

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129576/FH/2021

Date registered valid: 11 March 2021

Proposal: Erection of a single storey rear extension to form additional living accommodation following demolition of existing single storey rear outrigger together with elevational alterations

Address: 148 Parsonage Road, Manchester, M20 4WY

Ward(s): Withington Ward

Applicant: Mr and Mrs Monaghan, 148 Parsonage Road, Manchester, M20 4WY

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

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27 April 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 15 March 2021 Expired: 5 April 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 property that is the subject of this householder application is identified as 148 Parsonage Road within the Withington ward of the City. It is a bay fronted 2 storey red brick detached property. To the front there is a low brick wall with piers, with the remainder of the frontage being open plan with a block paved area used for the parking of cars. To the side there is a further hard surfaced area with a fence and pedestrian gate that leads to the rear garden area. There is currently a single storey outrigger extension on the property that is to be demolished to facilitate the proposed extension.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature comprising of mainly semi-detached and some detached properties. Further east along Parsonage Road the houses are earlier 20th century and to the west of the site is Ladybarn Park.

Description of development

The applicant is proposing to erect a single storey rear extension with a mono-pitch roof and roof lights. The existing outrigger would be demolished and in its place erected an extension with a rearward projection of 4m a width of 6.2m and a maximum height of 3.7m. There would be 2 windows in the western elevation of the extension and no windows in the eastern elevation. To the rear would be bi-fold patio doors across the full width of the extension, these would look out over the applicants' own garden area. There are 4 Velux style rooflights proposed within the mono-pitch roof and there is an additional window proposed to the eastern elevation at ground floor of the existing property, however these do not require planning permission.

Consultations & Notification Responses

Local Residents -were informed no representations have been received

Issues

Policies

Core Strategy Development Plan Document - The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11 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. Relevant policies in the Core Strategy are detailed below

Policy SP1, Spatial Principles, - Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment. This is discussed below.

Policy DM1, Development Management - This policy states that all development should have regard to a number of specific issues, the most relevant of which are detailed below:-

- o Appropriate siting, layout, scale, form, massing, materials and detail.
- o Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- o Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- o Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- o Community safety and crime prevention.
- o Design for health.
- o Adequacy of internal accommodation and external amenity space.
- o Refuse storage and collection.
- o Vehicular access and car parking.
- o Effects relating to biodiversity, landscape, archaeological or built heritage.
- o Green Infrastructure including open space, both public and private.
- o The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- o Flood risk and drainage.
- o Existing or proposed hazardous installations.

Saved UDP Policy - There are no site-specific policies relating to the application site. However the following city-wide policies are relevant to this proposal: DC1 of the Unitary Development Plan for the City of Manchester.

Issues

Principle of the Proposal - The principle of extending a residential property in an established residential area is considered acceptable in principle. Notwithstanding this, consideration must be given to the potential impact upon existing levels of residential and visual amenity.

Design and Siting - The design and siting of the proposed extension is considered acceptable. The extension will be constructed in materials to match the existing host property, the extension would project slightly further rearward than the existing outrigger, however, is still modest in size and sympathetic in appearance.

Residential Amenity - It is not considered that the proposal would have a detrimental impact upon the residential amenity currently enjoyed by the neighbouring properties. The proposed extension would take the property no closer to either numbers 146 or 150 Parsonage Road than the existing property, and both 146 and 150 have outriggers on the rear of their properties on the elevation with the common boundary with number 148 Parsonage Road. Whilst there are 2 windows proposed in the western elevation, this is the same relationship at present between the outrigger on 146 and 148 Parsonage Road. The 2 new windows will be obscurely glazed which will reduce any impact further, it is not considered that these windows would lead to a loss of residential amenity. There are no windows in the eastern elevation. In addition to provide additional natural light, there are 4 Velux style windows proposed in the roof slope of the extension, again these afford no view into or out of onto neighbouring properties. The proposal is therefore considered acceptable in terms of residential amenity.

Visual Amenity - It is not considered that the proposed extension will have a detrimental impact upon the levels of visual amenity enjoyed within the vicinity of the site. Given that the proposed extension projects no further towards the side boundaries (east or west) it would not be readily viewed within the street scene.

Pedestrian and Highway Safety - The proposal will not have a detrimental impact upon the levels of pedestrian and highway safety enjoyed along Parsonage Road.

Car Parking - The parking provision would not be affected as the proposal is to the rear of the property. There remains sufficient off-street parking facilities within the curtilage of the site.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but 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, EN3 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:

01-Existing Floor Plans received 3rd March 2021

02- Existing Elevations and Section received 3rd March 2021

10- Proposed Floor Plans received 3rd March 2021

11 Rev A - Proposed Elevations received 12th April 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 extensions hereby permitted including patching in shall match those of the existing building in type, size, colour texture (including mortar), and those stated on the submitted drawing and Householder Application Form.

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.

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 extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

5) Before first occupation of the extension hereby approved all the windows in the side elevation shall be obscure 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 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

150 Parsonage Road, Manchester, M20 4WY
146 Parsonage Road, Manchester, M20 4WY
135 Parsonage Road, Manchester, M20 4WZ
11A Hartswood Road, Manchester, M20 4RL
15 Hartswood Road, Manchester, M20 4RL
133 Parsonage Road, Manchester, M20 4WZ

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 (Less) -
Area Team Boundary - Name: SOUTH