

Planning

Growth & Development

Delegated officer report for planning application

Application no. 126881/FO/2020

Date registered valid: 15 May 2020

Proposal: Erection of a two-storey dwellinghouse, following demolition of existing property, with associated outbuilding and car parking

Address: 129 Parsonage Road, Manchester, M20 4WZ

Ward(s): Withington Ward

Applicant: Mrs R Bibi 129 Parsonage Road, Manchester, M20 4WZ

Agent (if any): David Ormesher Holborow and Ormesher Station House, Adams Hill, Knutsford, WA16 6DN

Case officer: Melanie Tann
Tel: 0161 234 4538
Email: m.tann@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27 January 2021

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit:

Standard consultations:

Printed: 5 June 2020 Expired: 26 June 2020

Neighbour notifications

Printed: 5 June 2020 Expired: 26 June 2020

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 site had a modest, two-storey detached house with gardens to the front, side and rear. The original house was badly fire damaged, and has since been demolished. Development was started to build the previously approved house, however, the materials used were unauthorised as was the outbuilding.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is residential in character.

Description of development

Erection of a two-storey dwellinghouse, following demolition of existing property, with associated outbuilding and car parking.

Consultations & Notification Responses

Local residents – One letter of objection has been received. The main comments are:

- 129 Parsonage Road was fire damaged in February 2016. It is welcomed that this property is to be used as a residence again. However, we object to the 3rd planning

application (of living accommodation in the roof space) that has been made mid-build and during the Covid 19 crisis.

- Size, scale and density of this application is not consistent with either the original dwelling, neighbouring houses or any of the houses on the Hartley Estate including the other 17 detached houses within the Estate.
- An additional 3rd storey is proposed rather than 2 storey original dwelling, neighbouring houses and houses on the Hartley Estate including the other 17 detached houses within the Estate.
- It is not of "similar design to other houses in the road".
- The original house had 3 bedrooms. The approved 2nd application has 4 bedrooms. This application has 5 bedrooms plus large playroom, which could be changed into a 6th or 7th bedroom/s. This application is not consistent with either the original dwelling, neighbouring houses or any of the houses on the Hartley Estate including the other 17 detached houses within the Estate.
- The proposed application would create loss of daylight, sunlight and overshadowing to neighbouring homes.
- The proposed application would overlook our property and cause loss of privacy to our property.
- The proposed application would have a considerable negative impact on landscape of the area.
- Concern this may in future become a HMO due to large number of bedrooms.
- Concern that this application does not receive special dispensation because it is a detached property when the majority of houses on the historic Hartley Estate are semi-detached. There are 17 detached houses on the Hartley Estate: 49 Brookfield Rd, 60 & 82 Heyscroft Rd, 61 & 228 School Gr, 29 Hatherley Rd, 87 Heaton Rd, 129 & 148 Parsonage Rd, 57 Ashdene Rd, 98 Parrswood Rd, 34 Heathside Rd, 13 St Stephen's Rd, 3 Arnfield Rd, 25 Shireoak Rd, 26 St Chads Rd, 92 Mauldeth Rd. These are original buildings and all possess the distinctive architectural style of the Hartley Estate. They are in a scale, size, appearance and density that correspond to the surrounding semi-detached houses. (The approximate boundary of the estate is Mauldeth Rd, Parrswood Rd, Heyscroft Rd, Cotton Ln, Wilmslow Rd. This is not the definitive boundary and please note that there are multiple streets and houses within this area that are not part of the Hartley Estate.)
- Concern that the building under construction is larger than footprint of approved plan 1086300 (22/3/19)
- Concern that the completed garden store is larger than footprint of approved plan 1086300 (22/3/19)
- Concern that garden store will have a change of use, possibly to a residential dwelling. On-site construction workers have informed local residents that it will be a gym space and will have a kitchen area and a shower.
- Poor management of this building project has led to serious health and safety issues on site during the demolition of the existing building. Dangerous practices such as an insecure site (no hoardings), working at height with no scaffolding, roof tiles thrown off the roof onto the garden, workers not wearing appropriate PPE (helmets, work boots, high vis vests). MCC were notified and Building Inspector's visits enforced change of practice to appropriate standards.
- Poor management of this building project has led to damage of surrounding pavement and footpaths caused by vehicles delivering building materials and removal of demolition waste.

Councillor Chris Wills - I wish to object to this planning application. It seeks to amend the permission given to application 122499/FO/2019. What is now being requested is similar to the refused proposals in 121320/FO/2018. As with that planning application, objection is based on

the height and mass of the revised proposed build being out of keeping with surrounding houses, particularly in terms of scale.

Highways – no objection to the proposal.

Policies

National Planning Policy Framework – This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, the NPPF states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in this Framework indicate development should be restricted

National guidance can be found in the National Planning Policy Framework (NPPF). The central theme to the NPPF is to achieve sustainable development. The Government states that there are three overarching objectives to achieving sustainable development: an economic objective, a social objective and an environmental objective (paragraph 8).

The Development Plan

Manchester's Core Strategy Development Plan Document now forms part of the development plan for Manchester and its policies provide the basis for planning decisions in the City. The Core Strategy replaces a large number of policies in the Unitary Development Plan; however, some of the UDP policies will remain extant until they are superseded by policies in a future Development Plan Document.

Policy SP1 - sets out the key spatial principles which will guide the strategic development of Manchester to 2027 and states that outside the City Centre and the Airport the emphasis is on the creation of neighbourhoods of choice. It also sets out the core development principles, including: creating well designed places, making a positive contribution to health, safety and well-being, considering the needs of all members of the community, and protecting and enhancing the built and natural environment.

Policy H1 - Housing - Proposals for new residential development should contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing population. The design and density of a scheme should contribute to the character of the local area and should include usable amenity space and be designed to give privacy to both residents and neighbours.

Policy H6 states that South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy. High density development in South Manchester will generally only be appropriate within District Centres as part of mixed use

schemes. Outside the District Centres priorities will be for housing which meets identified shortfalls, including family housing.

Policy T 1 – states to deliver a sustainable, high quality, integrated transport system to encourage modal shift away from car travel to public transport, cycling and walking, to support the needs of residents and businesses and to prepare for carbon free modes of transport, the Council will support proposals that: -

Improve pedestrian routes and the pedestrian environment.

Would reduce the negative impacts of road traffic, for example, congestion, air pollution and road accident casualties.

Policy EN1 - Design Principles and Strategic Character Areas

Development in Manchester will be expected to have regard to the strategic character area in which the development is located. Opportunities for good design should be fully realised, particularly on major radial routes.

Policy DM1 (Development Management) seeks to ensure that new development contributes to the overall aim of the Core Strategy. The issues which should be considered are those which will ensure that detailed aspects of new development complement the Council's broad regeneration priorities in particular by contributing to neighbourhoods of choice.

DM1 covers the issues which need consideration and those relevant to this scheme are considered below.

Guide to Development in Manchester

- A high quality environment is created by buildings which reflect their purpose and respect the place in which they are located and new development should be designed having full regard to its context and the character of the area.
- Preserve or enhance buildings and areas of architectural and historic importance together with their settings.
- Buildings should present their main face and pedestrian entrance to the adjacent main street, to contribute to its vitality and interest
- Buildings should relate well to each other. The scale, position and external appearance of new buildings should respect their setting and relationship to adjacent buildings, enhance the street scene and consider their impact on the roof line and skyline.
- All residents should enjoy useable private amenity space wherever they choose to live in the City. All new developments should be designed to provide on-site amenity space which is fit for purpose and which is informed by, and relates to, the character of the area

Manchester Residential Quality Guidance

The City Council's Executive has recently endorsed the Manchester Residential Quality Guidance. As such, the document is now a material planning consideration in the determination of planning applications and weight should be given to this document in decision making.

The purpose of the document is to outline the consideration, qualities and opportunities that will help to deliver high quality residential development as part of successful and sustainable neighbourhoods across Manchester. Above all the guidance seeks to ensure that Manchester can become a City of high quality residential neighbourhoods and a place for everyone to live. Of particular relevance to this application the Guidance states that proposals should:

- Seek to exceed the Nationally Described Space Standards
- Provide sufficient storage space

Provide sufficient private amenity space in the most appropriate location

Issues

Principle – The principle of erecting a two-storey, detached dwellinghouse and outbuilding was established by planning permission ref: 122499/FO/2019. The principle of erecting a detached dwellinghouse on the site is therefore considered to be acceptable subject to the design, scale and massing of the proposal.

Siting and layout - The application site is sufficiently large enough to comfortably accommodate a detached house and an outbuilding. The current outbuilding that has been built on the site is unauthorised and will need to be reduced in size in order to be acceptable. This application proposes to resolve this.

Height, scale and massing – This is a resubmission following a previous approval on the site, however, the development commenced on site was not in accordance with the approved plans. The applicant also proposed to add dormers to the rear, however, they were advised that these would not be in keeping with the character of the area and these have now been removed from the proposal.

The Guide to Development in Manchester SPD and Policy EN1 seeks to ensure that the scale of new development is informed by its context. The proposed dwellinghouse is of a similar scale and massing to other properties within the streetscene. The proposed dwelling in terms of scale and massing would not have an overbearing impact upon the adjacent dwellinghouses at nos 127 Parsonage Road, and 26 St Chad's Road.

The context of the street scene and surrounding properties, which is modest, 1930s style, single fronted, detached and semi-detached red brick properties. This proposal is for a double-fronted detached, two-storey dwellinghouse, which has been redesigned to look like it has large extensions to the side and rear. The roof has been altered so as to be less bulky and more harmonious within the street scene. The proposed dwellinghouse would be the same height as the neighbouring properties.

Design and appearance - The design of the proposal is somewhat pastiche but now proposes to utilise a pallet of materials that would be similar to those used on neighbouring properties. A condition requiring final details of materials prior to above ground works has been added.

The outbuilding and the main house up to first-floor level were built in a yellow coloured brick that had not been approved, and as such was deemed to be unacceptable. It is now proposed to remove the outer leaf of brickwork and rebuild in a red brick, and dye the brickwork of the outbuilding to a red colour, once the outbuilding has been reduced in size.

This resubmission has been designed so as to be similar to the original house, if it were to be extended to the side and rear.

Standard of accommodation - The proposal complies with the adopted national space standards.

Traffic, parking and access – Highways have expressed their satisfaction with the proposal.

Residential amenity – It is not considered that the proposed dwelling would be detrimental to surrounding residential properties, as it will be situated on a piece of land where a residential dwelling is already located.

There would be over 11 metres between the rear of the proposed house and the rear of the side of the closest dwellinghouse on St Chad's Road. Therefore, this is considered to be sufficient to

overcome any potential for an unacceptable level of overlooking or privacy issues arising from the proposed development. The distance to the side would be slightly less, than the existing relationship, however, this is considered to be acceptable and would not have an overbearing impact on neighbouring occupiers.

The detached outbuilding is overly large as built and interferes with the building line on St Chad's Road, however, the revised submitted plans show this been reduced, and as such would be acceptable, and would not have an overbearing impact upon neighbouring occupiers.

A condition has been added stating the property is only to be used as a Class C3 dwellinghouse, for the avoidance of doubt.

Conclusion - The proposed scheme is considered to have a satisfactory relationship with adjoining properties and an appropriate design, scale and massing. The proposed development will bring more family housing into the area and remove an eyesore site. It is not considered that the enlarged property will have any adverse impact upon 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: 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. In this instance officers worked with the applicant to seek appropriate changes to the part retrospective scheme.

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:

Proposed plans and elevations 02 REV1 stamped as received 16th September 2020.

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 external elevations of the development hereby approved shall be built in accordance with the materials specified in the email from the agent dated 25th January 2021, as follows:

Walls: External Walls Main House Clayburn Civic Brick;

Roof: Marley Modern Plain colour Dark Grey

Windows: Dark Grey UPVC

Doors: Dark Grey UPVC

Reason - In the interests of the character and appearance of the building, and visual amenity of the street scene, pursuant to policies DM1 and SP1 of Manchester's Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking and re-enacting that Order with or without modification), no extensions or additional development shall be erected under Part 1, Classes A (extensions), B (alterations to the roof) and E (outbuildings) of the Order without the prior written express consent of the City Council as Local Planning Authority.

Reason - In the interests of residential amenity and to safeguard the character of the area, pursuant to policies DM1 and SP1 of the adopted Core Strategy Development Plan Document for the City of Manchester.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the premises shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

6) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the

development shall be carried out in accordance with the agreed Remediation Strategy. If no contamination is found, then a post-completion report shall be submitted to evidence this.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to Policy DM1 in the Manchester Core Strategy.

7) a) Within two months of the date of this permission a sample panel of treated tinted brickwork on the outbuilding shall be prepared on site and shall be inspected by the Local Planning Authority.

b) Any required changes following the inspection shall then be carried out within a further one Month period and again inspected by the Local Planning Authority.

c) The agreed final finish shall then be approved in writing by the Local Planning Authority and the remainder of the outbuilding shall then be finished in accordance with the agreed details within a further 12 month period. The finish shall then be retained at all times thereafter.

Reason - In the interests of visual amenity and to protect the character of the area in which the development is located pursuant to Policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Highway Services

140 Parsonage Road, Manchester, M20 4WY
144 Parsonage Road, Manchester, M20 4WY
142 Parsonage Road, Manchester, M20 4WY
136 Parsonage Road, Manchester, M20 4WY
26 St Chads Road, Manchester, M20 4WH
138 Parsonage Road, Manchester, M20 4WY
134 Parsonage Road, Manchester, M20 4WY
21 St Chads Road, Manchester, M20 4WH
131 Parsonage Road, Manchester, M20 4WZ
127 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) -
Area Team Boundary - Name: SOUTH