

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130734/FH/2021

Date registered valid: 5 August 2021

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

Address: 34 Parry Road, Manchester, M12 5QD

Ward(s): Longsight Ward

Applicant: Mr Khan 34 Parry Road, Manchester, M12 5QD

Agent (if any): Philip Lambert Philip Lambert Architecture 3 Eastbourne Grove, Bolton, BL1 5TR

Case officer: Harriet Aidoo
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Recommendation: Approve

Date of recommendation: 07 December 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 24 August 2021

Standard consultations:

Printed: 6 August 2021 Expired: 27 August 2021

Neighbour notifications

Printed: 6 August 2021 Expired: 27 August 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of site / building / area

The application relates to a 2 storey, box bay-fronted, end-of-terrace dwellinghouse within a row of four properties in a residential part of Longsight ward. The application property benefits from amenity space along the front, side and rear, off-site car parking, including boundary treatment involving a combination of brick, concrete panel and timber fencing. There is an existing timber gated access along the side elevation approximately 1.8 metres high. The back garden of houses on Farrant Road face the rear of the application site with an approximate separation distance of 17.21metres window to window. There is a pre-existing slightly staggered arrangement along the front building lines of these houses along this side of Parry Road and as a result, the application building is set back approximately 63.094cm from the front building line of no. 32 Parry Road.

Description of development

The submitted proposal relates to the erection of a two storey side extension and single storey rear extension to form additional living accommodation. The application is a revised submission following withdrawal of planning application (Ref: 127098/FH/2020).

The initially submitted plans have been slightly revised in the in the interest of residential amenity, (dated 21/10/2021). It has been negotiated that the proposed 2 storey side extension would be set back 1 metre along the front elevation.

The proposed two storey side extension has been stepped-away 120mm from the common shared boundary with no. 32 Parry Road, leaving a small gap. It would be set back 1m from the front building line of existing dwellinghouse and would project the full depth of the original dwellinghouse measuring 6037mm and flush with the rear building line. The proposed roof ridge has been dropped below that of the original roof, with windows at first and ground floors facing Parry Road and another along the first floor rear elevation facing the rear garden. The extension will reflect the existing hipped-pitched roof arrangement .

In terms of the proposed single storey rear extension, (length 2575mm x width 5963mm x maximum height 3664mm), it will also be stepped-away 120mm from the common shared boundary with no. 32 Parry Road, leaving a small gap. A proposed distance of 3281mm would be retained between the side elevation of the extension and the common shared boundary with number no. 36 Parry Road. It would have lean-to pitched roof , with French doors facing the rear garden.

It is intended to use external facing materials matching those of the original dwellinghouse.

Consultations & Notification Responses

1. Local residents/public opinion

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations were received.

Following revised plans, neighbours were re-notified. No comments, objections or representations were received.

2. Environmental Health

No comments regarding the application on this occasion.

POLICIES

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019, and subsequently again in July 2021. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework has been related to the proposed development, with particular emphasis given to the following:

- o Chapter 8: Promoting healthy and safe communities.
- o Chapter 12: Achieving well-designed places.

2. The Manchester 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.'

The following policies are relevant to the proposed development:

- o Policy DM 1 (Development Management)
- o Policy SP1 (Spatial Principles)
- o Policy EN1 (Design Principles and Strategic Character Areas)
- o Policy EN19 (Waste)
- o Policy T2 (Accessible areas of opportunity and need)

3. Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.

- o Saved Policy DC1 (Residential Extensions) is considered relevant.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007 - The document aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. It advises that high quality design is a vital attribute of successful neighbourhoods.

The following paragraphs are of particular relevance:

- i. Section 2 Design - Discusses the importance of the design of new development in relation to surrounding neighbourhoods and the character of its streets, in terms of its layout, design, scale, massing and orientation of its buildings to achieve a unified urban form to enliven the neighbourhood and its sustainability. The density of the development should also be informed by the characteristics of an area and the specific circumstances of the proposals. It is considered that these design principle have been satisfactorily incorporated into the development.
- ii. Section 8 Community Safety and Crime Prevention - Relates the importance of creating safe environments through the incorporation of informal surveillance and crime prevention measures as an integral part of new development. These objectives have been related to the assessment of the proposed design and layout of the development.

ISSUES

The initially submitted plans have been slightly revised in the in the interest of residential amenity, (dated 21/10/2021). It has been negotiated that the proposed 2 storey side extension would be set back 1 metre along the front elevation.

Principle

The principle of the proposal to create additional living accommodation is considered acceptable. Notwithstanding this, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential and visual amenity

Impact of works (two storey side extension and single storey rear extension) - The current proposal is essentially a revised submission following withdrawal of planning application (Ref: 127098/FH/2020). There is a pre-existing slight staggered arrangement along the front building lines of these houses along this side of Parry Road and as a result, the application building is set back approximately 63.094cm from the front building line of no. 32 Parry Road. The proposed two storey side extension would be set back from the front building line of the original dwellinghouse; would be stepped-away from the common shared boundary with no. 32 Parry Road; would not project beyond the rear building line of the original house at first floor and would have a roof ridge has been dropped below that of the original roof. Furthermore, the roof of the proposed side extension would have a hipped roof arrangement to follow the design of the roof of the main house. In addition, the proposed rearward extension would be set away from the common shared boundary with no. 36 Parry Road by a distance of 3281mm, and the proposed maximum rearward projection at 2575mm is within the guidance set out in saved policy DC1 regarding rearward extensions. On the basis of the revised design, it is considered that the proposal would not result in undue overlooking or loss of privacy, subject to a condition requiring the proposed first floor window to the bathroom and shower room along the rear elevation being opaque glazing. The proposed development would also allow for amenity space to be retained and an off-street car parking space would be maintained. It is also intended to provide a bin store located along the front of the dwellinghouse close to the common shared boundary with no. 36 Parry Road, which is considered acceptable.

Impact of works (Design and appearance) - The design would reflect the characteristics of development in the area, and in terms of proposed materials, it is intended to use external facing materials in keeping with the original house which are considered to be acceptable in design terms, although a condition has been attached to ensure that materials are adhered to.

Impact of works - (Car Parking / Highways issues) - The existing space along the side of property would be lost to accommodate the two storey side extension. Notwithstanding this factor, off-street car parking for at least one vehicle would still be maintained.

Impact of works (Waste Management) - Bins would be stored within curtilage along the frontage, screened behind the front boundary treatment and close to the common shared boundary with no. 36 Parry Road, which is considered acceptable.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the revised proposed development responds positively to The National Planning Policy Framework (July 2021); policies SP1, DM1, EN1, T2 and EN19 of The Manchester Core Strategy Development Plan Document (July 2012); saved policy DC1 of the Unitary Development Plan (1995); and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

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

In this instance, the initially submitted plans have been slightly revised in the in the interest of residential amenity, (dated 21/10/2021). It has been negotiated that the proposed 2 storey side extension would be set back 1 metre along the front elevation. The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan saved policies, Local Development Framework Core Strategy Development Plan and other material considerations. The local planning authority had no other concerns to raise with the agent but have attached the relevant conditions.

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:

- Location Plan with application site edged in red, Drawing No. 00-01, received by the City Council as the Local Planning Authority on 22 June 2021.
- Existing Site Plan, Drawing No. 00-02, received by the City Council as the Local Planning Authority on 22 June 2021.

- Existing Elevations, Drawing No. 00-06, received by the City Council as the Local Planning Authority on 22 June 2021.
- Existing Roof Plan, Drawing No. 00-05, received by the City Council as the Local Planning Authority on 22 June 2021.
- Existing First Floor Plan, Drawing No. 00-04, received by the City Council as the Local Planning Authority on 22 June 2021.
- Existing Ground Floor Plan, Drawing No. 00-03, received by the City Council as the Local Planning Authority on 22 June 2021.
- Proposed Site Plan, Drawing No. 01-02, Revision A, received by the City Council as the Local Planning Authority on 21 October 2021.
- Proposed Elevations, Drawing No. 01-06, Revision A, received by the City Council as the Local Planning Authority on 21 October 2021.
- Proposed Roof Plan, Drawing No. 01-05, Revision A, received by the City Council as the Local Planning Authority on 21 October 2021.
- Proposed First Floor Plan, Drawing No. 01-04, Revision A, received by the City Council as the Local Planning Authority on 21 October 2021.
- Proposed Ground Floor Plan, Drawing No. 01-03, Revision A, received by the City Council as the Local Planning Authority on 21 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 materials used to construct the external elevations of the extension hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved 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 development hereby approved other than those shown on:

- Proposed Site Plan, Drawing No. 01-02, Revision A, received by the City Council as the Local Planning Authority on 21 October 2021.
- Proposed Elevations, Drawing No. 01-06, Revision A, received by the City Council as the Local Planning Authority on 21 October 2021.
- Proposed Roof Plan, Drawing No. 01-05, Revision A, received by the City Council as the Local Planning Authority on 21 October 2021.
- Proposed First Floor Plan, Drawing No. 01-04, Revision A, received by the City Council as the Local Planning Authority on 21 October 2021.
- Proposed Ground Floor Plan, Drawing No. 01-03, Revision A, received by the City Council as the Local Planning Authority on 21 October 2021.

Reason - In the interests of residential amenity pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy SP1 and DM1 Core Strategy for the City of Manchester.

5) Before first occupation of the development thereby approved, the proposed first floor window along the rear elevation to serve the shower room and bathroom, as shown on: Proposed Elevations, Drawing No. 01-06, Revision A; and Proposed First Floor Plan, Drawing No. 01-04, Revision A, both received by the City Council as the Local Planning Authority on 21 October 2021, shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Manchester Core Strategy.

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

38 Parry Road, Manchester, M12 5QD
36 Parry Road, Manchester, M12 5QD
30 Parry Road, Manchester, M12 5QD
11 Farrant Road, Manchester, M12 4PD
7 Farrant Road, Manchester, M12 4PD
9 Parry Road, Manchester, M12 5QD
5 Farrant Road, Manchester, M12 4PD
32 Parry Road, Manchester, M12 5QD
9 Farrant Road, Manchester, M12 4PD
59 Albert Grove, Manchester, M12 4WN
57 Albert Grove, Manchester, M12 4WN

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH2