

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131079/FH/2021

Date registered valid: 14 July 2021

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

Address: 104 Parrs Wood Road, Manchester, M20 4RP

Ward(s): Withington Ward

Applicant: Mr Nabeel Rehman 24 Ashdane Road , Manchester, M20 4WX

Agent (if any): Dr Taki Sonbli Spire Design and Build 8 Budsworth Avenue , Manchester , M20 1AF

Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 8th October 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 29 July 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 10 September 2021

Expired: 24 September 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 application site is a two storey semi-detached brick built dwellinghouse with a concrete tiled hipped roof. The property has decorative brick work at the front of the property, front porch and front bay windows.



Listed building: Not applicable

Conservation area: No

Tree Preservation Order: None

Description of area

The area is predominantly residential in nature comprising similar scale and designed properties.

Description of development

The applicant is seeking planning permission to erection of a part single/part two storey rear extension and a two storey side extension to form additional living accommodation.

Consultations & Notification Responses

Local residents/public opinion – No objections, comments or representations in support of the application have been received.

Issues

Local Policy

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Core Strategy** policies for this application are as follows:

SP1 – Spatial Principles

DM1 – Development Management 1

The relevant **UDP** policies for this application are:

DC 1.1 – 1.6 – Residential Extensions

The Guide to Development in Manchester SPD

National Policy

National Planning Policy Framework (NPPF) - The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt.

Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors.

In particular NPPF states that in terms of design:

126. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development,

creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process. And,

130. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design⁵², taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

135. Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

Planning History – There has been one previous planning application at this address, details are provided below:

Application reference: 084782/FH/2007/S1

Description: Erection of a two storey side and part single part 2 storey rear extension to form additional living accommodation

Decision: Approved 03.12.2007

The Principle – Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed.

Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

There has been one previous application at this address for a similar scheme, however this approval was never implemented within the timescales of the approval.

During the course of the application concerns were raised with the applicant regarding the appearance of the proposed flat roof, terracing and refuse storage provision.

To address the concerns raised the applicant has submitted amended drawings which will be considered. The amended drawings were also subject to a further notification period.

Development in this application proposes a two storey side and a part single, part two storey rear extension to which there is no objection in principle, subject to satisfactory impacts on residential and visual amenity, parking and bin storage in accordance with the above development plan policies

Residential Amenity and Visual Amenity – The applicant seeks to create additional living accommodation a part single/part two storey rear extension and a two storey side extension to form additional living accommodation.

The applicant original proposed a two storey side extension and a single storey rear extension, however, following concerns raised with the applicant regarding the potential for terracing, the visual impact of a flat roof that would be visible from the public highway and a lack of provision for a suitable location for refuse storage.

To address these concerns the applicant has submitted amended drawings which now show a hipped roof and that the proposed side extension has been set back from the front of the property at both ground floor and first floor with a 1.5 metre set back. The setback has allowed for a bin shed for refuse storage.

At ground floor a gap of 60cm to shared boundary has been created to allow for a passageway to the rear of the dwellinghouse and garden, at first floor the extension would have minimal gap to the shared boundary.

The single storey element would have a lean to roof to a height of 3.79 metres and an eaves height of 2.58 metres. The two storey element would have a hipped roof with a maximum height of 7.26 metres (0.52 metres lower than the main roof ridge height), the eaves would match those of the existing dwellinghouse.

In terms of rearward projection, as before the proposal would extend off the existing rear elevation by 4 metres at its maximum at both ground and 1.5 metres and 3 metres at first floors; and have a width the same as the existing dwellinghouse.

Given the orientation of the houses, the proposal would have no impact in terms of overshadowing on 106 Parrswood Road which would continue to receive the same amount of sunlight. In terms of overbearing impact the drawings show that there is at least 45 degrees to the first floor window and whilst 4 metres at the ground floor is larger projection than the existing conservatory the impact is likely to be similar.

104 Parrswood Road is due north of the site, and there is an existing garage within the rear garden, in terms of overshadowing any impact of the proposal is likely to impact that of the garage and not the dwellinghouse. Evening sun is likely to be unaffected by the development.

The proposed materials will match that of the existing dwellinghouse and a condition is recommended to ensure that the appearance is similar.

Taking into consideration the position, design and scale of the proposed extension and its relationship with neighbouring properties, it is not considered that there would be any significant impact in terms of over-dominance, overshadowing or overlooking.

On balance, due to the position, design and size of the proposed extension it is considered to be in accordance with policies DM1 of the Core Strategy and DC1 of the UDP

Bin storage – A new bin store is shown on the approved drawings, this is considered acceptable as it would mitigate any visual impact of bins being stored at the front of the property.

Parking – The driveway would still be capable of accommodating one vehicle.

Conclusion – The proposed rear and side extension is considered to be in accordance with SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP and is recommended for approval.

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. Officers have communicated their concerns about this proposal to the applicant during the course of the planning application and these concerns have been addressed in amended drawings. Appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

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:

Drawing 01, 02, 03, 04, 05 and 06 received by the City Council as Local Planning Authority, on the 09.09.2021

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 extension hereby permitted shall be similar in appearance to those used during the construction of the original dwellinghouse in type, size, colour and texture.

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.

Appendix 1 – List of consultees & neighbours notified

102 Parrs Wood Road, Manchester, M20 4RP
95 Heathside Road, Manchester, M20 4XH
109 Parrs Wood Road, Manchester, M20 4RS
111 Parrs Wood Road, Manchester, M20 4RS
107 Parrs Wood Road, Manchester, M20 4RS
105 Parrs Wood Road, Manchester, M20 4RS
106 Parrs Wood Road, Manchester, M20 4RP

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) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH