

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133672/FH/2022

Date registered valid: 4 May 2022

Proposal: Erection of a two storey side extension, and single storey side/rear extension to form additional living accommodation

Address: 7 Ardmore Walk, Manchester, M22 5QG

Ward(s): Sharston Ward

Applicant: Rebecca Walsh 7 Ardmore Walk, Manchester, Manchester, M22 5QG

Agent (if any): Mr Ryan Forber Plans 2 Extend The Print Centre, Johnson Street, Atherton, M46 0RB

Case officer: Janet Lawless
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Recommendation: Approve

Date of recommendation: 1st August 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 7th June 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 13 May 2022 Expired: 3 June 2022
29 June 2022 20 July 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

The property that is the subject of this householder application is a 2 -storey end of terraced property. It is constructed of a brown brick and render finish. There is an existing single storey rear extension (permitted development). The property is identified as number 7 Ardmore Walk. It is located within the Sharston ward of the City. It has good sized garden area to the front side and rear. There is parking in an allocated garage within a block of 5 garages. The boundary treatments are concrete post and timber panel fence.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature, with all the properties being of a similar age, size and design as the proposal site.

Description of development

The proposal is for the erection of a 2 storey side and single storey side / rear. The single storey rear element will be a continuation of the existing single storey rear. It is proposed that this joins through to the 2 storey side element as it reaches the rear building line. The single storey rear would project on the same line as the existing at 3 metres with an additional width of 3.7 metres. The accommodation created would be a large ground floor open plan kitchen / diner. The 2 storey side would be 3.7 metres wide and run the length of the existing property. The 2 storey extension would be set back 1 metre from the front of the property at both ground and first floor levels and set down from the ridge of the host property. The additional ground floor accommodation created would be in the form of a playroom, utility room and wet room, and a master bedroom with en- suite to the first floor. There are a pair of French doors in the side elevation, and one in the utility room side elevation to the ground floor, these however look over

the applicants own large side garden. The remaining windows and doors are either in the front or rear elevations again overlooking the applicants own garden areas. Roof lights would provide additional natural lighting over the single storey rear extension.

The materials to be used would match those of the existing property.

Consultations & Notification Responses

Local residents were informed- no representations have been received.

Issues

NPPF (2021)

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

The NPPF states that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways, these are:

- 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 a well-designed and safe built environment, 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 contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve 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 9: Promoting sustainable transport - States that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.
- iii. 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.

Extant UDP Policies

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

Policy DC1.1 - Relates to residential extensions and in this case requires consideration of: the impact of the general character of the property; the effect upon the amenity of neighbouring occupiers; the desirability of enabling people to adapt their houses in appropriate ways to meet

changing household needs and the overall appearance of the proposal in the street-scene. Given the requirements of the resident it is considered that this policy is relevant and the proposed design represents an appropriate response.

Policy DC1.2 - Requires consideration of the extensions to ensure that it is not excessively large or bulky. It is considered that the extension is a proportionate response to meet changing occupational needs.

Policy DC1.3 states that notwithstanding the generality of the above policies, the Council will not normally approve:

- a). rearward extensions greater than 3.65 metres 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 particular adaptations to their homes.

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

The following policies are relevant for this application:

Policy DM 1 - Development Management

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.
- Flood risk and drainage.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;

Principle

The proposed development is for an extension on a residential property in an established residential area, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing household needs. 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.

Residential Amenity

The property sits on the end of a block of terraced properties. It is a 2 storey brown brick dwellinghouse. The properties throughout the estate mirror the layout of the properties on Ardmore Walk, all having a permeable layout leading from one walk to another. The properties that book end each of the terraces have a much bigger garden area than the properties sandwiched between them. As such, there are no immediate neighbours on the elevation of the 2 storey side extension, with the nearest property being number 16 Ardmore Walk, this being some 27.5 metres away to the east. The 2 storey projects no further rearward than the existing property, and is therefore not highly visible within the row of properties of which number 7 Ardmore is one. The windows purely overlook the applicants own garden and not the neighbouring properties. Whilst the proposed extension would project sideways it does not interfere with the existing front or rear building lines. It is set back from the front and set down from the existing ridge height. The 2 storey side extension would be squared off with the existing property. It retains a very healthy gap to its side front and rear boundaries. The single storey rear extension is a continuation of the existing extension, and has no impact upon the adjoining property at number 5 Ardmore Walk. Due to the layout, fenestration, orientation and relationship of number 7 to the neighbouring properties, it is not considered that the proposal would have a detrimental impact upon the level of amenity currently enjoyed by the neighbouring property.

Visual Amenity

The proposed extension relates well to the host property, and to the character of the area within which it is located.

There is 1 window and 1 door on the side elevation, however this is only to the ground floor, with no windows on the side at first floor. The other proposed windows are in the front and rear elevations and overlook the applicants own garden area. Due to the distance and orientation between properties there would be no loss of privacy for the neighbouring properties. It is not

considered that there will be any significant overlooking/privacy impacts of the development on the neighbouring occupiers as a result of the extensions.

Design and Siting

Given that the proposed extension would be constructed on the side of the property, on many properties there could be the potential for the terracing effect. However this is not an issue in this case, as given the large garden to the side, and the distance to number 16 Ardmore Walk, there would be no potential for terracing. There is a slight drop in the ridge line of the extension and a set back from the host property frontage, this is to retain subservience rather than provide a punctuated gap between neighbouring properties as the existing large physical gap between buildings is retained, and in this instance the proposed measures are sufficient retaining the bookend appearance of both the properties at either end of the terrace.

The proposal is therefore in accordance with saved UDP policy DC1.

Car Parking

Off street car parking would still be accommodated within the dedicated garage for the property and therefore the proposal is considered acceptable in terms of car parking in accordance with Core Strategy policy DM1.

Refuse Storage

The bins are currently stored within the rear garden of the property and taken kerb side on collection day. This would remain so following the extension.

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

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. No significant problems have arisen during the consideration of this application and the application has been determined in accordance with policy in particular policies DC1 and DM1 with the attachment of appropriate conditions.

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:

Drawing P2 E30322C- Existing and Proposed Floor Plans and Elevations dated 4th May 2022

Location Plan dated 4th May 2022

Proposed Site Setting Out Drawing- dated 4th May 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 match those of the existing building in type, size, colour and texture, including patching in and mortar, as stated on the Householder Application Form.

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.

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 windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

2 Ardmore Walk, Manchester, M22 5QG
4 Ardmore Walk, Manchester, M22 5QG
5 Ardmore Walk, Manchester, M22 5QG
2A Wexford Walk, Manchester, M22 5GN
13 Portrush Road, Manchester, M22 5NG
22 Portrush Road, Manchester, M22 5GP
18 Portrush Road, Manchester, M22 5GP
6 Wexford Walk, Manchester, M22 5GN
2 Wexford Walk, Manchester, M22 5GN
4 Wexford Walk, Manchester, M22 5GN
18 Ardmore Walk, Manchester, M22 5QG
9 Ardmore Walk, Manchester, M22 5QG

1 Ardmore Walk, Manchester, M22 5QG
20 Portrush Road, Manchester, M22 5GP

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 15M
Area Team Boundary - Name: SOUTH