

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132498/FH/2021

Date registered valid: 14 December 2021

Proposal: Erection of a single storey rear extension to form additional living accommodation together with single storey extension to existing self contained annexe within rear garden

Address: 18 Parkwood Road, Manchester, M23 0AA

Ward(s): Baguley Ward

Applicant: Miss Gemma Osula, 18 Parkwood Road, Manchester, M23 0AA

Agent (if any): Mr Fahad Patel, 45 Woodvale Avenue, Bolton, BL3 3HF

Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 2 February 2022



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 13 January 2022
Standard consultations: No consultations have been printed and sent.
Neighbour notifications: Printed: 20 December 2021 Expired: 10 January 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
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of site/building

The application site relates to the rear garden of a 2-storey semi-detached dwelling within a residential cul-de-sac off the northern side of Wythenshawe Road, Baguley. The dwelling has a long rear garden which is accessed off a 3-metre wide driveway running from the front boundary to the back of the rear elevation where an outbuilding is located on the shared boundary with No.19 to the east. The bulk of the outbuilding is contained behind 2-metre high timber fencing with a secure gate to the rear garden.

Previously there was a single detached garage in situ (3m H x 6.6m L x 2.7m W) which was approved in 2019 following its demolition and replacement with the existing outbuilding (3.6m H x 11.7m L x 4m W) for use as ancillary accommodation for the applicant's Mum (Ref: 123195/FH/2019).

The remaining garden, which is approximately 40 metres long, is hard and soft landscaped and bounded to the north by mature trees which are in Gib Lane Wood which shares the northern boundary of the site.

Description of area

Parkwood Road is a cul-de-sac of 30 no inter-war, white rendered semi-detached dwellings situated close to the M56 slip road to the east. The woods are to the north with further residential housing along Altrincham Road to the south and west.

Description of development

The application proposes a 3-metre extension to create a kitchenette in the outbuilding and erection of a porch (2.8m H x 1.4m W x 1.3m D).

Small extensions are also proposed to the rear elevation of the main dwelling which comprises of 1.5-metres depth of footprint added to a living room/conservatory and 995mm added to the end of the existing kitchen.

The proposal also enlarges a window on the front elevation of the outbuilding.

All materials are proposed to match the rendered and tiled existing materials.

Consultations & Notification Responses

Neighbour notifications – No comments received.

Issues

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 relevant to this application, the specific policies being:

DC1 – Residential Extensions

DC1.1 - In determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the street-scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 - Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. 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);
- b. They do not create an undue loss of sunlight, daylight or privacy;
- c. 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;
- d. They would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 - Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. Rearward extensions greater than 3.65m (12 ft) 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).

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy")

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. Development in all parts of the City should make a positive contribution to neighbourhoods of choice including:

- o Creating well designed places that enhance or create character,
- o Making a positive contribution to the health, safety and wellbeing of residents,
- o Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income,
- o Protect and enhance the built and natural environment.

Policy DM1 - 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. All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- 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.
- o Development should have regard to the character of the surrounding area.
- o 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.
- o Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- o Community safety and crime prevention.
- o Design for health.
- o Adequacy of internal accommodation and external amenity space.
- o Refuse storage and collection.
- o Vehicular access and car parking.
- o Effects relating to biodiversity, landscape, archaeological or built heritage.
- o Green Infrastructure including open space, both public and private.
- o The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- o Flood risk and drainage.
- o Existing or proposed hazardous installations.

Policy SP1 - Spatial Principles

This policy refers to the key spatial principles which will guide the strategic development of Manchester to 2027, together with Core Development Principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well-being of residents, consider the needs of all members of the community and protect and enhance the built environment. All development should have regard to the character, issues and strategy for each regeneration area as described in the Strategic Regeneration Framework and the Manchester Strategic Plan.

The National Planning Policy Framework (NPPF)

The NPPF was revised and published on the 21 July 2018 and replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. 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.

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle

The application is for extensions to an approved detached outbuilding that forms ancillary accommodation for the applicants' retired mother who lives with her. It provides limited accommodation occupying less than 50% of the external curtilage to the property and would otherwise meet the criteria for Permitted Development but for the height to the pitched roof which exceeds the PD limits by 1.2 metres.

Small scale extensions are also proposed to the ground floor rear elevation of the main dwelling as described above.

Saved UDP policy DC1 permits such extensions provided that the criteria of this policy are satisfied. The proposal is considered to be acceptable in principle; consideration however needs

to be given to whether the building will have an acceptable impact on residential and visual amenity.

Outbuilding

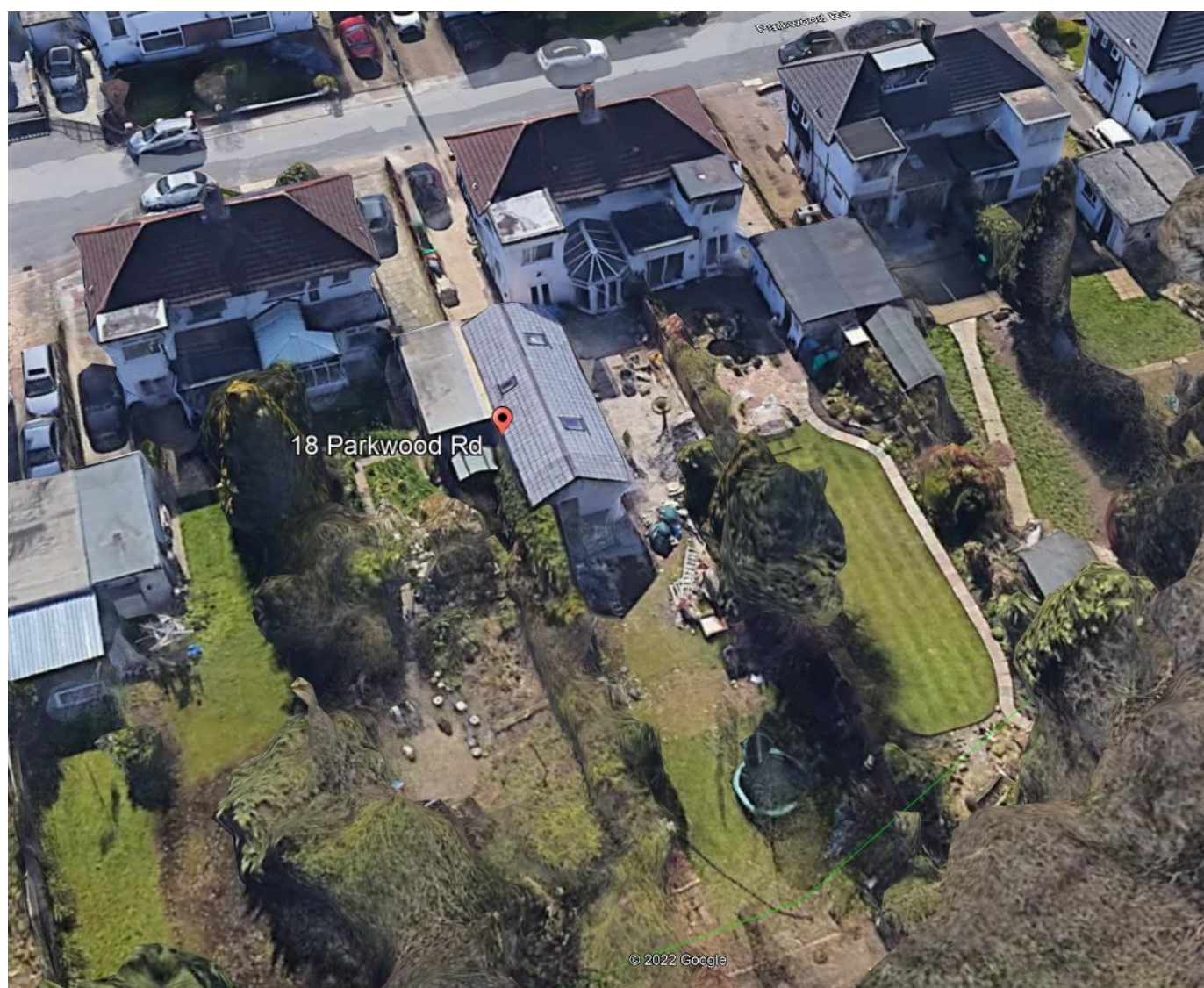
Scale

The scale of the extended outbuilding is marginally above the criteria for such development under Class E of the TCPA (2015) GPDO regulations.

Residential / Visual Amenity

Within the context of the site with its substantial rear garden, the outbuilding is not overly large or bulky and retains a significant proportion of garden space at the rear. The proposal enables the occupier to have a separate kitchen which was previously contained within the lounge area in the building.

The design of the extension to the outbuilding follows the parameters set by the existing, being a simple rectangular box with a maximum height to the dual pitched roof of 3.6 metres.



The impact from this is considered acceptable as the adjacent property, no.19 has the original 7.2-metre long garage on the shared boundary, with an additional 3-metre section of shed added on. The outbuilding would project back 8-metres beyond the rear of the neighbouring garage and is set in 0.5 metre off the boundary. Additional conifer hedging is proposed to act as a buffer. However, the intervening fence towards the middle section of garden rises to 2 metres with evergreen hedging over on the adjacent neighbour's side. These factors reduce the visual

impact of the roof on this neighbour. In the context of the rear gardens which extend to 860m², the proposal is considered to be acceptable.



As it is single storey only, it would not give rise to any overbearing or overshadowing impacts on the adjacent occupiers.

The extended outbuilding would have limited visibility from Parkwood Road as it would be positioned behind 2-metre high timber fencing and a secure gate which provides the occupier with security, so is entirely contained within the rear garden. The pitch of the roof may be visible, but this would not be to any detriment of the street scene.

The facing materials are rendered blockwork to match the existing building which also match the dwelling and interlocking roof tiles.

Extensions

The extensions to the rear of the main dwelling are acceptable having a limited impact on residential and visual amenity. The existing conservatory is proposed to be converted for use as lounge with a variable footprint between 851mm – 1.7-metres. The roof profile will also be altered from its present glazed pitched roof to a solid flat roof with lantern. The height to this element of the proposal is 2.5-metres to the flat roof and 3.1-metres to the top of the lantern which is an overall reduction of 200mm.

The existing kitchen will also be extended by 995mm within the existing parameters and so retains the 2.6-metre high flat roof.

Neither of these elements of development will entail the loss of exiting levels of amenity for the adjoining or adjacent occupiers. The adjoining property, No.17, has a flat roof infill extension on

the boundary which the extended conservatory/lounge will project 1.5-metres beyond, whereas the extended kitchen will still be sited 3-metres off the boundary with the adjacent occupier at No.19.

The elevations are proposed to be rendered to match the existing elevations. A condition is appended to this effect at the end of this report, in the interests of visual amenity.

Use

The applicant was originally advised in the 2019 application that the outbuilding accommodation can only be used for a purpose that is ancillary to the residential use of no.18 Parkwood Road. The applicant accepted the condition that was recommended at the time. It is re-appended at the end of this report for the avoidance of doubt and in the interests of residential amenity.

Bin Storage

The capacity to store bins at the side or rear is unaffected by the proposal as the existing 3-metre wide gap is retained at the side of the property and bins are currently stored at the rear behind the 2-metre high timber fencing.

Car Parking

Car parking is unaffected by the proposal. The outbuilding and extensions are entirely contained within the rear garden area with space on the driveway to accommodate 2-3 vehicles as shown on the site plan.

Cadent Gas

Cadent Gas sent a holding objection due to the presence of a High-Pressure Major Accident Hazard Pipeline (MAHP) and / or an Intermediate Pressure Pipeline and / or an Above Ground Installation in the vicinity of the site.

The proposal is for development which is outside the 8-metre qualifying zone for action to be taken to safeguard Cadent's assets. An Informative is appended for the attention of the applicant to notify Cadent when works are undertaken. This is recommended in Cadent's follow-up assessment following their initial holding objection.

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 appropriate conditions and for the reasons outlined in this delegated report. The proposed extension was notified to 5no. neighbouring occupiers; no comments were received, and the application has been determined in accordance with saved policies of the Development Plan.

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 14th of December 2021:

The application form

Site / Location Plans

Existing and Proposed Plans and Elevations Ref: 01 Rev 0

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 - 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 and DC1.2 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

4) The detached outbuilding hereby approved shall be ancillary to the use of the main dwelling house at 18 Parkwood Road only, and shall be used as a domestic annex only, in association with the use of the main dwelling house, and not as separate living accommodation or for any other purpose outside of Use Class C3a at any time.

Reason - In the interests of residential amenity pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

Informative

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Appendix 1 – List of consultees & neighbours notified

19 Parkwood Road, Manchester, M23 0AA
29 Parkwood Road, Manchester, M23 0AA
28 Parkwood Road, Manchester, M23 0AA
17 Parkwood Road, Manchester, M23 0AA
30 Parkwood Road, Manchester, M23 0AA

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 45M
Site of Biological Interest - Name: Gib Lane Wood
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH