

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132974/FH/2022

Date registered valid: 18 March 2022

Proposal: Erection of single storey side extension, part single part first floor rear extension and a two storey side extension to provide additional living accommodation following demolition of existing side extension.

Address: 8A Parsonage Road, Manchester, M20 4PQ

Ward(s): Withington Ward

Applicant: A Russell 8A Parsonage Road, Manchester, M20 4PQ

Agent (if any): Ms Jenny Hayes The Coach House, 4A Grange Park Road, Cheadle, SK8 1HQ

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 12.05.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 1 April 2022

Standard consultations:

Printed: 24 March 2022 Expired: 14 April 2022

Neighbour notifications

Printed: 24 March 2022 Expired: 14 April 2022

Site notice

Posted: 1 April 2022 Expired: 22 April 2022

Press advert

Published: 29 March 2022 Expired: 19 April 2022

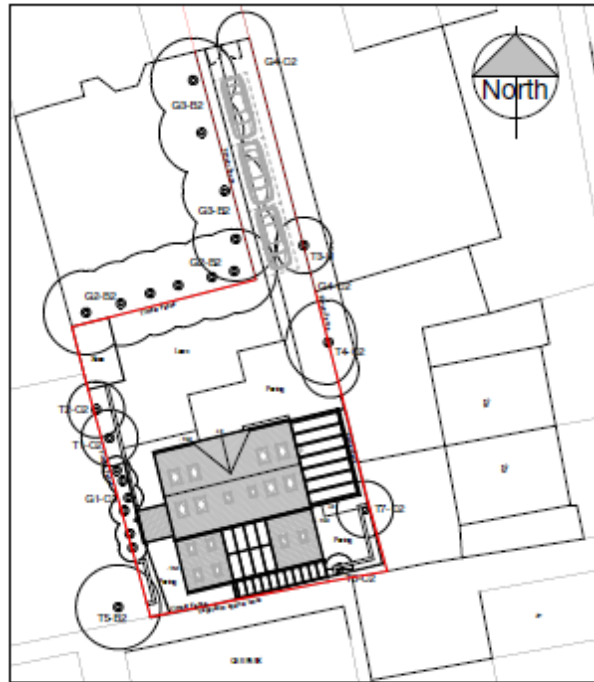
Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This application relates to a one and a half storey dwelling with single storey extensions to both sides and the rear. The house was originally granted permission on appeal, whilst the extensions are more recent additions. The property is set at the rear of the site in what was the rear garden to 8 Parsonage Road. There is private amenity space in front of the property separated from the rear garden of 8 Parsonage Road by a 2 metre high timber fence. Vehicular access is from Parsonage Road along a drive at the side of number 8.





Existing Site Plan
1:200

Listed building: Not applicable

Conservation area: Withington Conservation Area 1983

Tree Preservation Order:

Description of area

The site is located in a predominantly residential area adjacent to Withington District Centre. To the north is the rear garden and rear elevation of 8 Parsonage Road a large semi detached villa. To the west is the side garden of a two/three storey rebuilt and extended former coach house in the rear garden of 6 Parsonage Road. To the east are the rear elevations of a pair of more modern semi detached properties on Heaton Road. These properties have modest 6.5 metre rear gardens. To the rear (south) is the parking court to a residential development on St Pauls Road.

Description of development

This application has been amended and the application is being determined on the basis of drawing A-PL-20-003 revision A received 5 May 2022.

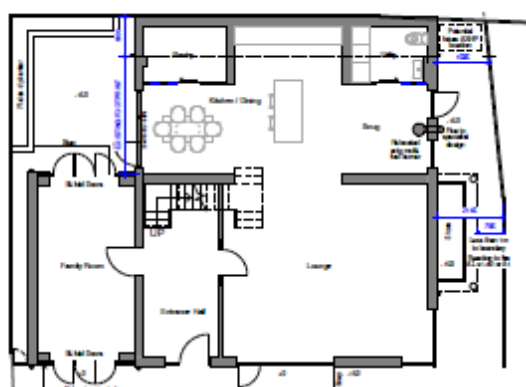
Consent is sought to demolish the existing single storey extension on the east side of the property and to replace it with a single storey extension on the same footprint. The extension would have a mono pitch roof, with three roof lights and there would be bi folding doors in the front and rear elevations. The extension would be finished in dark grey cement fibre cladding.

The existing single storey rear extension would be retained and enlarged to infill the area between the extensions rear elevation and the rear boundary wall, approximately 1.3 metres. The new extension would have no windows but there would be a partially glazed roof. The roof to the retained rear extension would be modified to include a glazed panel and a roof light. There would be new bi folding doors inserted in the east elevation and a door and a window in

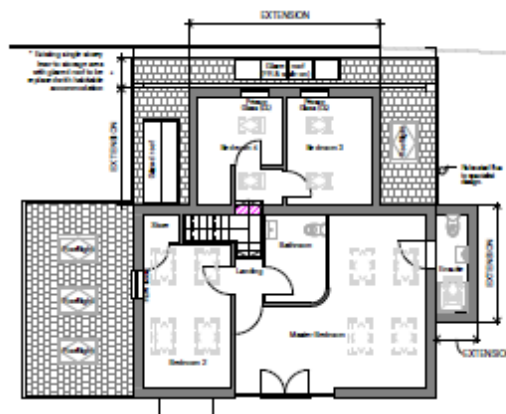
the west elevation. The sides of the extension would be finished in the dark grey cement fibre board, the rear elevation would be brick.

The proposed first floor rear extension would be positioned centrally and project the depth of the existing rear extension. It would have a dual pitch roof with two roof lights per side and two obscure glazed windows in the rear elevation. The extension would be clad in the dark grey cement fibre boards.

On the west elevation there would be a two storey extension the first floor being built of brick and supported on columns with a storage container below. The extension would have a dual pitch roof with a roof light in the front facing slope. The extension would project 1.4 metres and be approximately half the depth of the property.



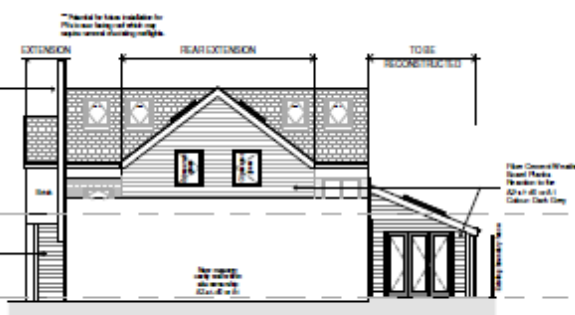
Proposed Ground Floor Plan
1:100



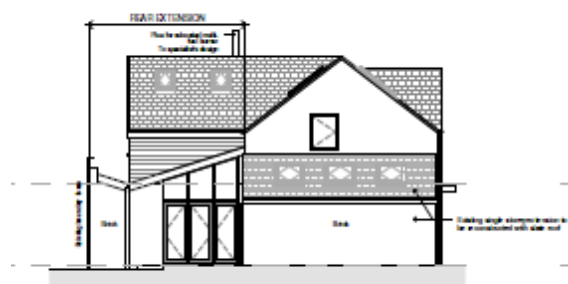
Proposed First Floor Plan
1:100



Proposed Front Elevation (NW)
1:100



Proposed Rear Elevation (SE)
1:100



Proposed Side Elevation (NE)
1:100



Proposed Side Elevation (SW)
1:100

Planning History

The planning history relates solely to applications that relate to the erection of the building or its subsequent extension.

- 080656/FO/2006/S1 Refused 21.02.2006 Erection of a two storey detached dwelling in rear garden
- 083217/FH/2007/S1 Approved 21.12.2007 Erection of a 1.5 storey building in rear garden to form additional leisure space.
- 085158/FO/2007/S1 Refused 30.01.2008. Allowed on Appeal. Erection of a 1.5 storey x two bedroom dwelling in rear garden.
- 090619/FO/2009/S1 Approved 08.09.2009 Erection of a two storey dwellinghouse within rear garden.
- 093985/NMC/2010 Approved 15.10.2010 Non-material amendment to planning permission 090619/FO/2009/S1 for the insertion of an obscurely glazed window in side elevation.
- 106817/FH/2014/S1 Approved 07.11.2014 Erection of a single storey side extension to form additional living accommodation.

Consultations & Notification Responses

Local residents

One letter has been received from a residents objecting to the proposed development. The issues raised are summarised below.

- The proposed development would obstruct views from the houses on Heaton Road
- The Juliet balcony of the extension overlooks the garden of 2a.
- Page 8 of the heritage statement states the proposed side extensions to the left and right) will provide a more attractive high quality frontage; it is hard to see how adding a further extension on an already very tight site could add to the currently balanced building, while blocking out views of gardens and trees for households 8 parsonage 2a and 2b st Pauls road.
- Photo 6 of the heritage statement shows 8a as an already wide building but echoes number 6a adding a further 3m double height and roof extension to the right (and a meter to the left) makes it unusually wide and imposing.
- 8a was based on an oak framed barn and redesigned to fit in with the vernacular brick and slate. The side extension has split face granite from the Belgian based company Beltrami a superior product which fits a conservation area which gives a pleasing finish, do grey fibre cement weather board planks really maintain this high calibre appearance.
- The development will impact on the adjoining trees.
- With a 1.3m tree protection fence along the driveway would mean it is virtually impossible to get any vehicles down the driveway.
- As part of the planning permission to protect trees G4-C2 it has to be taken into account that it is unworkable/unbuildable with the tree protection in place unless the tree protection would be removed by necessity.
- What is protecting the canopy and roots of G3-B2 along the drive if a space of this distance is required?
- The site was developed to its limit anything more was felt by the planning department to be cramped, even to build on the plot was a result of an appeal.
- This is an overdevelopment and detracts from the conservation area from what is a very pleasant well designed unique building.

Policy

Core Strategy

The relevant Core Strategy Policies are SP1, DM1 and EN3

Policy SP1 sets down the spatial principles that will guide development in the City including the creation of neighbourhoods of choice.

Policy DM1 seeks to protect the amenity of an area from the adverse impact of development.

Policy EN3 seeks to preserve or enhance the City's heritage assets

Unitary Development Plan

The relevant saved UDP policies are DC1 and DC18

Policy DC1 establishes the principle of extending a house to meet the changing needs of the occupiers, whilst not adversely impacting upon the character of the building or the area.

Policy DC18 seeks to preserve or enhance the City's conservation areas.

NPPF

Section 16 and Paragraphs 189 through 208 relate to Conserving and Enhancing The Historic Environment.

Paragraph 189 says these assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 197 says that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 says that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viability.

Issues

Principle

Whilst policy DC1 establishes the principle of enlarging a property to meet the changing needs of the occupiers, the original consent for the property, reference 090619/FO/2009/S1, included a condition which removed the permitted development rights in order that the Council could assess the impact of any extensions. Previously two extensions has been approved, both of these were single storey, one at the side and the other at the rear. It is therefore considered that the presumption contained within policy DC1 is not applicable in this instance. The issues surrounding the extension are discussed in the following sections.

Scale

The single storey side extension is a replica of a previously approved extension in terms of its scale and is therefore considered acceptable. The rear extension whilst remaining the same in terms of width is increased by 1.53 metres up to the boundary, whilst this is not a large increase across the width of the property it is considered to be significant and removes the space from around the building, coupled with the large first floor extension it is considered that the scale of the extensions is such that it undermines the original concept of the building as a coach house in the grounds of a villa. In terms of the two storey side extension this is quite modest in its scale and by being set back from the property's front face is considered to be acceptable in terms of scale.

Design

The single storey side extension is considered acceptable in design terms as it is not significantly different to the extension it replaces, the principle differences being a solid roof and the bi folding doors to the front and rear. Concern is expressed as to the use of dark grey cement fibre board which is not a material that it is expected to be found in the conservation area on what is not a contemporary piece of architecture.

The rear extension creates an unusual valley detail that presumably accommodates a rainwater gully. Concern is expressed that this small extension erodes the space around the building in an unacceptable manner. Again concern is expressed about the materials, and in this case the rebuilding of what may be an original wall in the conservation area, which would need to be constructed of reclaimed brick using the same bonding.

The first floor extension again in terms of design could read as an outrigger but again the choice of materials is not considered appropriate, whilst the windows in the rear elevation appear to be wrongly proportioned.

The two storey side extension is generally acceptable although there is a lack of detail about the store at ground floor level.

The principle concern with the design of the extensions is the palette of materials, however, this could be remedied through negotiation and therefore does not form a reason for refusing consent.

Cumulative impact

It is considered that the cumulative impact of the proposed and existing extensions is such that they are no longer subservient to the host property which would lose its original design ethos as a coach house within the grounds of a larger property.

Residential Amenity

There are no new windows proposed as part of the development that would overlook adjacent residential accommodation. The closest parts of the scheme to residential accommodation are either single storey or modest in their scope and do not impact on the adjacent accommodation. The rear two storey element is adjacent to a private car park and consequently does not have an overbearing impact.

It is therefore considered that the proposed development would not have a significant impact on residential amenity.

Character of the conservation area

Reference is made to the dwelling in the adjacent property 6 Parsonage Road. This property replaced an existing coach house and outbuildings that occupied the site and therefore, there was a precedent for a building in that location within the conservation area. The property subject of this application was initially allowed on appeal. It was justified on the basis that it would be a similar coach house development in the rear garden. It is considered that the property has already been significantly enlarged and that its further enlargement would result in a building of such a scale that it adversely impacts on the original concept of the building and would be contrary to the scale and character of buildings found in similar positions within the Conservation area. It should also be noted that the proposed extension would be clearly visible from the new residential development to the rear of the site and the semi public car park. It is therefore considered that this site is particularly visible.

On balance therefore it is considered that the proposed development would have an unacceptable impact on the character of the Withington Conservation Area and that whilst this harm may not be substantial it is sufficient to justify refusing consent.

Conclusion.

It is considered that whilst there are aspects of the scheme which could be acceptable outside a conservation area it is on balance considered that these are outweighed by the harm the development would cause to the conservation area.

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

The proposal would not improve the social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There are no conditions which could reasonably have been imposed, which would have made the development acceptable and it is therefore not possible to approve the application.

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

1) Having regard to the position of the proposed extensions to a dwelling in what was the rear garden of a house within the Withington Conservation area it is considered that the proposed extensions would result in the property being over large and having an incongruous appearance to the detriment of the character of the Withington Conservation Area. The proposed development is therefore contrary to the provisions of Core Strategy policies SP1, DM1 and EN3 and saved Unitary Development policy DC1 and DC18 and the policy contained in the National Planning Policy Framework.

2) The cumulative impact of the proposed extensions is such that they would cease to be subservient to the host property to the detriment of the character of the property and the wider area. The proposed development is therefore contrary to the provisions of Core Strategy policy DM1, EN3 and saved Unitary Development Plan policies DC1 and DC18.

Appendix 1 – List of consultees & neighbours notified

Neighbourhood Team Leader (Arboriculture)
Withington Civic Society

Flat 6, 12 St Pauls Road, Manchester, M20 4PG
Flat 5, 12 St Pauls Road, Manchester, M20 4PG
Flat 4, 12 St Pauls Road, Manchester, M20 4PG
Flat 3, 12 St Pauls Road, Manchester, M20 4PG
Flat 2, 12 St Pauls Road, Manchester, M20 4PG
Flat 1, 12 St Pauls Road, Manchester, M20 4PG
8 St Pauls Road, Manchester, M20 4PG
9 Parsonage Road, Manchester, M20 4PB
16 St Pauls Road, Manchester, M20 4PG
14 St Pauls Road, Manchester, M20 4PG
4 St Pauls Road, Manchester, M20 4PG
10 Parsonage Road, Manchester, M20 4PQ
Flat 3, 10 St Pauls Road, Manchester, M20 4PG
6A Parsonage Road, Manchester, M20 4PQ
Flat 25, 10 St Pauls Road, Manchester, M20 4PG
Flat 24, 10 St Pauls Road, Manchester, M20 4PG
Flat 23, 10 St Pauls Road, Manchester, M20 4PG
Flat 22, 10 St Pauls Road, Manchester, M20 4PG
Flat 21, 10 St Pauls Road, Manchester, M20 4PG
Flat 20, 10 St Pauls Road, Manchester, M20 4PG
Flat 19, 10 St Pauls Road, Manchester, M20 4PG
Flat 18, 10 St Pauls Road, Manchester, M20 4PG
Flat 17, 10 St Pauls Road, Manchester, M20 4PG
Flat 16, 10 St Pauls Road, Manchester, M20 4PG
Flat 15, 10 St Pauls Road, Manchester, M20 4PG
Flat 14, 10 St Pauls Road, Manchester, M20 4PG
Flat 12, 10 St Pauls Road, Manchester, M20 4PG
Flat 11, 10 St Pauls Road, Manchester, M20 4PG
Flat 10, 10 St Pauls Road, Manchester, M20 4PG
Flat 9, 10 St Pauls Road, Manchester, M20 4PG
Flat 8, 10 St Pauls Road, Manchester, M20 4PG
Flat 7, 10 St Pauls Road, Manchester, M20 4PG
Flat 6, 10 St Pauls Road, Manchester, M20 4PG
Flat 4, 10 St Pauls Road, Manchester, M20 4PG
Flat 2, 10 St Pauls Road, Manchester, M20 4PG
Flat 1, 10 St Pauls Road, Manchester, M20 4PG
Flat 5, 10 St Pauls Road, Manchester, M20 4PG
7A Parsonage Road, Manchester, M20 4PB
Flat 3, 12 Parsonage Road, Manchester, M20 4PQ
2B St Pauls Road, Manchester, M20 4PG
8 Parsonage Road, Manchester, M20 4PQ
6 St Pauls Road, Manchester, M20 4PG
12 St Pauls Road, Manchester, M20 4PG
Flat 2, 12 Parsonage Road, Manchester, M20 4PQ
Flat 1, 12 Parsonage Road, Manchester, M20 4PQ
2A St Pauls Road, Manchester, M20 4PG
7 Parsonage Road, Manchester, M20 4PB
6 Parsonage Road, Manchester, M20 4PQ

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

Conservation Area - Withington Conservation Area 1983

Area Team Boundary - Name: SOUTH