Planning

Growth & Development

Delegated officer report for planning application

Application no.	141443/FH/2024
Date registered valid:	5 November 2024
Proposal:	Erection of single storey side extension to form additional living accommodation
Address:	514 Parrs Wood Road, Manchester, M20 5QA
Ward(s):	Didsbury East Ward
Applicant:	Dr Tang
Agent (if any):	Mr Peter Entwistle, PCE Designs Ltd
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**03/02/2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20/11/2024

Standard consultations:
Printed: 7 November 2024 Expired: 28 November 2024

Neighbour notifications
Printed: 7 November 2024 Expired: 28 November 2024

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 detached property on Parrs Wood Road in East Didsbury. The property is built from red brick with terracotta roof tiles and features a single storey garage to the side, hardstanding for vehicle parking to the front, and a garden to the rear with freestanding single storey outbuildings.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
Parrs Wood Road is long residential road connecting Mauldeth Road in Fallowfield to the South of Didsbury. The immediate area is predominantly residential in terms of its character with a range of house types including detached, semidetached, bungalows and low-level apartment blocks, the Didsbury Lawn Tennis Club and Millgate Fields are in close proximity to the site.

Description of development
The applicant is seeking permission for the erection of a single storey side extension to provide additional living accommodation.

Consultations & Notification Responses
Neighbouring residents, as per Appendix 1 – 1no. objection received – Concern over proposed windows in the side elevation impacting residential amenity and potential increased in cars parking.

Policy
The Manchester Core Strategy Development Plan Document 2012-2027 –
The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 – Waste

Extant Unitary Development Plan (UDP)
The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

Places for Everyone
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 following policies are relevant:

- S1- Sustainable development

The National Planning Policy Framework (December 2024)
The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

Principle

The submitted application is for the erection of a single storey side extension to provide additional living accommodation. This is considered acceptable in principle as many people prefer to alter or extend homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed alteration would give rise to any significant additional waste or car parking pressures.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application. The proposed development is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Sitting, Scale and Mass

The proposed side extension would project out by 3800mm, spanning the length of the existing property and projecting forward of the main building line by 2420mm with a new porch added at the front elevation. The roof would be hipped with a maximum height of 3570mm, sloping down to 2580mm at the eaves. There would be a gap of 1.3m maintained between the side of the extension and the shared boundary with 516 Parrs Wood Road.

514 Parrs Wood Road benefits from a large site curtilage and setbacks from neighbouring properties and the road as well as good levels of screening from vegetation, as a result, the proposed extension, although large, is considered to be subservient to the host dwellinghouse in terms of its dimensions and would not result in 'excessively large or bulky' addition to the property

Residential Amenity

The proposal would be situated on the western side elevation not the detached house, it would be single storey with a hipped roof, the height of the roof at the eaves would be 2580mm and there would be a gap of 1.3m to the boundary of the neighbouring property. With the setback and low eaves height of the proposal in addition to the large spacing between neighbouring properties, it is not anticipated to cause a loss of daylight or excessive overshadowing for any neighbouring properties.

The side elevation would feature 5no. windows, all of which would be obscurely glazed to protect the residential amenity of the neighbouring residents. The rear elevation would feature 1no. window and 1no. door and the front elevation would feature 2no. windows. The obscure glazing of the side windows, in combination with the vegetation screening and setbacks of the properties ensures the proposals impact on privacy and overlooking is negligible. The proposal therefore accords with policy DC1 of the UDP, and policies SP1 and DM1 of the Core Strategy.

Design and Visual Amenity

The proposed extension would be built of brickwork uPVC windows and doors and a hipped roof to match the existing dwellinghouse. Its front elevation would feature 2no. windows and a

side facing door in the porch, the side elevation would feature 5no. windows, four of which would be full length, all windows on the side elevation would be obscure glazed. The rear elevation would feature 1no. door and 1no.window while the roof would feature 1 skylight.

Although large in scale, the proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in on Darley Avenue and surrounding streets.

The design and appearance of the proposed developments therefore accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Waste Storage
The current waste storage arrangements would be unaffected by this proposal.

Parking
The current parking arrangements would be unaffected by this proposal.

Conclusion
Given the above issues, it is considered that the proposed single storey side extension is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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 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: 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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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. Drawing – Location Plan, Elevations, Floor Plan and Site Plan – Received 28th January 2025

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

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 to be extended is not adversely affected by the materials to be used in the construction of the structure. Pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

4. Additional glazing restriction:
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

5. Obscure 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.

6. C3:
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMOs 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.

7. Ancillary use:
The extension shall only be used as ancillary accommodation for use in conjunction with the occupation of 514 Parrs Wood Road, as a dwellinghouse (Class C3) and shall not be used at any time as a separate or independent dwellinghouse.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester

Appendix 1 – List of consultees & neighbours notified

Environmental Health

4 Mosswood Park, Manchester, M20 5QW
2 Mosswood Park, Manchester, M20 5QW
Shulan Clinic, 514 Parrs Wood Road, Manchester, M20 5QA
6 Mosswood Park, Manchester, M20 5QW
506 Parrs Wood Road, Manchester, M20 5QA
529 Parrs Wood Road, Manchester, M20 5GQ
519 Parrs Wood Road, Manchester, M20 5GQ
516 Parrs Wood Road, Manchester, M20 5QA
508 Parrs Wood Road, Manchester, M20 5QA
504 Parrs Wood Road, Manchester, M20 5QA
527 Parrs Wood Road, Manchester, M20 5GQ
523 Parrs Wood Road, Manchester, M20 5GQ
521 Parrs Wood Road, Manchester, M20 5GQ
525 Parrs Wood Road, Manchester, M20 5GQ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: SOUTH AREA