

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133210/JO/2022

Date registered valid: 15 March 2022

Proposal: Variation of Condition 2 (specified plans) attached to planning permission 128832/FH/2020 to allow alteration to roof height

Address: 470 Parrs Wood Road, Manchester, M20 5QQ

Ward(s): Didsbury East Ward

Applicant: Mr Steven Porter, 470 Parrs Wood Road, Manchester, M20 5QQ

Agent (if any): Mrs Amy Axon, Guy Taylor Associates, Trafalgar House, 5-7 High Lane, Chorlton, Manchester, M21 9DJ

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 04.05.2022

Application details

Type of application: Variation or Removal of Condition

Development type: Householder

Date of site visit: April 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 22 March 2022 Expired: 12 April 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 variation of condition application is a 2 storey brick detached dwellinghouse set back within the plot with render detail to the apex and between the bay windows on the frontage. It is identified as 470 Parrs Wood Road. The building occupies the majority of the width of the plot with access to the rear garden being taken from down the side of the house. The front garden is block paved and is used for parking, and the boundary to the front is a 1 metre brick wall with planting behind and open driveway for vehicular access.

To the rear is a lawned garden with a free standing unit along the boundary with number 468 Parrs Wood Road. The boundary treatments are timber fences with established tree and shrub hedging. The property is located within the Didsbury East ward of Manchester.

Listed building: Not applicable

Conservation area: Didsbury St James Conservation Area 1970 (to the rear of property)

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature, comprising of detached properties of similar styles and semi -detached properties, some of which have had the benefit of similar development.

Description of development

Permission has previously been granted for the raising of the roof, change from a hipped roof to a gable, and the installation of a rear dormer extension within the slope of the raised roof together with the erection of a single storey rear extension. The single storey rear extension was to replace the existing single storey element. The additional and reconfigured layout would provide accommodation in the form of enlarged kitchen diner to the ground floor and master

bedroom within the roof space and dormer. The permission was granted under reference 128332/FH/2021.

The current submission is for the variation of Condition number 2 (Specified Plans) to increase the height of the extended roof line to 600mm, bringing it in line with the approved scheme on the adjacent property at 468 Parrs Wood Road. The works have not yet commenced.

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

Issues

Policy

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.

Policy DM 1, Development Management, - Follows the principles advocated in the aforementioned policies and informs that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are given below:-

- o Appropriate Siting, layout, scale, form, massing, materials and detail.
- o 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.
- o Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 'Spatial Principles' which states that priority will be given to the creation of neighbourhoods of choice outside of the regional centre. In particular, developments which make a positive contribution and enhance areas for residents will be supported.

The National Planning Policy Framework (NPPF) - The NPPF was published on the 27 March 2012. The NPPF replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF is therefore a material planning consideration in the determination of planning applications.

The NPPF states that the planning system must contribute to the achievement of sustainable development. These are encapsulated into three categories: economic, social and environmental.

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Unitary Development Plan (UDP)

The UDP has been superseded by the Core Strategy Development Plan, however, some policies have been saved and are still considered as part of the planning process. Policy DC1 for Residential Extensions is still considered of relevance and states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- o the general character of the property,
- o the effect upon the amenity of neighbouring occupiers,

Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- o 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);
 - o they do not create an undue loss of sunlight, daylight or privacy;
 - o they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details;
- For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle

The principle of the proposal is considered acceptable. Other properties within the area have had similar changes. Notwithstanding this, consideration must be given to the proposals siting, scale, massing, design, and appearance and to the proposal's impact upon existing levels of residential amenity.

Residential Amenity

The site comprises of a two storey detached property on Parrs Wood Road bounded by similar style houses with gardens to both the front and rear. The house itself sits across the majority of the plot with access to the large rear garden alongside the house. The roof types of the houses within the area are varied every couple of plots ranging from traditional hipped to gable to long sloping roof lines.

The applicant proposes to create a new gabled roof, increase the overall height of roof including the installation of a rear dormer and Juliet balcony to provide additional living accommodation.

The previous approval was granted following negotiations, there were concerns relating to the scheme initially submitted due to the bulk and massing of the overall proposal, together with the impact that the excessive raising of the roof had on the property itself and the amenity of the neighbouring properties. The negotiations that took place were to reduce what was initially submitted as a second floor rear extension with flat roof, increase in height of roof and change of hip to gable roof. The amended scheme addressed the issues.

The variation of Condition 2 (Specified Plans) relates purely to the raising of the roof, the dormer and the rear extension are to be implemented as approved under the previous consent. The applicant is requesting a modest increase in the raising of the roof by 200 mm to a maximum of 600 mm, which would give the same roof line / ridge height as the approval that was subsequently approved for number 468 Parrs Wood Road.

The other elements of the previous approval ref: 128832 retain the rear dormer sitting back from the eaves and under the proposed ridge height of the roof. The hipped roof would become a gable with the slight increase in height. A Juliet balcony is incorporated within the dormer extension with glazed balustrade and a flat roof. There are three Velux style windows proposed in the front roof slope to serve the accommodation created by the loft conversion.

There are no windows proposed in the side elevations of the amended roof or proposed dormer. The single storey extension would comprise of a slight increase in the width when compared to the existing single storey and the roof is a dual pitch compared to the current hipped roof. The windows are proposed in the rear, and the side elevation looking out onto the applicants' own garden.

It is not considered that the proposals would have a detrimental impact upon the level of amenity currently enjoyed by the neighbouring properties, and there would be sufficient amenity space retained for existing and future occupants of 470 Parrs Wood Road.

Overall, it is considered that the proposal would not conflict with UDP saved policy DC1 for residential extensions and Core Strategy policies SP1 and DM1.

Scale and Massing

The original proposal following the working amendments, secured a proposed development that related well to the host property, neighbouring properties and the properties within the vicinity of the site.

The approved increase in the roof height was previously 400mm, the roof height following this variation would increase that by a further modest 200mm making the new roof height 600mm. As previously stated is in line with the neighbouring properties that have also benefited from an increase in height.

The changes to the roof height, the installation of the dormer extension and the single storey rear extension have been sited and designed to ensure that they are subservient to the original dwelling house, are not excessively large or bulky and are therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1 and DM1 of the Core Strategy.

Design and Appearance

The application proposes a design that fits the aesthetic of the original dwelling utilising the space available within the roof at the rear of the property. It is proposed that where possible materials shall match the existing dwelling house with bricks and roof tiles, however the applicant proposes to introduce a contemporary look with zinc appearance cladding to the proposed dormer and to the roof of the single storey extension, together with grey window frames. A materials condition will be attached to any consent granted to ensure that the materials are adhered to as stated in the application form.

For the reasons stated above it is considered that the extension would be in keeping with the character of the original dwelling.

Car Parking

The proposal would have no impact upon the current car parking situation.

Disabled access

Not affected by this proposal

Bins

Are not affected by this proposal

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. The application has been determined in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework, and appropriate conditions have been attached to any consent granted.

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:

20-0035-10 002 Rev P1- Existing Floor Plans dated 9th December 2020

20-0035-10 101 Rev P3- Existing Elevations dated 15th March 2022

20-0035-10 001 Rev P1- Site and location Plan dated 9th December 2020

20-0035-20 101 Rev P2- Proposed elevations dated 19th February 2021

20-0035-20 002 Rev P3- Proposed Floor Plans dated 15th March 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 extensions hereby permitted shall match those of the existing building in type, size, colour and texture, and those stated on the submitted drawing and 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 Existing and proposed floor plans and rear elevation 29th August 2020.

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

481 Parrs Wood Road, Manchester, M20 5QG
Howley And Rooms 11 To 15 And K, The Towers, Wilmslow Road, Manchester, M20 2SL
Basement, The Towers, Wilmslow Road, Manchester, M20 2LS
472 Parrs Wood Road, Manchester, M20 5QQ
468 Parrs Wood Road, Manchester, M20 5QQ
2B Mellington Avenue, Manchester, M20 5NJ
Suite 3 Second Floor The Towers, Towers Business Park, Wilmslow Road, Manchester, M20 2SL
Second Floor, The Towers, Wilmslow Road, Manchester, M20 2LS
Suite 16, Egerton House, Wilmslow Road, Manchester, M20 2DX
Suite 15, Egerton House, Wilmslow Road, Manchester, M20 2DX
Suite 14, Egerton House, Wilmslow Road, Manchester, M20 2DX
Suite 13, Egerton House, Wilmslow Road, Manchester, M20 2DX
GREENERGY INTERNATIONAL LIMITED, Suite 12, Egerton House, Wilmslow Road, Manchester, M20 2DX
Suite 11, Egerton House, Wilmslow Road, Manchester, M20 2DX
Suite 10, Egerton House, Wilmslow Road, Manchester, M20 2DX
Suite 9, Egerton House, Wilmslow Road, Manchester, M20 2DX
Suite 8, Egerton House, Wilmslow Road, Manchester, M20 2DX
Egerton House, Towers Business Park, Wilmslow Road, Manchester, M20 2DX
Suite 2, Egerton House, Wilmslow Road, Manchester, M20 2DX
NORDEX LIMITED, Suite 3, Egerton House, Wilmslow Road, Manchester, M20 2DX
Suite 4, Egerton House, Wilmslow Road, Manchester, M20 2DX
AMORIA BOND LIMITED, Suite 5, Egerton House, Wilmslow Road, Manchester, M20 2DX
Suite 6, Egerton House, Wilmslow Road, Manchester, M20 2DX
Suite 7, Egerton House, Wilmslow Road, Manchester, M20 2DX
THE HILL GROUP LTD, Suite 1, Egerton House, Wilmslow Road, Manchester, M20 2DX
The Towers, Towers Business Park, Wilmslow Road, Manchester, M20 2EZ
Ground Floor, The Towers, Wilmslow Road, Manchester, M20 2SL
Ground Floor Room 21, The Towers, Wilmslow Road, Manchester, M20 2SL
First Floor, The Towers, Wilmslow Road, Manchester, M20 2LS
Ground Floor Suite C, The Towers, Wilmslow Road, Manchester, M20 2LS

Pioneer House British Airways Plc, Towers Business Park, Wilmslow Road, Manchester, M20 2BA
Crescent House, Towers Business Park, Wilmslow Road, Manchester, M20 2JE
464 Parrs Wood Road, Manchester, M20 5QQ
475 Parrs Wood Road, Manchester, M20 5QG
474 Parrs Wood Road, Manchester, M20 5QQ
466 Parrs Wood Road, Manchester, M20 5QQ
473 Parrs Wood Road, Manchester, M20 5QG
479 Parrs Wood Road, Manchester, M20 5QG
477 Parrs Wood Road, Manchester, M20 5QG

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 - Didsbury St James Conservation Area 1970
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH