

## APPENDIX TO AGENDA (LATE REPRESENTATIONS)

**Planning and Highways  
Committee**

22 October 2020

**Application Number**

126912/FH/2020

**Main Agenda  
No. 5**

**Ward Crumpsall**

### **Description and Address**

Erection of a two-storey side extension and a single storey rear extension together with the installation of a front dormer, including a Velux window and a dormer to the rear, porch and canopy to form additional living accommodation.

At 1C Ardern Road, Crumpsall, Manchester, M8 4WN

#### **1. Local residents/public opinion**

Additional comments from local residents have been sent to the Members of the Planning and Highways Committee since the late representation was published. These comments are summarised as follows and are supplementary to the late representation already published.

3 letters of objection have been sent to Members from local residents who have already objected to the planning application during the statutory notification process. One of these objections contains possible reasons for refusal of the application.

The comments are summarised below:

- There are fundamental points of conflict with the Council's planning policy and guidelines which should have led to the refusal of the application;
- The proposal would result in harm to the street scene, the conservation area, nearby trees and neighbouring occupiers which has not been resolved by the amended proposal;
- The officer's report finds some harm to the conservation area. No public benefits which outweigh the harm have been identified. Where there is harm then the

character and appearance of the conservation area cannot either be preserved or enhanced. This should lead to the refusal of the application;

- Neither the applicant nor officers have attempted to assess what the significance of the heritage asset is or how the proposed development would impact on that significance. In the absence of that information, the Committee would be unable reach the conclusion that the impact of the development on the conservation area is acceptable;
- There is no expert evidence which demonstrates the proposed development would not harm nearby trees;
- The two storey side extension would close the gap that currently provides visual separation between the two pair of semi-detached houses and allows views through to the trees and spaces to the rear of the Victorian Villas;
- No justification for the departure from Council policy and guidelines with regards to side extensions;
- Neighbouring properties would suffer significant loss of light, over shadowing and over bearing dominance from the single storey rear extension. There is no justification from the departure from Council policy;
- As a result of all the people living in the houses there would be too many cars going up and down the road and parking in what is a very narrow road;
- The design of the external doorway is very not very efficient and the gap to the side boundary would be too narrow. It wouldn't allow a pushchair to go down the side of the house;
- This application would turn a 3 bedroom semi-detached house into a 6 bedroom house with 3 storeys with a flat roof with no rear garden;
- 3 extensions carried out at the property would breach planning policy. The rearward extension is 4 metres (beyond 3.65 metres permitted by policy) and the side extension would leave a gap of 0.65 metres when the policy requires 1.52 metres;
- The front and rear dormers would create a flat roofed third storey. Council policy does not permit dormers in conservation areas. There is no explanation for this in the officers report;
- There is no explanation as to how the extensions would enhance the conservation area. All the benefits are private with all the harm borne by the neighbours;
- The proposal is a gross overdevelopment of a family home.

## **2. Director of Planning – further comments and observations**

The additional comments received from the local residents are noted.

The report sets out the relevant planning policies which the proposal should be assessed against and includes an analysis why the proposal complies with those policies.

Local planning policies support home owners being able to adapt their homes to meet changing household needs. There is no conflict with planning policy, particularly saved policy DC1 of the Unitary Development Plan, which outlines the criteria for residential extensions.

The rear extension extends 4 metres from the rear elevation of the property. This has been reduced from 6 metres during the course of the applications consideration.

The rear extension is 0.35 metres beyond what is deemed acceptable by saved policy DC1. It is not considered that 0.35 metre would result in an unduly harmful impacts on the adjoining property. In addition, permitted development rules also now permit up to 6 metres (subject to a detailed criteria and neighbour notification regime) through a large home extension regime and this is material to the consideration of this application.

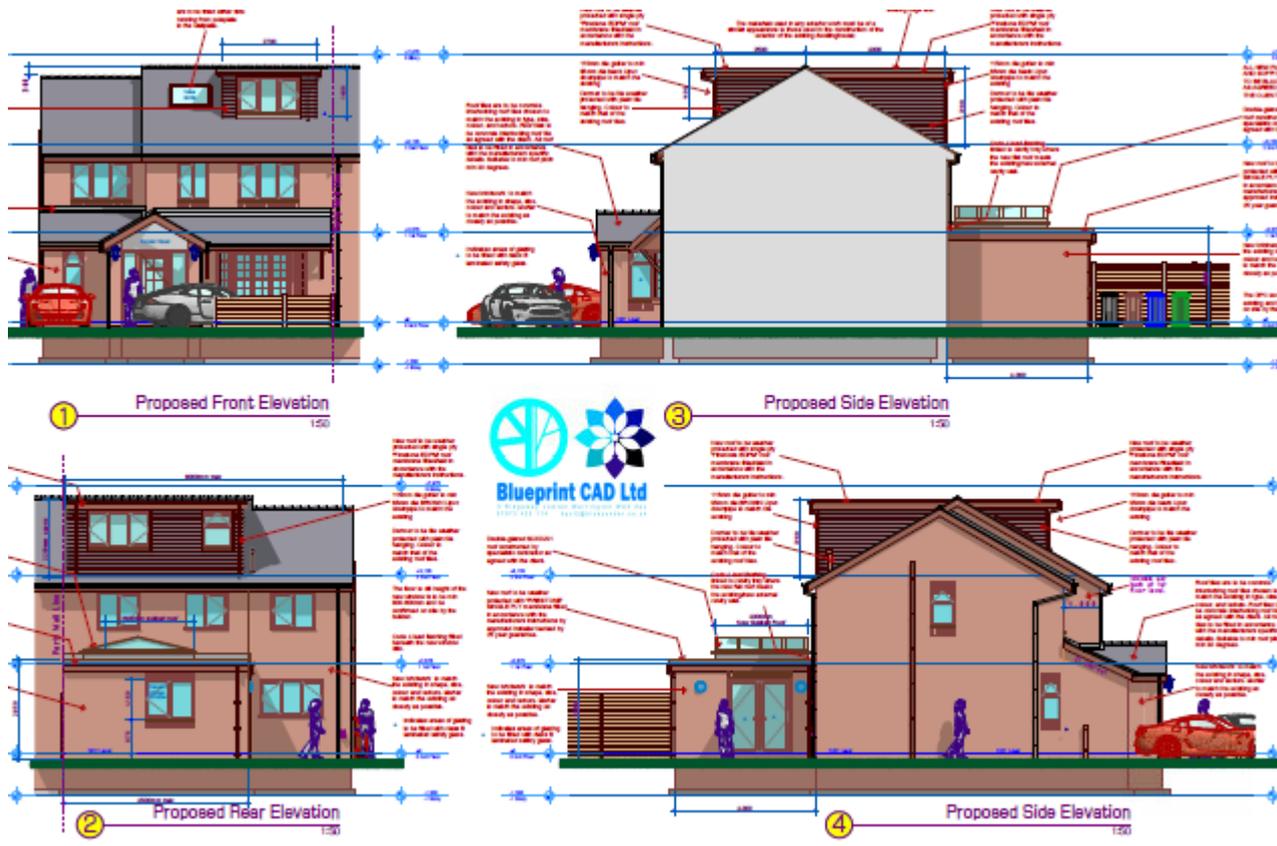
There would be a suitable rear garden retained at the property for outdoor recreation for the occupants of the property.

The side extension has also been modified since it was originally submitted. The image below shows the original submitted proposal with two front dormers and a larger side extension.



***Front elevation – as submitted originally***

The side extension is now subservient to the original house, as a result of being set lower than the ridge height of the main house, together with the first floor element of the side extension being set back by 1 metre from the front elevation. There is also a gap of 0.65 metres to the side boundary. This combined creates a suitable addition to the property in line with saved policy DC1. The second front dormer has also been removed.



**Elevations now proposed following amendments**

It is noted that 'guidance' is given in saved policy DC1 that two storey side extensions should maintain a gap of at least 1.52 metres. Notwithstanding this guidance, and as required by saved policy DC1, the development gap between the application property and the non-adjointing property can still be shared by the two properties, the extension would not result in a terracing effect (due to the setting back of the extension at first floor and the gap to the boundary) and the extension would appear subservient and not result in an unsatisfactory relationship between the two properties.

The creation of dormer extensions have also been significantly modified during the course of the application. The proposal originally included a larger dormer extension to the rear of the property, including in the roof space of the side extension, together with two dormer to the front.



***Rear elevation – as originally submitted***

Planning policies do not stipulate that dormers in conservation areas are unacceptable in principle. Whilst the creation of accommodation in the roof of a property in a conservation area is not permissible under permitted development rights, this does not prevent a homeowner from applying for planning permission to consider whether the roof alteration is acceptable.

In this instance, it is material that planning permission has been granted previously for a rear dormer at this property. The size and extent of the rear dormer has been reduced in order to minimise its visual impact on the property and the character of the area. In addition, only one dormer is now proposed at the front. These additions are considered acceptable and in line with the characteristics of this part of the Crumspall conservation area.

The presence of a tree is noted. However, it is considered that the tree is sufficiently far away from the development to not be affected by the extension at the property. Notwithstanding this, condition 9 contained within the report requires method statement to be agreed with regards to any works taking place at the property to ensure that no harm arises to the tree or its root system.

The report identifies that there would be some low level harm to conservation area as a result of the proposal. This is in acknowledgement as a result of the changes to the property particularly as a result of the side extension and the installation of the proposed front dormer. These changes which would alter the gap to the side of the property and result in some minor clutter within the roof space. It has been determined that this would result in low level of harm of less than substantial as defined by paragraph 196 of the NPPF.

Where such harm arises it is necessary to consider whether there are public benefits which outweigh this harm. In this instance, the extension and alterations would result in a sympathetic addition to the property with matching materials and details which correspond with the character of the area and other properties in the street scene. There is an opportunity to improve the boundary treatment at the property which would be of public benefit to the conservation area as a whole. It is considered that this appearance of the extension, including the modifications to ensure the extension is subservient, would outweigh any harm to the conservation area as a whole.

The recommendation for the proposal is **Approve** subject to the conditions within the report.