

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140800/FH/2024

Date registered valid: 4 September 2024

Proposal: Erection of first floor rear extension, front porch and single storey side extension.

Address: 7 Parry Road, Manchester, M12 5QD

Ward(s): Longsight Ward

Applicant: Mr and Mrs Mohammed Uddin

Agent (if any): Miss Aysha Utsho Aysha

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 29 October 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 24 September 2024

Expired: 15 October 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of site / building / area

The application relates to a pitched roof, box bay fronted, two storey semi-detached dwellinghouse within a predominantly residential area of the Longsight ward of Manchester. The property is set off the side boundary with no.5 Parry Road, which enables access to the rear garden area. No.5 Parry Road is situated at a lower level. The side boundary between the two properties comprises a low brick wall.

There is existing amenity space to the front, side and rear, existing single storey flat roof rear extension (which is replicated along the rear of no.9 Parry Road), rear roof dormer extension and a free standing timber frame shed along the rear garden.

Along the rear boundary, the property no.94 Albert Grove has a long two storey outrigger and gable. The rear boundary treatment comprises timber frame panel fencing and rendered brick wall - approximately 1.8 metres high.

Nos. 7 and 9 Parry Road do not have any boundary treatment subdividing the rear amenity space. Waste is stored within curtilage and there appears to be limited off-street parking provision associated with the property given the depth of existing front amenity space measuring approximately 3.5 metres deep.



(Officer's site visit, 07.10.2024)



Site Planning History

- o 140338/FH/2024 - Erection of first floor rear extension, front porch and single storey side extension, WITHDRAWN August 2024
- o 134917/FH/2022 - Erection of first floor rear extension, conversion of hip to gable roof and erection of a front porch to form additional living accommodation, REFUSED November 2022.
- o 132543/FH/2021 - Erection of first floor rear extension and hip to gable roof conversion and erection of single storey porch extension to front of house, APPROVED May 2022.
- o 126048/FH/2020 - Erection of single storey side extension, installation of rear roof dormer and hip to gable roof conversion, APPROVED March 2020.

Description of development

Consent is sought for the erection of first floor rear extension, front porch and single storey side extension.

The submitted plan would also comprise of an elevational alteration along the ground floor rear elevation in terms of fenestration by removal of existing window with replacement double opening door; together with the existing single storey flat roof in-part being reconfigured to a shallow hip.

Clarification was sought for the planning agent in relation to an anomaly on the initially submitted site plan. Revised plans were subsequently submitted, (dated, 22/10/2024).

The proposed first floor rear extension would facilitate the reconfiguration of the internal layout of the existing first floor rear "Bedroom 03" to create a large bedroom for use by a disabled occupier. It would be sited along the common shared boundary with no. 9 Parry Road, whilst being set away from the gable elevation of the host dwelling approximately 2518mm and it would measure approximately 2518mm depth x 3369mm width x 2586mm maximum height and would be sited above part of the existing rear extension at ground floor level to the rear of the property. It would comprise of a lean-to pitch roof with the pitch of the roof flush with the eaves of the host dwelling and would include 1no. window along the rear elevation.

With regard to the proposed single storey side extension, it would be sited along the common shared boundary with no.5 Parry Road, whilst being set-back approximately 475mm from the front building line of the host dwelling, and it would maintain a proposed width of approximately 1240mm. It would then project approximately 8855mm along the common shared, it then comes forward of the side elevation of the existing single storey rear extension, whilst remaining flush with its rear building line. It would comprise of the combined lean-to pitch and hip roof and would include 1no. window along the front elevation, together with 5no. windows along the roof elevation.

The porch element would be placed in front of the existing front door and would be sited alongside the box bay window. The porch would project forward of the bay window and would measure approximately 2000mm deep x 2736mm wide x 3197mm maximum height. It would incorporate a lean-to pitch roof design and would include a door and windows along the front elevation, together with further windows along the side elevations.

In terms of external facing materials, it is intended to use matching bricks and tiles, together with UPVC fenestration.

Consultations & Notification Responses

1. Local residents / public opinion

No objections, comments or representations were received.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021):

- o Chapter 12: Achieving well-designed places.

2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications, and therefore be given significant weight in the planning balance. The following policies are considered to be relevant:

- o JP-S1 - Sustainable development

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

- o Policy DM1 (Development Management)

- o Policy SP1 (Spatial Principles)
- o Policy EN1 (Design Principles and Strategic Character Areas)
- o Policy EN19 (Waste)
- o Policy T2 (Accessible areas of opportunity and need)

4. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- o Saved Policy DC1 for Residential Extensions is still considered of relevance.
- o Saved Policy DC1.5 relating to applications from disabled people who may require particular adaptations to their homes.

5. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007:

- o Chapter 2: Design

ISSUES

In this instance, clarification was sought for the planning agent in relation to an anomaly on the initially submitted site plan. Revised plans were subsequently submitted, (dated, 22/10/2024).

Principle

The principle of extending one's home is generally acceptable in circumstances where there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. Moreover, in the case of this application, the proposal would also facilitate the requirements of a disabled occupier residing at the property. It is therefore considered that the proposed development responds positively to Core Strategy policies SP1, DM1 and EN1 and saved UDP policy DC1. Notwithstanding these factors, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential and visual amenity

Impact of works (first floor rear extension, front porch and single storey side extension) -

In this instance, the rear garden is limited in depth to 4m, and there is only 6.6m between the rear facade the existing extension and the gable elevation of no.94 Albert Grove.

The siting of the proposed rear extension would be located above an existing single storey extension and would comprise of a simple subservient addition, at a scale appropriate to the house, and is not considered to have a significant impact on neighbouring properties in regard to massing.

In terms of the front porch, there are similar porch arrangements along the Parry Road street scene. It would therefore be similar in style to that at no.9 and would project approximately

1008mm forward of the existing bay window arrangement to the front facade of the dwellinghouse.

Whilst the side extension element would only be 1240mm wide, the existing side access would be lost to accommodate this element of the proposal, which would thereby compromise the existing waste management arrangements. As it is unclear from the submitted information the storage location for wheeled bins, it is therefore recommended that a condition is attached in relation to an appropriate bin store. For these reasons, and on balance, it is considered that the proposal is unlikely to be unduly overbearing, overshadowing, or adversely compromise the privacy of the immediate neighbouring occupiers; specifically, those occupiers at nos. 5 and 9 Parry Road and no.94 Albert Grove; subject to planning conditions.

Impact of works (Design and appearance) - The proposed development is considered to be acceptable in design terms as it would broadly mirror similar developments along the neighbourhood, and it is intended to match materials with those of the existing building. However, a materials condition has been attached to ensure that materials are adhered to; pursuant with The Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved Policies DC1 of the Unitary Development Plan.

Impact of works (Car parking) - The existing front amenity space measures approximately 3.5 metres deep, which is historic and would not conform the Council's current minimum standards for off-street car parking space. In addition, there are no parking restrictions along Parry Road or Albert Grove, and therefore, a slight demand for on-street car parking could be accommodated in this location in this instance.

Impact of works (Waste management) - The existing arrangement would be affected as the existing side access would be lost to accommodate the proposed development. However, it is unclear from the submitted information the storage location for wheeled bins. It is therefore recommended that a condition is attached in relation to an appropriate bin store; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

Conclusions - For the reasons outlined above, and subject to planning conditions, it is considered that the proposed development responds positively to The National Planning Policy Framework (2021) chapter 12; policies SP1, DM1, EN1 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan (1995); chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007); policy JP-S1 - Sustainable development of Places for Everyone (2022 - 2039), and no comments or objections have been received in response to this application from local residents.

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

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, clarification was sought for the planning agent in relation to an anomaly on the initially submitted site plan. Revised plans were subsequently submitted, (dated, 22/10/2024). The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

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:

- o Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 16 August 2024.
- o Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 04 September 2024.
- o Existing Floor Plans, Drawing Number 2034-EX01, Revision A, received by the City Council as the Local Planning Authority on 16 August 2024.
- o Existing Elevations, Drawing Number 2034-EX02, Revision A, received by the City Council as the Local Planning Authority on 16 August 2024.
- o Proposed Floor Plans, Drawing Number 2034-P01, Revision A, received by the City Council as the Local Planning Authority on 16 August 2024.
- o Proposed Elevations, Drawing Number 2034-P02, Revision A, received by the City Council as the Local Planning Authority on 16 August 2024.
- o Existing and Proposed Site Plan, Drawing Number 2034-P03, Revision B, received by the City Council as the Local Planning Authority on 22 October 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans; pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies SP1 and DM1 of the Core Strategy (2012).

3) The external facing bricks and tiles used to construct the elevations of the development hereby approved shall match the existing dwellinghouse, in terms of colour, type, scale and method of coursing and pointing and as stated on the submitted information.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policy DM1 of the Manchester Core Strategy (2012).

4) Before any above ground works of the development hereby approved, finalised details of storage arrangements for refuse, including elevational details of screening/enclosure of a bin storage area, shall be submitted to, and approved in writing by the City Council as local

planning authority. Prior to the extension first being occupied the bin storage area shall be implemented in accordance with the approved scheme and shall thereafter be so maintained.

Reason - In the interests of residential and visual amenity, pursuant with saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies EN19, DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the development hereby approved other than those shown on:

- o Proposed Floor Plans, Drawing Number 2034-P01, Revision A, received by the City Council as the Local Planning Authority on 16 August 2024.
- o Proposed Elevations, Drawing Number 2034-P02, Revision A, received by the City Council as the Local Planning Authority on 16 August 2024.
- o Existing and Proposed Site Plan, Drawing Number 2034-P03, Revision B, received by the City Council as the Local Planning Authority on 22 October 2024.

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

6) 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 HMO's 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 provision of accommodation that is suitable for people living as families pursuant to policy 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 Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

9 Parry Road, Manchester, M12 5QD
Flat 1, 90 Albert Grove, Manchester, M12 4WN
Flat 6, 92 Albert Grove, Manchester, M12 4WN
Flat 8, 92 Albert Grove, Manchester, M12 4WN
32 Parry Road, Manchester, M12 5QD
2B Queens Grove, Manchester, M12 4WL
2A Queens Grove, Manchester, M12 4WL
Flat 3, 90 Albert Grove, Manchester, M12 4WN
Flat 2, 90 Albert Grove, Manchester, M12 4WN
Office At, 92 Albert Grove, Manchester, M12 4WN
Office At, 90 Albert Grove, Manchester, M12 4WN
Flat 7, 92 Albert Grove, Manchester, M12 4WN
Flat 5, 92 Albert Grove, Manchester, M12 4WN
Flat 4, 92 Albert Grove, Manchester, M12 4WN
Flat 3, 92 Albert Grove, Manchester, M12 4WN
Flat 2, 92 Albert Grove, Manchester, M12 4WN
Flat 1, 92 Albert Grove, Manchester, M12 4WN
4 Queens Grove, Manchester, M12 4WL
7 Rushford Street, Manchester, M12 4WZ
5 Parry Road, Manchester, M12 5QD
3 Parry Road, Manchester, M12 5QD
1 Parry Road, Manchester, M12 5QD
5 Rushford Street, Manchester, M12 4WZ
88 Albert Grove, Manchester, M12 4WN
30 Parry Road, Manchester, M12 5QD
28 Parry Road, Manchester, M12 5QD
26 Parry Road, Manchester, M12 5QD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA