away from neighbouring properties to either side, therefore limiting any significant impact the proposed rear extensions would have. It must also be noted that single storey rear extensions can be erected under the larger homes prior approval process up to 6m in depth for semi-detached houses.

The part single, part two storey rear extension would have limited visibility within the street scene, and materials would match the existing combined with a contemporary design. This is an appropriate design response to extensions within the local area.

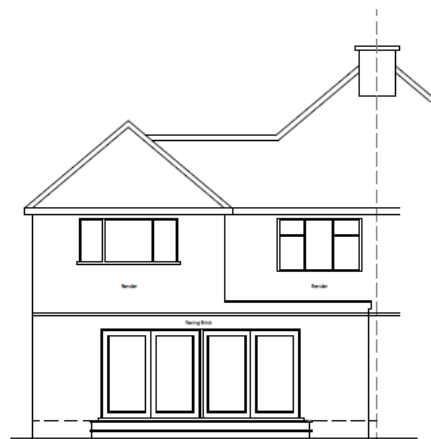


Host property's frontage and relationship within the local streetscene.

The proposed two storey front extension would have a forward projection from the principal elevation of 1.4 metres, a depth of 2.9 metres, and maximum height of 6.2 metres. The proposed extension would be sited 4 metres and 4.1 metres from the shared boundaries with no. 8 Ruabon Road and no. 12 Ruabon Road respectively. The height, scale and massing fit the proportions of the plot and relates well to the existing front elevation. See proposed elevations below:



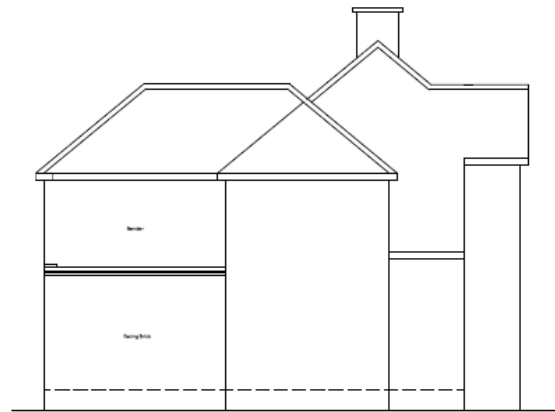
Proposed Front Elevation



Proposed Rear Elevation



Proposed Side Elevation



Proposed Side Elevation (2.0)

Design

The application property is not a Listed Building and is not located within a conservation area, however, this property together with the neighbouring properties all have a distinctive character of double-storey bay windows to the front, brick work to ground-floor, render to the first floor.

The proposed extensions would utilise matching materials with brick at the ground-floor and render to the first-floor. The proposed two storey element of the rear extension would match the existing roof profile with concrete roof tiles, whilst the single storey would incorporate a polymer felt flat roof. The flat roof appearance is a common feature within the local vicinity with properties such as 8 Ruabon Road incorporating this feature into their development. Additionally, the proposed two storey front extension has been tailored to fit the shape of the existing property, respecting the relationship with the neighbouring property and maintaining the characteristics and design of Ruabon Road.

On balance it is considered that the design of the proposed extensions is acceptable and would not cause harm to disrupt the overall character of the application property and surrounding properties.

Refuse Storage

Access would still be maintained to the rear of the property from the side and the bins could still be taken to the rear for storage.

Parking

It is proposed to demolish the existing rear garage, but the application site has sufficient space to the side of the property for at least two cars to be parked off road. The proposed site setting out drawing shows that the front lawn which is not affected by the two storey front extension would remain the same. This level of provision is considered acceptable for this dwellinghouse.

Trees

As noted by the neighbour objections there is a concern relating to the trees situated along the rear boundary with Wingate Drive properties. There are non-protected trees along the rear boundary, however, this would be approximately 12 to 13 metres

away from the proposed rear extensions, and as such would be unaffected by the proposed development.

Flood Risk

The application property is not located in Flood Zones 2 or 3 and therefore no further information is required in respect of these matters in this instance. It is not considered that the proposals would increase the risk of flooding.

45 Degree Rule

This is used by some authorities to determine what is an acceptable rearward projection for an extension. This measure is not embedded into any adopted planning policies within Manchester. As with each application they are considered on their own merits having regards to the particular circumstances of each site. In this instance, as indicated within the previous sections of this report the proposals are not considered to give rise to unacceptable impacts on residential amenity of neighbouring properties.

Concerns regarding civil issues

Concerns have been raised regarding the demolition of the garage the loss of boundary treatment along the western side of the application curtilage. Additionally, concerns have also be raised regarding the removal of vegetation along the eastern boundary. The granting of planning permission does not override any other legal obligations with regards to Party Wall Act, or confer any rights to trespass onto neighbouring property's land. These issues are dealt with under separate pieces of legalisation.

The applicant has indicated that all building works would be undertaken solely on land within their ownership by signing Certificate A, furthermore, the drawings do no indicate that the west wall of the garage is the boundary line and did not indicate any encroachment.

Conclusion

This application seeks to enlarge a property in order to create a bigger family home, that maintains the original character of this unlisted building, not located within a conservation area. The proposals are considered to have been sited and designed to minimise impacts on residential amenity and the visual amenity and character of the area. On balance it is considered that the extensions are of a scale and design that is acceptable and that the development accords with Council policies.

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 the right to a fair hearing and to this end the Committee 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 polices 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 of the application 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

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.

Conditions to be attached

- 1) The development must be begun not later than the expiration date 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:

Documents:

Householder Application for Planning Permission for works or extension to a dwelling, stamped as received by the City Council as the Local Planning Authority on 26 April 2022.

Drawings:

Proposed Elevations, ref: 3/4

Proposed Site Setting Out Drawing, ref: 4/4

Existing & Proposed Floor Plans, ref: 2/4

All stamped as received by the City Council as the Local Planning Authority on 26 April 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 extension hereby permitted shall be implemented in accordance with the approved details as set out in the documents and drawings 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 and policy DM1 of the Manchester Core Strategy, and the requirements of the National Planning Policy Framework.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 133613/FH/2022 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

A map showing the neighbours notified of the application is attached at the end of the report.

Representations were received from the following third parties:

Relevant Contact Officer :	Adam Mitchell
Telephone number :	0161 234 4165
Email :	adam.mitchell@manchester.gov.uk

