

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131437/FH/2021

Date registered valid: 20 September 2021

Proposal: Erection of a single storey side extension and a part single, part two storey rear extension to form additional living accommodation

Address: 109 Parsonage Road, Manchester, M20 4WZ

Ward(s): Withington Ward

Applicant: Callaghan, 109 Parsonage Road, Manchester, M20 4WZ

Agent (if any): Beth Egerton, Egeshaw Architecture, 6 Bank Top View, BL4 8DT

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **23.11.2021**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 08.10.2021

Standard consultations:

Printed: 24 September 2021 Expired: 15 October 2021

Neighbour notifications

Printed: 12 November 2021 Expired: 19 November 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

This application relates to a two storey interwar style semi detached house. The site is at the junction of Parsonage Road and Shireoak Road. The property is of brick construction with a hipped roof.



There is a two storey semi circular bay and a porch on the front elevation and a single storey bay on the side of the property. There are no extensions at the rear. There are substantial gardens to the front side and rear and a large tree in the front garden. There is a drive at the bottom of the garden accessed from Shireoak Road.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

This is a predominantly residential area. The adjoining property to the east has a single storey rear extension to the kitchen. The extension which is not original has French doors in the side facing the application site.

To the north is the side elevation of a house on Shireoak Road. This property has not been altered. To the west separated from the site by Shireoak Road is the side elevation of a house on Parsonage Road. Facing the site to the south across Parsonage Road are the front elevations of similar two storey properties.

Description of development

Originally consent was sought for a two storey side and single storey rear extensions. In response to concerns about the impact of the two storey extension on the street scene the application has been amended and now seeks consent for a single storey wrap around extension with a first floor extension on the rear corner.

The side extension projects 3.5 metres leaving approximately 1.9 metres to the boundary. The rear extension projects 2.4 metre and extends across the full width of the original property and the proposed side extension. The first floor extension projects the same as the ground floor and would be 3.3 metres from the shared boundary. The extensions would be of brick construction with hipped roofs to the first floor and side extensions. The rear extension would have a gable on the shared boundary.





The front elevation of the extension would have a bay window to match those on the other side of the property. The side elevation of the side extension would have two windows and two roof lights. The rear elevation would set of French Doors and a set of bi folding doors at ground floor level, a single window at first floor level and a roof light to the ground floor extension. There are no windows in the east elevation.

Consultations & Notification Responses

Local residents

One letter has been received objecting to the revised scheme. The writer is concerned about the lack of time to comment on the proposal and the impact that the rear extension will have on their property. They are concerned that the applicant was actively encouraged to build closer to them. They had no issues with the original proposal.

Flood Risk Management.

Have requested a condition in respect of the surface water drainage for the site which is in Flood Zone 2

HS2

No objections

Policy

Core Strategy

The relevant Core Strategy policy is DM1 which seeks to protect the amenity of an area from the adverse impact of development.

Unitary Development Plan.

The relevant saved UDP policy is Dc1 which sets down the criteria to be considered in determining applications for residential extensions. The policy establishes the principle of extending a property to meet the changing needs of the occupiers whilst protecting the amenity and character of an area.

Issues

Principle

The proposed development accords with the principle of extending a property to meet the changing needs of the occupiers.

Scale

The proposed single storey side extension is sufficiently low not to intrude into the street scene despite being in front of the building line. The rear extension projects less than the 3.65 metres considered acceptable by policy DC1 and the first floor extension is well clear of the shared boundary. On balance therefore the scale of the proposed extension is considered acceptable.

Design

The design of the extension reflects the host property and is considered acceptable.

Parking

The extended property will still be able to accommodate a single car off street which is in line with current practice.

Refuse storage

There remains space around the side and rear of the property for the storage of bins.

Residential amenity

In terms of privacy all the windows either face down the rear garden or overlook the adjoining roads. It is therefore considered that there would be no significant loss of privacy arising from the proposed development.

In terms of overbearing impact the only property likely to be affected is the other half of the semi. In this case it is considered that a rearward projection of 2.4 metres, permitted development allows extensions up to 3 metres, is unlikely to have a significant impact on the amenity of the adjoining property. It is noted that there are doors in the side of the adjoining property's rear extension, although as the rear elevation faces north and the doors west it is unlikely that a significant amount of light would be lost to them. There is also a window in the rear elevation of the room providing additional natural light.

On balance it is considered that the proposed extension would not have a significant impact on amenity.

Character of the area.

There is a clear building line along Shireoak Road and by restricting the side extension to a single storey the space between the building is retained. On balance it is considered that the amended proposal would not adversely impact on the areas character.

Conclusion

It is considered that the revised scheme is acceptable in all respects and accords with Council policy.

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 arising from the consideration of this application.

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:

21M20-EGE-DR-A-2000 revision P3 received 12 November 2021

21M20-EGE-DR-A-2001 revision P5 received 12 November 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 development hereby approved shall be constructed using materials that match those used in the existing property in terms of size colour and texture.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Before the development hereby approved a surface water drainage layout for the site, based on sustainable drainage principles shall be submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details and details.

The scheme shall also include:

-Correspondence with United Utilities evidencing that a build over agreement is not required and that UU find the proposed development works acceptable.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

High Speed Two (HS2) Limited
MCC Flood Risk Management

107 Parsonage Road, Manchester, M20 4NU
24 Shireoak Road, Manchester, M20 4NY
120 Parsonage Road, Manchester, M20 4WY
25 Shireoak Road, Manchester, M20 4NY
122 Parsonage Road, Manchester, M20 4WY
118 Parsonage Road, Manchester, M20 4WY
116 Parsonage Road, Manchester, M20 4WY
111 Parsonage Road, Manchester, M20 4WZ

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
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH