

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142689/FH/2025
Date registered valid: 14 April 2025
Proposal: Erection of single storey extension to front and side
Address: 61 Parrs Wood Avenue, Manchester, M20 5NB
Ward(s): Didsbury East Ward

Applicant: Mr R Kirk
Agent (if any): Mr Simon Miles, S R Miles Ltd
Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 5 June 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 30 April 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 29 April 2025 Expired: 21 May 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

Description of site/building/area

The application relates to a two-storey semi-detached C3 dwellinghouse of redbrick construction with rendered first floor and facing brick quoin detailing. The property is designed with a variety of roof forms, finished in brown concrete pantiles. The property features white uPVC windows, flat roofed front porch, open front garden with driveway to the side, a single storey detached garage and private rear garden.

Parrs Wood Avenue is a residential street situated within the Didsbury ward of Manchester, which benefits from its proximity to Metrolink and rail, as well as Parrs wood Entertainment Centre. The area is predominantly residential in terms of its character, consisting of semi-detached dwellinghouses of similar arts and craft design. Front and side extensions are evident within the immediate street scene.

The site is neither listed nor in a Conservation Area.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The applicant is seeking permission for the erection of a single storey extension to front and side to form additional living accommodation and porch.

Consultations & Notification Responses

Local responses

None

Consultee responses

None

Relevant Planning History

None

History of negotiations

No negotiations were entered into with the agent, given that the scheme was considered policy compliant.

Local Planning Policies

Places for Everyone (2022-2039) – Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-S1 – Sustainable Development
JP-P1 – Sustainable Places

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
EN 18 – Contaminated Land and Ground Stability
EN 19 – Waste

The relevant saved **UDP** policies for this application are:

DC1– Residential Extensions

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester's Emerging Space Standards)

National Planning Policy Framework

The NPPF (December 2024) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places

Paragraph 135 (f) states that developments “*create places with a high standard of amenity for existing and future users.*”

Issues

Principle of development:

The principle of erecting a single storey extension to front and side to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Impact on visual amenity and the street scene:

The proposed extensions would be sited to the front and side of the property.

The extensions would measure 4.95m in total width. The proposed side extension would measure 2.4m in depth and comprise a roof height of 4.04m with 3.06m eaves. The adjoining front porch extension would project 1.78m from the principal elevation, designed with open sides, timber posts and front projecting gable roof. A canopy feature is proposed to the front elevation over the existing bay window, to tie in the extensions, 1.037m in depth and 3.6m in width, inset 0.3m from the shared boundary with the adjoining property.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the extension is understood as being subservient to the host dwellinghouse in terms of its dimensions (on account of its proposed single storey scale), which would avoid resulting in an 'excessively large or bulky' addition to the property.

The proposed extensions would be constructed in matching materials to the host property and would assimilate well with the existing fabric. The aesthetics of the existing property would not be impacted, and the proposed extension reflects the design of the dwellinghouse, including brick quoin detailing and porthole window feature. It is not considered that the proposed extensions would have a detrimental impact upon the visual amenity of the neighbouring properties, nor have a detrimental impact upon the property itself nor the character of the area within which it is located.

The proposed development is therefore considered to accord with the principles set out in saved UDP policy DC1 and accords with Core Strategy policies DM1 of the Core Strategy.

Impact on residential amenity:

No.59 is the adjacent semi-detached property due directly north of the application property. This neighbouring property has been extended up to the common boundary with the application property. The proposed single storey extensions would maintain a separation distance of approx. 2.2m between nearest elevations and feature no windows in the side elevation facing this neighbouring property, as such it is not considered that this proposal would have a detrimental impact upon the residential amenity currently enjoyed by the occupants of number 59, in terms of overshadowing, overlooking and overdominance.

Given the design, siting and scale of the proposed extensions set 3.5m from the common boundary with no.391 Parris Wood Road, it is not considered the proposal would give rise to impacts upon this adjoining property due south. The proposed front extension (open porch)

would project 1.78m from the front elevation and side extension would be fully screened by the host property from this adjacent neighbour.

A single porthole window and rooflight are proposed in the front elevation and roofspace of the side extension only, with outlook over the applicant's driveway and streetscape, which would not give rise to any overlooking impacts.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Impact on Highway Safety:

The proposed development would not interfere with the existing parking provision within the site curtilage, given that the driveway and garage access would be retained to the side of the dwelling, as such is considered acceptable in this regard.

Waste storage:

The proposed development would not interfere with the existing waste storage provision, as such is considered acceptable in this regard.

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.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the 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 and DM1 of the Core Strategy.

Condition(s) to be attached to decision for approval

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 documents labelled:

- 'Proposed Floor Plans and Elevations', numbered '25 474 PL200', stamped as received by the City Council as Local Planning Authority on the 14/04/2025.

Reason - To ensure 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 dwellinghouse in type, size, colour and texture.

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 legislation amending or replacing the same, no windows or doors shall be inserted in the development hereby approved, other than those expressly authorised by the granting of this planning permission.

Reason - In the interests of residential and visual amenity since any additions to the approved dwelling may adversely impact upon the neighbouring occupiers, pursuant to saved policy DC1 of the Unitary Development for the City of Manchester Policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

19 Parrs Wood Avenue, Manchester, M20 5WB
17 Parrs Wood Avenue, Manchester, M20 5WB
391 Parrs Wood Road, Manchester, M20 5WA
Francis House Children's Hospice, 390 Parrs Wood Road, Manchester, M20 5NA
57 Parrs Wood Avenue, Manchester, M20 5NB
59 Parrs Wood Avenue, Manchester, M20 5NB
44 Ruabon Road, Manchester, M20 5LW
15 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
Area Team Boundary - Name: SOUTH AREA