

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129305/FH/2021

Date registered valid: 26 February 2021

Proposal: Erection of a single storey extension to the side and rear to form additional living accommodation, associated elevational alterations and installation of decking to rear

Address: 18 Parsonage Road, Manchester, M20 4PE

Ward(s): Withington Ward

Applicant: Michael Brown Jenny Richardson, 18 Parsonage Road, Manchester, M20 4PE

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

Case officer: Dave Morris
Tel: 0161 600 7924
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Recommendation: Approve

Date of recommendation: 21.04.2021

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 1 March 2021 Expired: 22 March 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 relates to a two storey semi detached villa on the south side of Parsonage Road close to its junction with St Pauls Road. The property has a dual pitch roof with a gable to the side. There are single storey flat roofed bays on the front and side elevations. At the rear is a 2.5 storey outrigger, shared with the adjoining property. The property has a pitched roof with, unusually gables to the front and rear creating a valet between the main building and the outrigger. On the rear of the outrigger is a single storey lean to extension.

The ground floor of the property is elevated, particularly to the rear where the land falls away.

There is a large front garden and a drive at the side of the property. The rear garden is 40 metres long and angles off to the west.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

This is a predominantly residential area. The other half of the semi is a mirror image except that the lean to extension on the rear of the outrigger is two storey. To the west is a similar pair of semi detached properties with a single storey extension across the rear of the outrigger. These properties have shorter rear gardens, 4.6 metres and the rear elevations of two pairs of semi detached properties the shortest rear gardens of which are approximately 4 metres deep. To the south adjoining the rear garden is St Pauls school.

Description of development

Consent is sought to erect a single storey extension to the side and rear of the outrigger following the demolition of the existing lean to extension. The proposed extension would wrap around the original outrigger, projecting 1.9 metres and 3.3metres from the side elevation due to a step in the design. The extension would project 4.6 metres beyond the rear face of the outrigger and the rear elevation would be 7.5 metres wide. At the side of the outrigger the extension would have a mono pitch roof with eaves levels of 3.4 metres and 3 metres. The rear extension would have a dual pitch roof with eaves heights of 3 metres and a ridge height of 4.3 metres. The extension would be constructed of matching brick with a matching slate roof.

The west elevation would contain two large full height windows, both obscurely glazed and a door, accessed by a flight of steps. The roof would contain four standard roof lights and two large roof lights. In the east elevation there would be two large roof lights. The rear elevation would contain two sets of French doors one with a top light and a full height window.

The extension and the ground floor of the outrigger will be used to form an open plan living area. In addition there would be a small utility /boot room.

Consultations & Notification Responses

Local Residents

No representations received.

Policy

Core Strategy

The relevant Core Strategy policies are SP1 and DM1

Policy SP1 sets down the spatial principles that guide development ion the City.

Policy DM1 seeks to protect the amenity of an area from the adverse impact of development.

Unitary Development Plan

The relevant saved UDP policy is DC1. This policy establishes the principle of extending a property to meet the changing needs of the occupiers. It also seeks to protect the character of an area and the amenity of residents.

Issues

Principle

The proposed development accords with the principle of enlarging a property to meet the changing needs of the occupiers.

Scale

The proposed rear extension whilst projecting 4.6 metres from the rear of the outrigger would be only 2 metres beyond the adjoining rear extension. At the side it would project 1.4 metres beyond the side elevation of the main body of the building, leaving a minimum gap of 1.8 metres to the boundary. The height of 4.3 metres at the ridge and 3 metres at the eaves is not considered excessive.

On balance it is considered that the scale of the proposed extension is acceptable.

Design

The proposed extension whilst using a traditions pallet of materials brings a contemporary feel to the property so that the additions are clearly distinguishable from the original property.

On balance the design is considered acceptable.

Refuse

The existing refuse storage arrangements remain unchanged.

Parking

There remains space within the curtilage of the property for off street parking.

Residential amenity

The proposed extension is sufficiently far from the west boundary for it not to have an overbearing impact. On the east boundary the extension only projects 2 metres beyond the rear face of the adjoining extension and given the length of the gardens it is considered that any overbearing impact would not be significant.

In response to concerns raised the windows in the west elevation are now to be obscure glazed. It is considered that this will address any privacy concerns arising from these windows. The windows in the rear elevation look down the extremely long rear garden towards St Pauls School, and raise no privacy issues.

There are no privacy issues with the roof lights.

Conclusion.

On balance it is considered that the proposed extension is acceptable and accords with Council policy.

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 issues arising from the consideration of this application.

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:

M291 5 revision B received 5 February 2021

M291 6 revision A received 5 February 2021

M291 7 revision B received 31 March 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 development hereby approved shall be constructed using the materials specified on the application forms and approved drawings.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Before first occupation the windows in the west elevation of the extension hereby approved 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

3 St Pauls Road, Manchester, M20 4PG
1B St Pauls Road, Manchester, M20 4PG
13 Parsonage Road, Manchester, M20 4PW
20 Parsonage Road, Manchester, M20 4PE
St Pauls CE Primary School, St Pauls Road, Manchester, M20 4PG
16 Parsonage Road, Manchester, M20 4PE
3A St Pauls Road, Manchester, M20 4PG
1A St Pauls Road, Manchester, M20 4PG

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) -
Area Team Boundary - Name: SOUTH