

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132428/FH/2021
Date registered valid: 7 December 2021
Proposal: Erection of a part single/part two storey rear extension to form additional living accommodation together with the erection of a single storey outbuilding in rear garden and front porch
Address: 70 Parrs Wood Road, Manchester, M20 4RP
Ward(s): Withington Ward
Applicant: Mr Murtaza Ahmad 70 Parrs Wood Road, Manchester, M20 4RP
Agent (if any): Mrs Harriet Greenwood Create It Studio Architects Universal Square, Devonshire Street North, Manchester, M12 6JH
Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 25 January 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: 14 December 2021 Expired: 4 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

Description of site/building

A 2-storey red brick interwar semi-detached on the western side of Parrs Wood Road. Gardens at the front and rear. Hipped clay tile roof. Access along the northern side and a tiled canopy over the front door.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

A mix of mainly red brick interwar semi's. New build 3-storey flats to the east. Ladybarn Park 30-metres to the northeast. Palette of materials is red brick and red clay tile. Roofs are majority hipped west side of Parrs Wood Road.

Description of development

Erection of a part single/part two storey rear extension to form additional living accommodation together with the erection of a single storey outbuilding in rear garden and front porch.

The proposal provides a ground floor extended kitchen and extended bedroom 2 at first floor. The outbuilding's use is not indicated on floorplans. A porch is also shown on the drawings but is not included in the description. This has been added to the proposal after validation.

Consultations & Notification Responses

Neighbour notifications

A total of 13no. neighbours were notified of the application. The following comment was received:

I don't want my privacy invaded. I also am worried about the two storey building taking the light from my property. I am also concerned about what the single storey outbuilding will be used for and the amount of occupants that will be living in the house.

Councillor Chris Wills

Please can you confirm whether the application has been submitted by an owner-occupier, or a HMO landlord.

NB: The Council responded to Councillor Wills on the 29th of December noting that the status of the applicant was not indicated on the application form and that the drawings did not suggest an HMO property.

Policy

Policies DC1 of the Unitary Development Plan

Policies SP1 and DM1 of the Manchester Core Strategy

Principle

The application seeks extensions to a residential property in a residential area. Saved UDP policy DC1 makes provision for people to extend their homes and Class E of the Town and Country Planning (General Permitted Development) Order enables outbuildings of this type to be completed provided the conditions and limitations of this class are met. There are no objections to the principle of the development subject to acceptable impacts on residential and visual amenity.

Issues

Rear Extension – Residential Amenity

The rear extension proposes a part-single, part-2-storey rear extension that is 3.5-metres deep



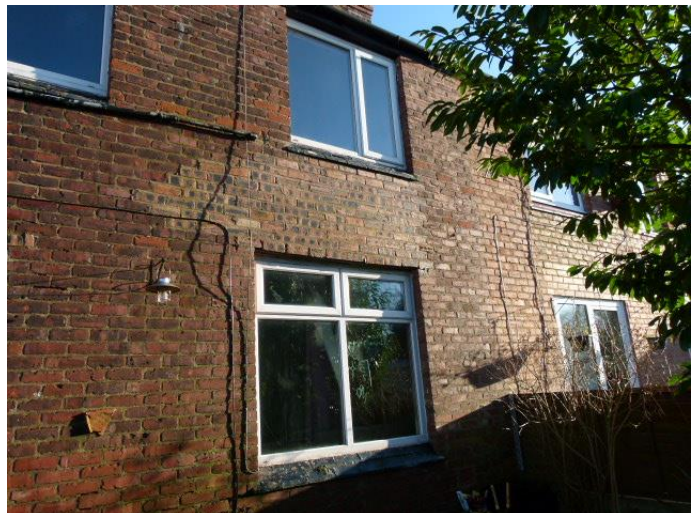
off the original rear elevation. The 2-storey section is sited towards the boundary with No.68 to the north. The 2-storey element has a set down hipped roof and would be off-set 2.13-metres from the boundary shared with No.68. This property has a flat roof single storey rear extension which is where any shading from the two-storey element would fall. A small first floor rear window and a ground floor side window may also be shaded to some extent in the early part of the afternoon. It is considered that this is acceptable and would not lead to any significant loss of amenity. The offset from this boundary is also considered adequate to

avoid the extension being perceived as overbearing.

In terms of the impacts on No.72 to the south, the single storey element will run along this boundary for a length of 3.5 metres. It has a sloping monopitch roof with an eaves height of 2.3-metres at the furthest point. This rises to 3.3-metres at the rear wall. The sloping roof and intervening boundary fence will lessen the impact. However, as this element is single storey only and development is sited north of this property, it would not be perceived as overbearing or lead to any overshadowing.

The two-storey element is sited 3.25-metres off the boundary with No.72 and so would not be perceived as overbearing.

No windows are proposed on either side elevation so there would be no loss of amenity due to overlooking.



Rear Extensions - Visual amenity

The extensions are sited to make the best use of internal constraints and circulation routes to provide an extended kitchen and bedroom.

Views of the rear extension would only be visible from School Grove 18-metres away to the north and across the rear gardens of Nos.66 and 68 Parrs Wood Road, No.66 being the corner property which has a similar rear extension. There would be limited visibility of the extensions from Parrs Wood Road itself; they are nonetheless designed to respond to the original built form having a simple rectangular footprint that is proportionate to the scale of the original and with a hipped roof that is set down 1.5-metres off the main ridge, thus being clearly subservient to the main dwelling.

The eaves height of the 2-storey element is 4.8-metres and 6-metres to the apex with headers and sills lined through which respond to the horizontal details of the original, whilst the matching brick and tile materials will help the extensions to form a seamless relationship with the original.

In terms of the character of the wider street scene, the siting, design, height, scale and materials are common of domestic extensions. Similar extensions are noted at Nos.58, 60, 62 and 66 Parrs Wood Road, all within 70-metres of the site. As such, the proposal is characteristic of the prevailing pattern of development in the local area.

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

Outbuilding

Saved UDP policy DC1 permits development that that is not out of character with the style of development in an area and Class E of the GPDO permits outbuildings provided certain conditions and limitations are met.

Within this application, a small (15m²) outbuilding is proposed to be sited at the end of the rear garden running parallel to the rear boundary of No.232 School Grove being offset from this boundary by 390mm. This property has a similarly scaled detached outbuilding on the shared boundary with the site, together with another outbuilding/detached garage on the side elevation.



The outbuilding has a typical rectangular footprint being 6.7-metres long x 2.8-metres deep. It has brick elevations with a door and 2no. small windows facing into the rear garden. These

have a separation distance of over 17 metres to the rear elevation of the main dwelling and are at ground floor level. The impacts due to overlooking are considered to be negligible. No windows are proposed on any other elevations and no detail is provided as to its intended use.

The height to eaves is 2.4-metres x 3.3-metres to the dual-pitched ridge. Within the context of the rear garden which is 22-metre L x 8-metre W, it is proportionate to the plot size and consistent with the established character and pattern of outbuildings/garages in rear gardens. An assessment of this house type in the local area indicates that they were originally constructed with a detached garage in the rear garden which gives precedent to the principle of a rear outbuilding.

Outbuildings of the type in this application are increasingly common features in rear gardens functioning as additional recreational space, playrooms and home offices, and are Permitted Development up to 50% of a dwelling's curtilage provided no other extensions sit on the land. In this case, although the siting, height and scale of the proposal meets the test under Class E of the above regulations, the other extensions preclude erecting the outbuilding under Class E.

As the future use is unknown and for the avoidance of doubt, a condition affirming its use as ancillary to the dwelling at 70 Parrs Wood Road with no independent use as separate living accommodation is appended in the interests of residential amenity.

Front Porch

A porch is shown on the proposed floor plans and elevations. This will replace an existing tiled canopy over the front door. It has a footprint of 2.53m², height to eaves of 2.2-metres and 2.8-metres to a dual pitched roof and would be sited over 5-metres from the boundary fronting the highway. Based on the above, the porch would meet the criteria for development under Class D of the above GPDO regulations.

Bins and Parking

As development is confined to the rear of the property, the original gap of over 2-metres at the side is retained which is sufficient to allow bins to be stored off the front elevation.

The depth of the porch is sufficiently small to retain an adequately sized off-road parking space in front of the extended dwelling.

Based on the above, there are no concerns that there will be any loss of useable amenity land within the curtilage of the site.

Other matters

An objection has been raised by a neighbour living at the adjoining property immediately south of the site. She is concerned that the extensions will lead to a loss of privacy and daylight and about the future use and any occupancy of the outbuilding. A local Councillor also asked a question whether the applicant is a landlord and the property will be an HMO.

The amenity impacts have been discussed above and assessed as having no adverse impact.

There are also no indications in the floorplans that the dwelling is intended to be used as an HMO or that the proposal, including the outbuilding will lead to an over-intensification of use due to over-occupancy that could have detrimental impacts on residential amenity. Finally, the outbuilding is sufficiently small scaled to be used for ancillary purposes and a condition is appended to this effect which gives the Council recourse to action should any breach occur.

Based on the above, the proposal accords with saved policy DC1 of the development plan and policies SP1 and DM1 of the Manchester Core Strategy.

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 13no. neighbouring occupiers; two comments were received which have been taken into consideration in the assessment of the proposal as discussed in the delegated report.

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 7th of December 2021 or as stated:

Application Form

Location Plan Ref: A1401(01)AP001

Site plan Ref: A1401(02)AP001

Existing Floor Plans Ref: A1401(01)AP002

Existing Elevations Ref: A1401(01)AP003

Proposed Floor Plans Ref: A1401(02)AP002

Proposed Elevations Ref: A1401(02)AP003

Proposed Elevations Ref: A1401(02)AP004

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) The outbuilding hereby approved shall only be used for purposes incidental to the enjoyment of the main dwellinghouse at 70 Parrs Wood Road, M20 4RP and shall not be used as a self-contained unit(s) or separate dwellinghouse(s) at any time.

Reason - To prevent any over intensive use of the property and to safeguard the amenity of neighbouring residential occupiers, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

72 Parrs Wood Road, Manchester, M20 4RP
68 Parrs Wood Road, Manchester, M20 4RP
51 Parrs Wood Road, Manchester, M20 4SH
43 Parrs Wood Road, Manchester, M20 4SH
37 Parrs Wood Road, Manchester, M20 4SH
47 Parrs Wood Road, Manchester, M20 4SH
53 Parrs Wood Road, Manchester, M20 4SH
49 Parrs Wood Road, Manchester, M20 4SH
45 Parrs Wood Road, Manchester, M20 4SH
41 Parrs Wood Road, Manchester, M20 4SH
39 Parrs Wood Road, Manchester, M20 4SH
35 Hatherley Road, Manchester, M20 4RU
232 School Grove, Manchester, M20 4RT

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