

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133076/FH/2022
Date registered valid: 28 February 2022
Proposal: Erection of single storey side extension to provide additional living accommodation
Address: 425 Parrs Wood Road, Manchester, M20 5NE
Ward(s): Didsbury East Ward

Applicant: Mr & Mrs Wilson, 425 Parrs Wood Road, Manchester, M20 5NE
Agent (if any): Mr P Anderton, B2 Architecture Ltd, 2B Beech Rd, Altrincham, WA15 9HX
Case officer: Linda Marciniak
Tel: 0161 234 4636
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Recommendation: Approve
Date of recommendation: 21 April 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14 April 2022

Standard consultations:

Printed: 3 March 2022 Expired: 24 March 2022

Neighbour notifications

Printed: 3 March 2022 Expired: 24 March 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 application site is a red brick interwar semi-detached dwelling situated on the eastern side of Parrs Wood Road in the Didsbury East ward.

The property has a 2-storey side extension set back over both storeys for which there is no planning register entry. It does however appear in Google Street View images from 2008 and is built within 3.5 metres of the common boundary with No.523 Parrs Wood Road and so could have been completed under the applicants' Permitted Development rights.

There is also a partially open single storey rear extension which received planning approval in 2011 (Ref: 095817/FH/2011/S2).

The property is bounded by Network Rail infrastructure at the rear which includes East Didsbury railway station.

The front and side of the property are all block paved.

In terms of design, the property has double-storey bay windows with a rendered fascia between, a first-floor bay window over the glazed porch and a hipped roof covered in red interlocking concrete tiles.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is within a residential suburb of medium density comprising a similar housing typology. Some dwellings have garages at the side and several having single or 2-storey side extensions.

Description of development

Erection of single storey side extension to provide additional living accommodation.

The proposal provides a cloakroom and wet room.

The proposal was first submitted under a Prior Approval application (Ref: 132538/LP/2021) which was withdrawn on the case officer's advice as the proposed extension came off the 2-storey side extension.

Consultations & Notification Responses

Neighbour notifications

A total of 4no. neighbours were notified of the application by letter. No comments were received.

Network Rail

If there are no works within 10m of the railway boundary then Network Rail has no comments.

Policy / Issues

The application is subject to assessment against the following policies within the Development Plan:

Saved UDP policy DC1

Core Strategy policies DM1 and SP1

Principle

The application seeks an extension to a residential property in a residential area. Saved UDP policy DC1 makes provision for people to extend their homes, subject to satisfactory compliance with the matters set out in the policy to protect residential and visual amenity and car parking.

There are no objections to the principle of the development which is assessed as complying with the above policies.

Residential Amenity

The proposal will have an acceptable impact on residential amenity. It is sited on the side elevation forward of the existing 2-storey side extension and flush with the principal elevation. A window is proposed at the side for the wet room which is shown as obscurely glazed on the elevation drawing. This window is entirely within the curtilage of the site, leaving a 1.22 metre gap to the common boundary with No.523 and is required to be obscurely glazed in line with condition 4 appended below. A transparent window is also proposed on the front elevation. There are no concerns that either window will result in any loss of existing levels of privacy for the adjacent occupier. Similarly, the height, position and orientation relationship of the extension will not overshadow the side of No.525 or be perceived as overbearing.

Visual Amenity

The extension has an acceptable impact on visual amenity. It is sited on the gap on the north side which is 3.0 metres wide at its narrowest point on the front corner. The extension itself is 1.9-metres wide and 2.3-metres to eaves which line through with the header on the principal elevation and is 3.2-metres to a sloping mono-pitch roof. The roof profile fits those of the original

and extended rooves and a front bay window on brackets responds to the design and proportions of the smaller first floor window. The extension appears subservient to the original dwelling and maintains a deep gap at first floor which avoids any terracing effect.

The application forms states that materials are to match which is covered by condition 3 below.

Parking / Bin storage

Any approval of the proposal would not encroach onto the driveway at the front of the property.

Similarly, a gap of 900mm at the narrowest point would result from any approval. This is adequate for bins to continue to be stored at the side with no loss of amenity to the street scene.

Based on the above, the proposal complies with saved UDP policy DC1 and policies DM1 and SP1 of the Manchester Core Strategy.

Other Matters

The proposed development is sited over 10-metres from the Network Rail boundary beyond the rear garden. As such, there are no special conditions which need to be applied to the development to protect rail infrastructure assets. An Informative is however appended advising the applicant / agent of their responsibilities whilst working in proximity to rail infrastructure.

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

The local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to the conditions below and for the reasons outlined in the delegated report. The application was notified by letter to 4no. neighbouring occupiers; no comments were received.

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 received on the 28th of February 2022 or as stated:

Application Form

Location Plan Ref: 02

Site Plan Ref: 03

Existing & Proposed Plans and Elevations Ref: 01

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

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, as stated on the Householder Application Form.

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, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) Before first occupation of the development hereby approved, the ground floor wet room window on the side elevation shown on drawing Ref: 01, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Informatives

1. The applicant must ensure that all construction works and any maintenance works thereafter shall be undertaken solely on the applicants' land - there must be no encroachment onto Network Rail land and no over-sailing of any works or any part of the proposal onto Network Rail air-space.
2. The applicant is informed that no water or effluent should be discharged from the site or operations on the site into the railway undertaker's culverts or drains, without Network Rail approval. Soakaways should not discharge towards and/or within 10m of railway infrastructure.
3. The applicant must ensure that the construction and subsequent maintenance of any part of the proposal can be carried out without adversely affecting the safety of, or encroaching upon Network Rails' adjacent land, and therefore all/any building/structures should be situated at least 2 metres from Network Rails' boundary. This will allow construction and future maintenance and access on site to be carried out wholly from the applicants' land, thus avoiding provision and costs of railway look-out protection, supervision and other facilities necessary when working from or on railway land. No structure/building should be built hard-against Network Rails' boundary.

Appendix 1 – List of consultees & neighbours notified

Network Rail

404 Parrs Wood Road, Manchester, M20 5GP
427 Parrs Wood Road, Manchester, M20 5NE
423 Parrs Wood Road, Manchester, M20 5NE
406 Parrs Wood Road, Manchester, M20 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 90M
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH