

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132391/FH/2021

Date registered valid: 2 December 2021

Proposal: Erection of a hip to gable roof extension and with associated rear dormer and solar panel to the front

Address: 466 Parrs Wood Road, Manchester, M20 5QQ

Ward(s): Didsbury East Ward

Applicant: Mr & Mrs Tennant, 466 Parrs Wood Road, Manchester, M20 5QQ

Agent (if any): Mr Mike Macpherson, Mike Macpherson Architects, 38 Reynard Road, Manchester, M21 8DD

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

Recommendation: Approve

Date of recommendation: 27 January 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18th January 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 8 December 2021 Expired: 29 December 2021

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 householder planning application is a 2 storey double fronted red brick detached dwelling house set back within the plot with bay windows to one side on the front elevation and a level window and dormer window in the other side. The roof to the front of the property is a combination of staggered hip and valley roof lines and a long sloping chalet style roof to the north east side of the property. 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 hard surfaced 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.

The rear of the property has a hipped roofline and again has bay windows, one of the bays to the ground floor has been removed to facilitate a single storey rear extension. To the rear is a lawned garden. The boundary treatments are timber fences with established tree and shrub hedging. The rear of the property cannot be seen from the site to the rear, due to the dense tree planting on the boundary. The property is located within the Didsbury East ward of Manchester.

Listed building: Not applicable

Conservation area: Not applicable

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. The rear garden backs onto the Towers Business Park, which has a deep tree lined buffer between the property at 468 Parris Wood Road and the Towers.

Description of development

The proposal is for erection of a hip to gable roof extension increase in height of roof by a maximum of 600mm with associated rear dormer and solar panels to the front south eastern elevation. The additional space would provide accommodation in the form of bedroom number 5 with en- suite shower room within the extended loft area. A glazed balustrade would provide for a Juliet balcony

Consultations & Notification Responses

Local residents were informed- one letter of support from a neighbouring property was received, the comments being as follows:

They have managed to keep the property in keeping to the surrounding area, and in fact complimenting the houses on the street

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 extending a residential property within an established residential area is considered acceptable. Other properties within the area have had similar changes, including the adjacent property at number 468. 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 taken from 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 roof design of number 466 is the latter.

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 together with the installation of photovoltaic panels to the western side of the roof slope.

The rear dormer would sit back from the eaves and under the proposed ridge height of the roof. The hipped roof would be gable with a slight increase in height. A Juliet balcony is incorporated within the dormer extension with glazed balustrade with a flat roof. The dormer would be to provide the additional head height required to convert the loft space .

There are no windows proposed in the side elevations of the amended roof or proposed dormer, and the Juliet balcony affords no greater views out than a picture window would. In any event there are no residential properties to the rear with only business uses and these are not readily viewed due to the boundary treatments.

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 468 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 proposal is considered to be relatively modest and remains subservient to the host property. It retains a balance and character that is in keeping with the neighbouring properties and relates well to other properties within the vicinity of the site.

The rear dormer would sit back from the eaves by approximately 200mm and just below the proposed ridge height of the roof which is set to be increased by 600mm. The height of the dormer would be 2.5 metres approximately, and is set in from the sides of the new roof. The changes to the roof height, the installation of the dormer extension and the installation of the photovoltaic panels 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 / cedar cladding to the proposed dormer. 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. There is sufficient space to the front of the property to provide off road parking.

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 a timely manner and 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.

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:

11- Location Plan received 02.12.2021

12-Drawing Site Plan received 02.12.2021

13- Existing Floor Plan/ Roof Plan received 02.12.2021

14- Existing Elevations received 02.12.2021

15-Proposed Floor Plans / Roof Plan received 02.12.2021

16-Proposed Elevations received 02.12.2021

17- Proposed Roof Layout received 02.12.2021

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, including mortar and patching in 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 15-proposed floor plans and 16-proposed elevations received 02.12.2021

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

468 Parrs Wood Road, Manchester, M20 5QQ
2B Mellington Avenue, Manchester, M20 5NJ
464 Parrs Wood Road, Manchester, M20 5QQ
473 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) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH