

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131682/FH/2021

Date registered valid: 17 September 2021

Proposal: Erection of a single storey rear extension to provide additional living accommodation

Address: 58 Parsonage Road, Manchester, M20 4WQ

Ward(s): Withington Ward

Applicant: Mr Peter & Mrs Rosie Rodwell 58 Parsonage Road, Manchester, M20 4WQ

Agent (if any): Mrs Magdalena Haener Pride Road Manchester South 110 Great Stone Road, Manchester, M16 0HD

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

Recommendation: Approve

Date of recommendation: 05.11.2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 08.10.2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 23 September 2021 Expired: 14 October 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 end property of a terrace of three houses on the south side of Parsonage Road. There is a single storey bay on the front elevation and a two storey outrigger at the rear. At the front there is a 10 metre front garden and the rear garden is 17.7 metres long. At the side of the property is a gap 2.5 metres wide to the boundary and there is a gap of 1.6 metres between the side of the outrigger and the adjoining property.

Listed building: Not applicable

Conservation area: Not applicable

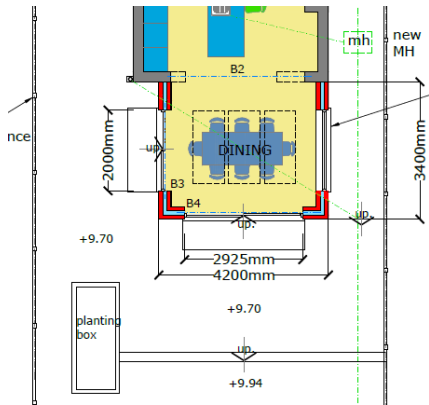
Tree Preservation Order: Not applicable

Description of area

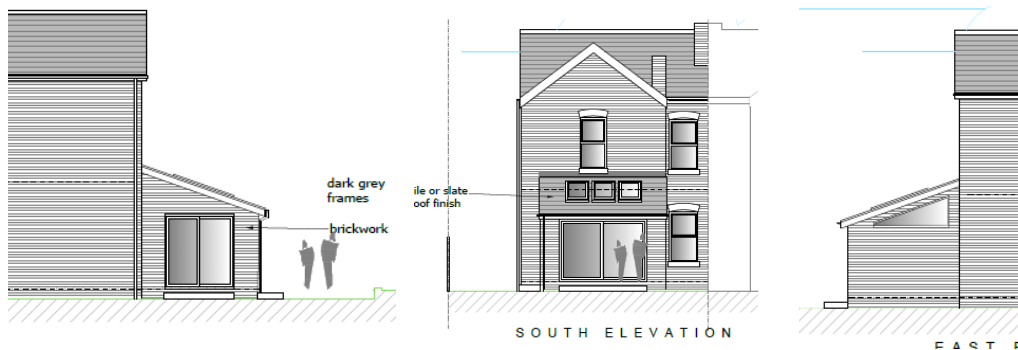
This is a predominantly residential area. To the east the property is adjoined by the remainder of the terrace and the adjoining property as a single storey annex adjacent to the outrigger and sitting on the shared boundary. To the west is the side elevation of a large semi detached villa. To the south separated by a narrow alley is the side elevation of the rear outrigger of a house on Alan Road.

Description of development

Consent is sought to erect a single storey lean to extension on the rear of the outrigger. The extension would project 3.4 metres and the east side would be level with the side of the outrigger. The west side would be set in from the outriggers side wall.



The extension would be of brick construction with a mono pitch tile roof. In the west and rear elevations there would be a set of patio doors and in the east elevation a high level window in the gable. There would be three roof lights.



Consultations & Notification Responses

Local residents

No representations received.

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

As submitted the development included a large elevated deck. This has now been deleted from the scheme. The principle of extending the property to the rear accords with policy DC1.

Scale

The proposed extension projects 4.4 metres which is less than the 3.6 metres identified as being acceptable in policy DC1. Overall the scale of the proposed extension is considered acceptable.

Design

The design reflects the host property with its gables and roof pitch. It is considered that there are no issues in respect of the design.

Residential amenity.

The proposed extension is pulled in from both boundaries and there is a structure in the rear garden of the property to the east. Consequently, as the extension is single storey it will not have an overbearing impact of either of the adjacent properties.

There are no privacy issues with the patio doors in the rear elevation as these are sufficiently far from the property to the rear for this not to be an issue.

In respect of the window in the east elevation given its height and the presence of the structure in the rear garden of the adjacent property there will be not privacy issues. The patio doors in the west elevation are approximately 3 metres from an approximately 1,8 metres high fence. It is considered that any loss of privacy arising from this relationship would not be significant.

Conclusion.

On balance the proposed extension is considered to accord with Council policy and is acceptable in all respects.

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 issues 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:

M361-10 revision A received 11 October 2021

M361-11 revision A received 11 October 2021

M361-12 revision A received 11 October 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 original building 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.

Appendix 1 – List of consultees & neighbours notified

56 Parsonage Road, Manchester, M20 4WQ
60 Parsonage Road, Manchester, M20 4WQ
2 Alan Road, Manchester, M20 4WG
62 Parsonage Road, Manchester, M20 4WQ

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
Area Team Boundary - Name: SOUTH