

PLANNING**GROWTH & DEVELOPMENT****DELEGATED OFFICER REPORT FOR PLANNING APPLICATION**

APPLICATION NO. 142110/FH/2025

DATE REGISTERED VALID: 10 February 2025

PROPOSAL: Erection of single storey outbuilding to rear garden

ADDRESS: 19 Parrs Wood Avenue, Manchester, M20 5WB

WARD(S): Didsbury East Ward

APPLICANT: Mr And Mrs Duke

AGENT (IF ANY): Mr Simon Miles S R Miles Ltd

CASE OFFICER: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

RECOMMENDATION: Approve

DATE OF RECOMMENDATION: 07.03.2025

APPLICATION DETAILS

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	26 February 2025
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications:	Printed: 13 February 2025 Expired: 6 March 2025
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
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

DESCRIPTION OF SITE/BUILDING

The proposal is related to a two-storey semidetached dwellinghouse on Parrs Wood Avenue. The property features an existing two storey front extension, hardstanding to the front for off street vehicle parking and a garden to the rear.



Figure 1. Street Scene.

DESCRIPTION OF AREA

The proposal is in a mostly residential part of the Didsbury East ward of Manchester.



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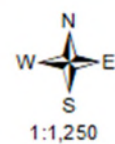


Figure 2. Location plan

DESCRIPTION OF DEVELOPMENT

Erection of single storey outbuilding to rear garden.

The proposed single storey outbuilding measures 9980mm x 3000mm and sits 500mm parallel to the rear boundary. The maximum roof height is 3000mm at the front sloping to 2860mm at the rear. The proposed single storey outbuilding is finished with timber effect Cedral lapped cladding and a grey flat roof. The proposed outbuilding features glazing to the front with grey composite cladding feature and an obscure glazed side window.

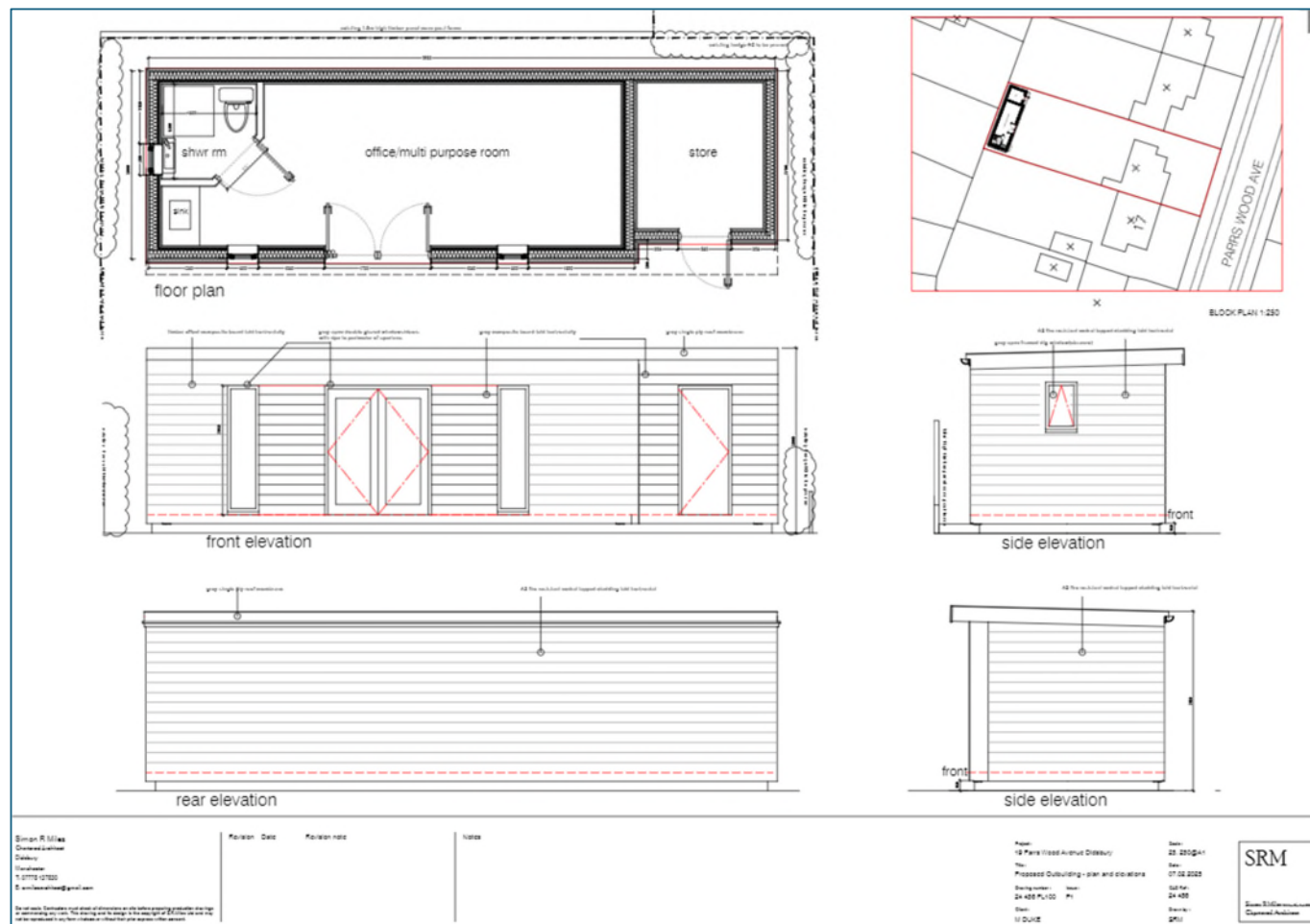


Figure 3. Proposed plans and elevation

PLANNING HISTORY

105159/FH/2014/S2

Description: Erection of a 2-storey front extension to provide additional living accommodation

Decision: Approved 06/05/2014

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

NOTIFICATIONS

LOCAL RESIDENTS

No representations received.

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

RELEVANT POLICIES

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - o Development Management and Planning Obligations
 - DM 1 - Development Management
 - o Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - o Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 19 – Waste
- [Extant Unitary Development Plan \(UDP\) –](#)
 - o Citywide Development Control Policies
 - DC1 - Residential extensions
 - DC26 - Development and Noise
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - o Strategy
 - JP-Strat9: Southern Areas
 - o Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - o Places for People
 - JP-P1 Sustainable Places
 - JP-P2: Heritage
- [The National Planning Policy Framework \(The NPPF\) –](#)
 - o Section 2 - Achieving sustainable development
 - o Section 4 – Decision-making
 - o Section 12 – Achieving well-designed places

PRINCIPLE

The City Council recognises many people want to extend and develop their existing homes to provide more space and/or better living accommodation. This often includes outbuildings for the incidental use associated with the main dwelling house. The principle is accepted.

ISSUES

APPROPRIATE SITING, LAYOUT, SCALE, FORM, MASSING, MATERIALS, AND DETAIL

The new addition is designed to incorporate into the style and features of current building by timber effect cladding, a material within the material palette in the area, and expected of this kind of development.

The proposal is designed to be subservient to the original dwelling house by being entirely at ground floor and to the rear of the main dwelling house.

Due to its, size, position and location in relation to the neighbouring properties the proposal would not create and over-dominant or overbearing feature.

It is noted that the maximum roof height of 3000mm is just 500mm above the permitted development height – which would be the fallback position.

IMPACT ON THE SURROUNDING AREAS IN TERMS OF THE DESIGN, SCALE, AND APPEARANCE OF THE PROPOSED DEVELOPMENT.

Only minimal views of the main proposed works are capable of being seen from the street. Given the position of the extension and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby, notably an outbuildings and garages at properties on Parrs Wood Avenue and would not therefore disrupt the area's existing features.

EFFECTS ON AMENITY

PRIVACY

The proposal includes adding bifold doors to the new front elevation however given these are at ground floor and face back into the garden and main dwelling, the impact to privacy is minimal.

The new side facing window is required to be obscure glazed to minimise privacy concerns. This is noted on the plans but has been conditioned to ensure compliance.

LIGHT

Given the proposal is entirely at ground floor level and the distances to the closest properties the impact to light from the added massing is minimal.

NOISE

The proposed outbuilding is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling. A condition has been added to ensure the outbuilding is use of the incidental use of the main dwellinghouse.

ACCESSIBILITY

The proposal does not change how people can get in and out of the main building.

ADEQUACY OF INTERNAL ACCOMMODATION AND EXTERNAL AMENITY SPACE.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

REFUSE STORAGE AND COLLECTION.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site.

VEHICULAR ACCESS AND CAR PARKING

The proposal doesn't change how vehicles access and park at the property.

GREEN INFRASTRUCTURE INCLUDING OPEN SPACE, BOTH PUBLIC AND PRIVATE

The dwelling benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

FLOOD RISK AND DRAINAGE.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment and has a negligible impact on drainage using the existing drainage on site.

OTHER LEGISLATIVE REQUIREMENTS

EQUALITY ACT 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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.

CONCLUSION

The proposed erection of a single storey outbuilding at 19 Parrs Wood Avenue is considered acceptable in terms of design, scale, and impact on the surrounding area. The development aligns with relevant policies and guidelines, ensuring minimal impact on privacy, light, and noise for neighbouring properties. The use of materials and the overall design are in keeping with the character of the area. Therefore, the recommendation is to approve the application, subject to the specified conditions.

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. The proposal is considered to be acceptable and therefore determined within a timely manner.

CONDITION(S) TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-YEAR TIME LIMIT

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. SPECIFIED PLANS

The development hereby approved shall be carried out in accordance with the following drawings and documents:

a. Application Form	10 Feb 2025	APPLICATION FORM
b. Drawing - Location Plan	10 Feb 2025	THE LOCATION PLAN
c. Drawing - Proposed	10 Feb 2025	PL100 OUTBUILDING PLANS AND ELEVATIONS

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. SPECIFIED MATERIALS

The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form in type, size, colour, and texture.

Reason - To ensure the appearance of the building is not adversely affected by the materials to be used in the construction of the structure. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

4. ANCILLARY LIVING ACCOMMODATION

The development hereby approved is for ancillary living accommodation for the main dwellinghouse. The proposed outbuilding is not to be used as an additional dwelling at the location or for short term lettings and is

explicitly for the private enjoyment of the occupants of the main dwellinghouse unless otherwise agreed in writing by the City Council as local planning authority.

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5. OBSCURED GLAZING

Before first occupation 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

17 Parrs Wood Avenue, Manchester, M20 5WB
18 Parrs Wood Avenue, Manchester, M20 5ND
57 Parrs Wood Avenue, Manchester, M20 5NB
55 Parrs Wood Avenue, Manchester, M20 5NB
59 Parrs Wood Avenue, Manchester, M20 5NB
22 Parrs Wood Avenue, Manchester, M20 5ND
20 Parrs Wood Avenue, Manchester, M20 5ND
21 Parrs Wood Avenue, Manchester, M20 5WB

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA