

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130399/FH/2021

Date registered valid: 14 May 2021

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

Address: 61 Parsonage Road, Manchester, M20 4NR

Ward(s): Withington Ward

Applicant: Mr Richard Berry, 61 Parsonage Road, Manchester, M20 4NR

Agent (if any): Mr Jon Lingard, Linberg Design Associates Limited, Suite A, Unit 10 Century Park, Pacific Road, Altrincham, WA14 5HH

Case officer: Jennifer Connor
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Recommendation: Refuse

Date of recommendation: 25.08.2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 17.06.2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 28 July 2021 Expired: 18 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/area

The property is a semi detached property within a predominantly residential area situated near to the junction of Parsonage Road with Alan Road.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

Erection of part single storey, part two storey extension to side and rear to provide additional living accommodation

Consultations & Notification Responses

Comments were received from two properties to the originally submitted scheme querying the accuracy of the drawings and expressing concerns about the scale and mass and design of the extensions and the consequent loss of daylight and sunlight, the scheme having an overbearing impact and the materials selected. Concern was expressed in relation to the impact of the scheme on a sewer and extensions to the side and within the loft were suggested.

Comments were received from the same two properties to the revised scheme on the same grounds in more detail. Revisions were not considered to address concerns expressed.

Issues

Policies

The National Planning Policy Framework (NPPF) - The NPPF was updated on July 2021 and replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF states that the planning system must contribute to the achievement of sustainable development. These are encapsulated into three categories: economic, social and environmental. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

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:

DC1 – Residential Extensions

Issues

The Principle – The principle of extensions to a residential property within a residential area would normally be acceptable in line with saved policy DC1 which establishes the principle of extending a property to meet the changing needs of occupiers.

Visual Amenity of the area – Whilst the part of the rear extensions proposals visible and the single storey side extension and existing garage frontage visible from Parsonage Road would be finished in timber cladding, it is not considered that this would have an adverse impact on the appearance of the street scene. The first floor element being well set back and projecting a minimal amount from the side of the property. The extensions to the rear would not be visible from any public vantage points from outside of the site and as such would not impact detrimentally upon the character of the area.

Residential Amenity – The single storey side extension proposed would be small scale and would not remove light from nor would it be visually obtrusive from any neighbouring property. The large picture window to the side elevation is not considered to offer any further overlooking than is available from the existing bay window to the side elevation.

It is not considered that the timber cladding to the front of the existing garage would cause undue harm to the visual amenity of any neighbouring property.

Concerns were expressed in relation to the development proposals to the rear in relation to the originally submitted drawings, there is a particularly difficult relationship of the development site to neighbouring properties at the junction of Parsonage Road and Alan Road.

Following expression of concerns revised plans were received, it is not considered that the revised plans received (and further supporting information setting out the impact of the development on the neighbours with regards to sunlight/daylight) overcome concerns expressed.

The proposal would see the erection of a part single and part two storey rear extension. The single storey element would project c. 3.8m for a width of 8.14m linking to the existing garage, setting in 0.15m from the shared boundary with the property fronting Alan Road. Leaving a small scale rear amenity area for a terrace enclosed by planting to the northern boundary shown in a bedding area.

The single storey extension would not benefit from permitted development rights as it is not wholly proposed to construct the extension utilising matching materials. However, having regard to the fact that a single story extension could be constructed in this location and the fact that it projects only 0.15m further than is stated as being acceptable in policy DC1 and having regard to rights available under permitted development and larger homes extension legislation the presence of this part of development on site close to shared boundaries does not form part of the reason for refusal.

The two storey element which accommodates bed 4 and an en-suite would be set 2m from the shared boundary with the property fronting Alan Road. It would be contained within a continuation of the roof slope, would be finished in white render to the west elevation and would not have any windows (other than rooflights) to prevent overlooking. However, this element would project the same amount as the single storey element at 3.8m to a height of c. 4.5m. This would be situated to c.3.5m to the south of a neighbouring property.

Whilst the applicant had commissioned work to prove that this would have minimal impact on sunlight and daylight availability to the neighbouring properties (having regards to the existing property and it's orientation to neighbouring property) it is considered that this would be visually obtrusive and overbearing when viewed from neighbouring properties.

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: Refuse

Article 35 Declaration

The proposals would not improve the social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There are no conditions which could reasonably have been imposed, which would have made the development acceptable and it is therefore not possible to approve the application.

Reasons for recommendation to refuse

The proposed two storey rear extension to the rear by reason of their scale, bulk, massing, size and design would form an overly dominant and visually obtrusive feature that would also have an overbearing appearance to neighbouring occupiers to the detriment of visual amenity and as such is contrary to saved policies DC1.1, DC1.2, DC1.3, and DC1.4 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document and the NPPF.

Appendix 1 – List of consultees & neighbours notified

63 Parsonage Road, Manchester, M20 4NR

21 Alan Road, Manchester, M20 4NQ

Apartment 7, 64 Parsonage Road, Manchester, M20 4WR

Apartment 5, 64 Parsonage Road, Manchester, M20 4WR

Apartment 2, 64 Parsonage Road, Manchester, M20 4WR

64 Parsonage Road, Manchester, M20 4WR

Apartment 9, 64 Parsonage Road, Manchester, M20 4WR

Apartment 8, 64 Parsonage Road, Manchester, M20 4WR

Apartment 6, 64 Parsonage Road, Manchester, M20 4WR

Apartment 4, 64 Parsonage Road, Manchester, M20 4WR

Apartment 3, 64 Parsonage Road, Manchester, M20 4WR

Apartment 10, 64 Parsonage Road, Manchester, M20 4WR

Apartment 1, 64 Parsonage Road, Manchester, M20 4WR

23 Alan Road, Manchester, M20 4NQ

68 Parsonage Road, Manchester, M20 4WR

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