MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	124874/FH/2019
Date registered valid:	10 January 2020
Proposal:	Erection of single storey rear extension with first floor terrace over, increase in roof height and single storey extensions to existing garage, single storey extension to front forming enlarged porch, elevational alterations including restoration of original features and landscaping works including rear terrace and removal of and works to protected trees.
Address:	Parkfield House, 13 Parkfield Road South, Manchester, M20 6DB
Ward(s):	Didsbury West Ward
Applicant:	Mr & Mrs Mohammed Umar, 13 Parkfield Road South, Manchester, M20 6DB
Agent (if any):	Ms Dawn Cooper, DaC Design, 62 Demesne Road, Manchester, M16 8PJ
Case officer:	Constance Phillips Tel: 0161 234 5792 Email: constance.phillips@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**7 June 2021**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 27th February 2020

Standard consultations: Printed: 6 November 2020 Expired: 27 November 2020

Neighbour notifications: Printed: 11 May 2021 Expired: 1 June 2021

Site notice: Posted: 3 February 2020 Expired: 24 February 2020

Press advert: Published: 21 January 2020 Expired: 11 February 2020

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Blackburn Park Conservation Area 1979

Tree Preservation Order: Many trees within site. Two to be felled, one to be trimmed, the rest to be retained (see proposed site plan).

The application relates to a large detached two storey redbrick villa (C3), built for Charles Blackburn in the 1860's on the site of the original medieval Parkfield House. The property has unusual and ornate features including a dome on the roof, a Victorian glasshouse conservatory, terracotta hanging tiles, Tudor-style gables, painted moulding and stained glass. The curtilage is large (2318m2), with a long sweeping gravel driveway from the entrance gates up to a large detached garage, plus front, side and rear gardens featuring large expanses of lawn, kitchen gardens and many trees, bound by red brick walls.

Description of area

The site lies on the corner of Parkfield Road South and Elm Road within the Blackburn Park Conservation Area in Didsbury. The area is predominantly residential in nature and is characterised by large Victorian villas with generous gardens along leafy streets. To the north and south of the site lies modern 3-4 storey block of flats. The area benefits from its proximity to the District Centre, good transport links and a wealth of amenities.

Description of development

The applicants originally applied to build a new separate garage for their cars and convert the old one into living accommodation linked together by a covered walk-way, along with a part single part two storey rear extension with 3rd gable and terrace, single storey front extension with porch and the demolition of the roof dome and glasshouse. The works were deemed unacceptable and the revised scheme is to build a single storey front extension with porch, single storey and first floor extension to existing garage with link, single storey rear extension

with first floor terrace over, retention and restoration of the dome and glasshouse, plus landscaping works.

Consultations & Notification Responses

Local residents, as per appendix 1 – The neighbours were consulted twice, and no comments were received.

Blackburn Park Conservation Society – No comments received.

West Didsbury Residents Association – Not in their area.

Neighbourhood Team Leader (Arboriculture) – Objection to initial submission: *I have visited the site and reviewed the associated documents relating to this application and I can confirm that I would not support this application from an arboricultural perspective.*
I believe the impact to T5&T7 rooting area would be excessive and almost unavoidable leading to the potential loss of these significant trees already protected by TPO status. In addition, the root protection area provided in the tree survey would realistically be more pronounced on the property side where there is a better rooting environment.
In addition, the loss of G1 would impact the neighbouring property as this provides a green screen giving an element of privacy.
I would also add that if development were considered, then additional pressure would be laid upon T5&T7 due to the impact on the boundary wall. The trees are more important than the structure of the wall and would have a negative impact on the conservation area and tree scape of Elm Road and Parkfield Road South.

Comments regarding 2nd submission: *I have reviewed the documents relating to this application and would comment that at first appraisal it does appear that the impact will be severe, however the trees identified for removal in particular the Poplars have a very limited remaining useful and safe life expectancy. These are unsuitable for the location and would require regular pollarding to ensure safety. This form of pruning is unsightly and I would not recommend it. I feel in this case a firm appropriate mitigation planting scheme would be the better option to ensure the next generation of trees is coming through to ensure the canopy cover is maintained in the conservation area.*

Urban Design & Conservation – Concerns were raised by the conservation officer in regards to the separate 3-car garage (prior to the final revision being assessed here). It was their view that the scale and massing of the proposed garage would have caused unacceptable harm, considering its position in front of the house, obscuring the majority of the attractive principal elevation from Elm Road.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions
- Policy DC18 - Conservation Areas

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles
- Policy EN3 – Heritage

The National Planning Policy Framework (NPPF, 2018)
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Issues

Principle – The principle of building a single storey rear extension with first floor terrace, single storey front extension to form porch, single storey and first floor extension to existing garage with link, along with landscaping and restoration works to provide additional and improved living space for a family dwellinghouse within conservation area is acceptable, however consideration must be given to the proposals siting, scale and massing, design, appearance, impact upon existing levels of residential and visual amenity and impact upon the character of the conservation area.

Siting, scale and massing – The rear extension would be sited on the south-east side of the house to extend the existing kitchen, dining and living areas, projecting 2.8m to the rear, with a width of 14m. It would have an eaves height of 3.57m, with a first floor terrace height of 4.68m including a 1m glass balustrade. At the north end of the balcony would be a 1.8m high privacy screen and the extension would leave a gap of 1.2m to the boundary shared with No.12 Elm Road at its closest point. Beyond this would lie a 0.4m high garden terrace stretching 5.7m from the rear elevation and 4.2m from the side elevation. Although a large area of hardstanding, the garden is very large and plenty of lawn would remain. The single storey front extension would replace the existing porch with a larger porch and a downstairs w/c. It would project 1.15m forward to come flush with the large bay window to which it would adjoin, with a width of 4.5m and a height of 3.55m, to come level with the height of the bay. The portico porch is large, featuring three columns and a flat roof, however it remains in proportion with the property. The extension to the existing garage would bring the front elevation 2.6m further into the courtyard, increase the width to 9.55m and raise the height to 6m to incorporate living accommodation in the roof, aided by two 2x2.5x2.4m dormer windows. The garage would remain set back significantly from the highway (over 8m) and would include a covered area to each side (5.3m in height), with one housing the bins and the other covering a new door. The garage would house 3 cars at ground level and a media room at first floor. The original scheme included a new separate garage for their cars, converting the old one into living accommodation linked together by a covered walk-way, along with a part single part two storey rear extension with 3rd gable and terrace, single storey front extension with porch and the demolition of the roof dome and glasshouse. The works were deemed unacceptable due to the loss of unusual and attractive original features such as the dome and glasshouse, therefore negotiations took place to reduce the harm caused by the works and to ensure the additions were more subservient and sensitively designed for this non-designated heritage asset. The final revision is better scaled, accords with policy DC1 in terms of rearward projection, utilises the existing garage rather than building a new one which would occupy too much of the space between the property and Elm Road, and promises to restore and retain the dome and glasshouse. The extensions are now considered subservient and appropriately sited and scaled, pursuant to policies DC1, DC18, DM1 and SP1.

Design and impact upon visual amenity and conservation area – The extensions are proposed to be constructed of materials to match the existing house, including red brickwork, terracotta roof tiles, white heritage style windows and black composite security doors, along with a glass balustrade, portico porch in stone effect, membrane flat roofs and timber detailing and doors for the garage. A condition requiring samples/specifications of these materials has been attached to the decision to ensure the materials used are satisfactory in terms of matching and quality. The design of the rear extension is slightly contemporary given the glass-topped first floor terrace but the matching brickwork and heritage style windows will ensure it is in-keeping. The existing porch currently features a flat roof and columns; therefore the proposed slightly larger porch will not look out of place. The restored dome and glasshouse give this property its unique character and the proposed additions do not interfere with these elements. The revised scheme allows more of the attractive principal elevation to be visible from the highway, in line with the conservation officers feedback, and the extended existing garage only obscures a small part of this from view, with the main ground floor bay still a prominent feature. However, the plot is still well screened from both Elm Road and Parkfield Road South thanks to the high walls and established trees. Even with the removal of the mostly-dead poplar and category C holly along the boundary with Elm Road, during the warmer months the retained trees will provide screening. Both these roads feature more modern additions, in the form of infill new-builds and blocks of apartments, hence the character of the immediate area is mixed and many of the surrounding houses of a similar age to Parkfield House have seen their own extensions and alterations, hence this type of development is not unusual for the conservation area.
Both policy EN3 and saved policy DC18 state that applications within conservation areas should preserve or enhance the appearance and character of the conservation area and that it is desirable for retention of existing features, such as boundary walls, gardens, trees and, where possible, preserving, enhancing the character, setting within the conservation area. The proposal retains the important features of the property, such as the hanging tiles, bay windows, dome, conservatory, painted mouldings and stained glass (the latter of which is kept and re-instated). Due to the design and siting of the revised front, rear and garage extensions, along with the terraces and landscaping, it is not considered that the proposal will have an unduly detrimental impact upon the character of the Blackburn Park Conservation Area and as a result it is considered that the proposal will lead to less than substantial harm to the significance of this designated heritage asset.

Residential amenity – No objections have been received from local residents (notified via site notice and 2 rounds of letters) or any residents groups. The only property likely to be impacted in terms of residential amenity is No.12 Elm Road to the north, with which it shares a 50m+ boundary with. This property was built in the last 10-12 years on the site of the original No.12 and has a large curtilage for a semi-detached property, at 22x11m. The proposed rear extension and increased height of garage would be sited close to this boundary, leaving a gap of 1.2m, and would be sited south-west of No.12, hence a loss of some evening sunlight is expected, however this is not considered significant given the size of No.12's garden and the fact the space between these tall properties is already dark as existing. There are no additional windows proposed for the side elevation facing No.12 and the rear terrace has been conditioned to provide the approved 1.8m high privacy screen prior to its occupation ,to prevent overlooking and protect the neighbours' privacy. The proposal is considered acceptable in terms of residential amenity, pursuant to policies DC1, DM1 and SP1.

Trees – Originally 4 trees were to be removed and 4 more to be pruned to make way for the separate garage building, to which the arborist objected on the grounds of the loss of TPO trees and to the risk to those which remained. However, the revised scheme removes the separate garage element and the resulting plan is to remove 2 category C trees and retain and protect the rest, to retain the natural screening to the boundary, which is considered acceptable.

Refuse storage and parking – The proposals would leave a gap to the boundary of 1.2m, however the bin store is proposed to be sited within the covered area between the existing garage and the site gates on Elm Road, which is considered acceptable and they will be hidden from view. The garage is to be extended to fit 3 cars with an additional area for parking on the existing driveway, therefore off-street parking provision and the storage of refuse accords with policy DM1.

Conclusion – On the whole the proposal is considered to accord with policies DM1, SP1 and EN3 of the Core Strategy, policies DC1 and DC18 of the UDP and chapters 12 and 16 of the NPPF. It received no objections from local residents and it is not thought to significantly harm the existing levels of residential amenity enjoyed by surrounding occupiers and is considered to cause less than substantial harm to the visual amenity of the dwellinghouse and the wider Blackburn Park Conservation Area. The proposed development is therefore deemed acceptable and works may commence in accordance with the following conditions and the approved drawings.

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 polices 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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the applicant/agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval

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 revised drawings numbered 'P05 D', 'P06 D', 'P07 D', 'P08 D', 'P09 C' and 'P10 C, stamped as received by the City Council as Local Planning Authority on the 5th May 2021.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3) Prior to the commencement of above ground works, samples of the materials to be used on the external elevations of the extensions hereby approved, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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 and DC18.1 of the Unitary Development Plan for the City of Manchester and policies DM1, EN3 and SP1 of the Manchester Core Strategy.

4) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars as detailed on site plan 'P05 D', without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction).
(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
(c) Prior to any equipment, machinery or materials being brought onto the site for the purposes of the development, a scheme for the erection of fencing for the protection of retained trees identified within site plan 'P05 D', and works around the root protection areas including hand digging, shall be submitted to and approved by the City Council as Local Planning Authority. The approved scheme shall be carried out in accordance with these details and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

5) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

6) Prior to the first use of the raised terrace, the privacy screen shown on drawing 'P09 C', stamped as received by the City Council as Local Planning Authority, shall be installed and shall be retained so long as the terrace in use.

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

Appendix 1 – List of consultees & neighbours notified

Neighbourhood Team Leader (Arboriculture)
Blackburn Park Conservation Society
West Didsbury Residents Association
Neighbourhood Team Leader (Arboriculture)
Urban Design & Conservation

1 Stonecroft Court, Parkfield Road South, Manchester, M20 6DA
Flat 2, Stonecroft, Parkfield Road South, Manchester, M20 6DA
12 Elm Road, Manchester, M20 6XD
Flat 7, Parkfield Lodge, Parkfield Road South, Manchester, M20 6DD
Flat 3, Parkfield Lodge, Parkfield Road South, Manchester, M20 6DD
Flat 1, Parkfield Lodge, Parkfield Road South, Manchester, M20 6DD
10 Elm Road, Manchester, M20 6XB
Flat 3, Stonecroft Court, Parkfield Road South, Manchester, M20 6DA
Stonecroft, Parkfield Road South, Manchester, M20 6DA
Parkfield Lodge, Parkfield Road South, Manchester, M20 6DD
6 Parkfield Road South, Manchester, M20 6DB
Flat 9, Parkfield Lodge, Parkfield Road South, Manchester, M20 6DD
Flat 8, Parkfield Lodge, Parkfield Road South, Manchester, M20 6DD
Flat 5, Parkfield Lodge, Parkfield Road South, Manchester, M20 6DD
Flat 4, Parkfield Lodge, Parkfield Road South, Manchester, M20 6DD
Flat 2, Parkfield Lodge, Parkfield Road South, Manchester, M20 6DD
Flat 6, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 5, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 4, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 3, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 2, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 1, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 4, Stonecroft, Parkfield Road South, Manchester, M20 6DA
Parkfield House , 13 Parkfield Road South, Manchester, M20 6DB

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
Conservation Area - Blackburn Park Conservation Area 1979
HS2 Phase 2b Safeguarding Zones - HS2 Phase 2B Safeguarding Zones (July 2017)
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH