MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	126289/FH/2020
Date registered valid:	20 February 2020
Proposal:	Erection of a ground and first floor side extension, installation of new roof to the side and rear and canopy to the front and associated elevational alterations
Address:	419 Parrs Wood Road, Manchester, M20 5NE
Ward(s):	Didsbury East Ward
Applicant:	Mr & Mrs Alex And Beth Demetrius-Seymour, 419 Parrs Wood Road, Manchester, M20 5NE
Agent (if any):	Mr Martin Ashworth, James Campell Associates Ltd, Campbell House, 173 Rochdale Road, Firgrove, Milnrow, OL16 3BN
Case officer:	Melanie Tann Tel: 0161 234 4538 Email: m.tann@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 14 April 2020

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 6 March 2020

Standard consultations:
Printed: 27 February 2020 Expired: 19 March 2020

Neighbour notifications
Printed: 27 February 2020 Expired: 19 March 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 property is a traditional, two-storey, semi-detached house with a garden/driveway to the front and a garden to the rear. The house has previously been extended to the side and rear

Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in character

Description of development

Erection of a ground and first floor side extension, installation of new roof to the side and rear and canopy to the front and associated elevational alterations

Consultations & Notification Responses

Neighbours – no comments received

Environmental Health – request the addition of a gas membrane

Network Rail – No objection

Policies

Unitary Development Plan

Saved Policy DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:
a. The general character of the property;
b. The effect upon the amenity of the neighbouring occupiers;
c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
d. The overall appearance of the proposal in the a street scene;
e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:
a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
b. They do not create undue loss of sunlight, daylight or privacy;
c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:
a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.
As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

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

Policy SP1 identifies the City Council's Core Development Principles and states that 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
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-
- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

National Planning Policy Framework (NPPF) - 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).

Issues

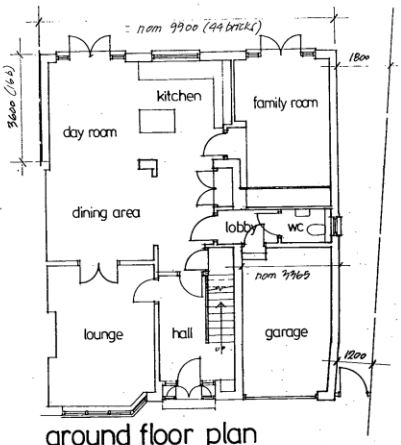
Principle

As the proposal seeks to extend a residential property policy DM1 and saved policy DC1.1-1.6 are applicable.

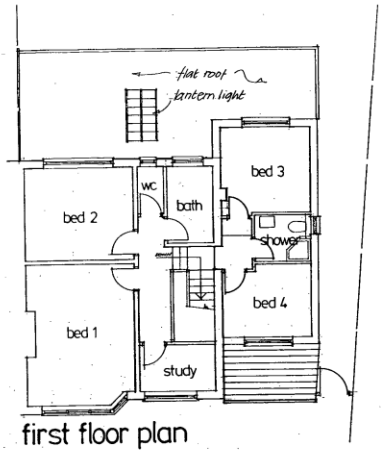
Consideration has, however, been given as to whether the scale, massing, design and appearance of the extension is acceptable. In addition, consideration has been given to any impact the proposed development may have on the residential and visual amenity of neighbouring occupiers and the residential area.

Site History

Planning permission 071672/FH/2004/S2 for Erection of two-storey side extension and single story rear extension to form additional living accommodation (see below) was approved on 16.06.2004.

- 

ground floor plan as proposed



first floor plan

Schedule of Works :

Take down and clear away from site the existing flat-roof garage to facilitate clear access for plant and materials to rear of dwelling, and for excavation of new foundations for two-storey side extension within footprint of existing garage.

Open up existing rear elevation of dwelling for single-storey flat roof extension to be finished in proprietary single-ply membrane eg Sarnafil over brickwork.

Construct two-storey side extension with a hipped tiled roof over brickwork, all to match existing finishes.

Reinstate all internal and external finishes disturbed during the works; supply and lay new paved terrace and steps to garden, and new side gate for access to rear.

NOTE : Party Wall etc Act 1996 applies in respect of new wall of day room - Notices to be issued to Adjoining Owner.



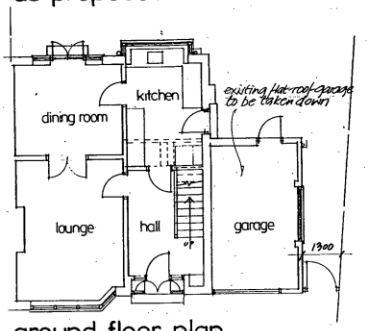
Jonathan Hart Associates
Architects & Designers
29 Pine Road Didsbury Manchester M20 6UZ
Telephone: 0161 445 0300 Fax: 0161 434 7123

client
Donna and Manish Singh

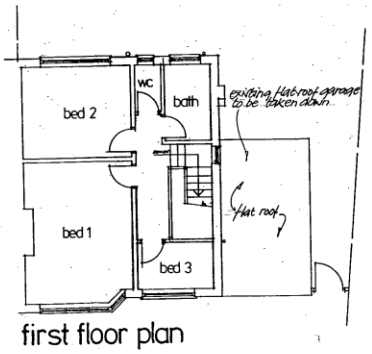
project
proposed alterations / extension :
419 Parrs Wood Road, Didsbury

drawing
plans : as existing / as proposed

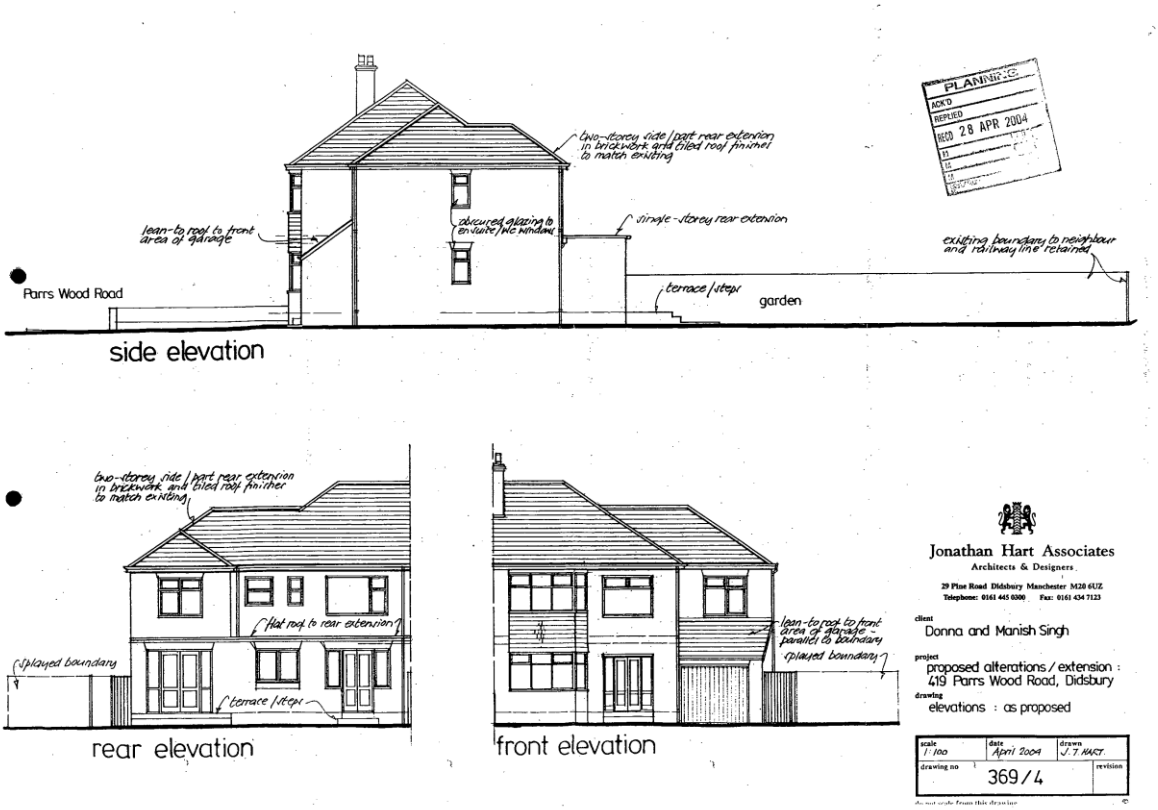
scale 1:100	date April 2004	drawn J.T. HART.
drawing no 369 / 2		revision

- 

ground floor plan as existing



first floor plan



The application was deemed to be acceptable as the roof would have been set right down from the main roof, and the first-floor setback would've been over 1 metre, which combined with the gap to the side boundary was deemed acceptable to overcome the potential for a terracing effect and read as a subservient addition to the property. However, this approval was not implemented.

Planning permission 078522/FH/2006/S2 for Erection of 2 storey side extension and single storey rear extension to form additional living accommodation was approved on 06.04.2006, which relates to the existing drawings for the current application.

Planning application ref: 124255/FH/2019 for Erection of a ground and first floor side extension, installation of new roof to the side and rear and canopy to the front and associated elevational alterations was refused on 14.11.2019 for the following reasons:

1. The proposed development by reason of its scale, bulk, massing, size, design and its relationship to the original house would not be subservient to the main house; would form an overly dominant and visually obtrusive feature within the street scene, and would be incongruous with the character of the area in general, which would also have an overbearing appearance to neighbouring occupiers to the detriment of visual amenity and as such is contrary to saved policy DC1.1, and DC1.2 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.

2. The cumulative impact of the proposed ground, first-floor and roof extensions, together with previous extensions to the property would result in the extensions no longer being subservient to the original dwellinghouse. The proposal therefore represents an over development of the site to the detriment of the character and visual amenity of the area. The proposed development is therefore contrary to the provisions of saved policy DC1 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.

<u>Scale and Massing</u>

This is a resubmission with amendments to a previously refused application. During the course of the previously refused application the applicant was advised that the first-floor element of the proposal would need to be setback by at least 1 metre in order to be acceptable.

The proposed first-floor side extension would have a setback from the front of the property of 1 metre. The gap to the shared side boundary would remain at 1 metre, this combined with the setback at first-floor level and the extension of the roof is considered to be sufficient to overcome concerns regarding the potential for a terracing effect and the ability to share the development gap equally with the neighbouring occupier at no. 421 Parrs Wood Road.

It is considered that the proposed development is proportionate to the property and the cumulative effect of the proposals and existing extensions would not lead to an excessively large and bulky development, and would have an overbearing impact upon the amenity levels of neighbouring occupiers at no. 421 Parrs Wood Road. It is also considered that the proposal would appear as a subservient addition to the property, particularly when viewed within the street scene, according to saved policies DC1.1, DC1.2, DC1.4 of the UDP.

The design and choice of materials for the proposal reflect the existing house and neighbouring properties. This is considered to be acceptable in this location and is not considered to be detrimental to the character of the property and would not form an incongruous feature within the street scene.

Residential amenity/visual amenity

It is not considered that the proposal would give rise to any significant loss of privacy, as there are no new windows proposed in the side extension.

The proposed extensions would not form an incongruous feature within the street scene and would not be visually obtrusive to neighbouring occupiers.

Parking and storage of bins would be unaffected by the proposed development.

Conclusion

It is therefore considered that the proposals are in accordance with City Council saved policies DC1.1, DC1.2, DC1.4 of the Unitary Development Plan and policies DM1, SP1, of the Core Strategy.

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:

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.

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 elevations 19.1981.4G, stamped as received 20th February 2020;
Proposed plans 19.1981.3H, stamped as received 20th February 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 materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy, and the requirements of the National Planning Policy Framework.

4) The development shall include the installation of a proprietary gas protection membrane, in order to alleviate any possibility of landfill gas ingress to the building. Appropriate and comprehensive construction designs shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas, pursuant to policies DM1 and EN18 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Network Rail

421 Parrs Wood Road, Manchester, M20 5NE
400 Parrs Wood Road, Manchester, M20 5GP
417 Parrs Wood Road, Manchester, M20 5NE
402 Parrs Wood Road, Manchester, M20 5GP
419 Parrs Wood Road, Manchester, M20 5NE

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