

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140606/FH/2024

Date registered valid: 13 August 2024

Proposal: Erection of a part single/part two storey side and rear extension together with hip to gable extension, installation of rear dormer and enlargement of existing front porch following demolition of existing conservatory.

Address: 44 Parris Wood Road, Manchester, M20 4RW

Ward(s): Withington Ward

Applicant: Mr Mamoon Khan, Cre8ive Design Consult

Agent (if any): Mr Mamoon Khan, Cre8ive Design Consult Ltd

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 2nd October 2024



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 1.10.2024 Refused access, utilised street view and google earth
Standard consultations: No consultations have been printed and sent.
Neighbour notifications Printed: 19 August 2024 Expired: 10 September 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 site/building relates to a two storey semi detached property in the Withington ward area of Manchester. The property features bay windows and front porch with paving to the front offering off street car parking. There is open boundary treatment to the front with timber fencing along the shared boundary with the adjoining neighbours, timber security gate at the side with access to the rear. A single storey outrigger is featured on the rear with conservatory close to the shared boundary with the adjoining semi detached property. To the rear of the site along the shared boundary with the adjoining semi detached property lies a large outbuilding.



Listed building: Not applicable
Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature

Description of development

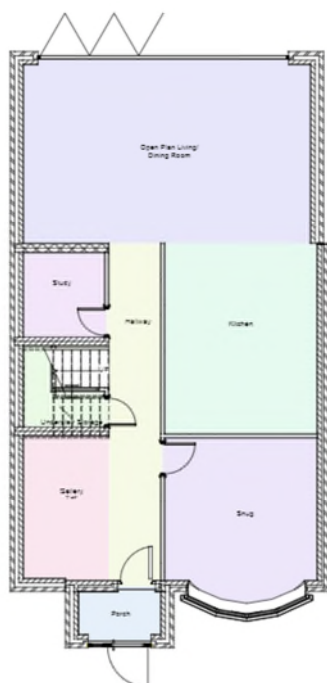
The applicant is seeking planning permission for the erection of a part single/part two storey side and rear extension together with hip to gable extension, installation of rear dormer and enlargement of existing front porch following demolition of existing conservatory.



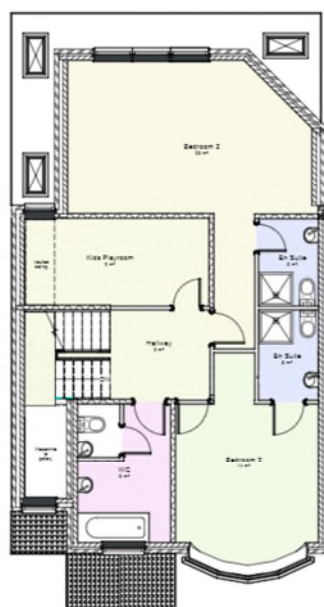
① Proposed - Front Elevation .
1 : 50



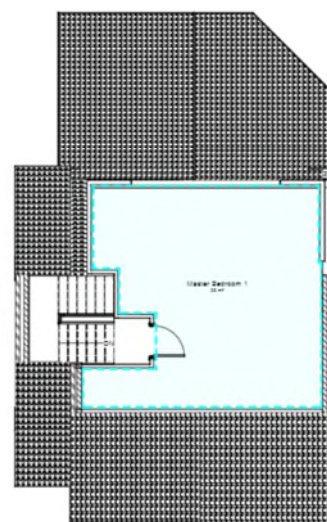
② Proposed - Rear Elevation .
1 : 50



① Ground Floor Proposed
1 : 50



② First Floor Proposed
1 : 50



③ Second Floor Proposed
1 : 50

Consultations & Notification Responses

Local residents/public opinion – No comments, objections or representations in support of the application have been received.

Policy and Issues

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development
JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider that this proposal does not accord with the principles of this policy.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered unacceptable, and it is believed that there are factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposal is deemed not to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Plans considered as part of this scheme

Received on 13th August 2024 numbered A100 Existing and Proposed Site Plans

Received on 13th August 2024 numbered A100 Existing and Proposed Building Lines

Received on 13th August 2024 numbered A101 Existing Floor Plans

Received on 13th August 2024 numbered A102 Existing Elevations

Received on 13th August 2024 numbered A103 Proposed Floor Plans

Received on 13th August 2024 numbered A104 Proposed Elevations

Received on 13th August 2024 numbered A108 Proposed 3D Visuals 1 of 2

Received on 13th August 2024 numbered A110 Proposed 3D Visuals 2 of 2

Received on 13th August 2024 numbered A111 Existing and Proposed Floor Plan Overlays

History relating to 44 Parrs Wood Road

093295/FH/2010/S1 – Approved 5.10.2010 - PART RETROSPECTIVE APPLICATION for the erection of part single, part first floor rear extension and erection of porch to the front.

Residential Amenity

The applicant is seeking planning permission for the erection of a part single/part two storey side and rear extension together with hip to gable extension, installation of rear dormer and enlargement of existing front porch following demolition of existing conservatory.

Ground Floor

The proposal would be in line with the front wall of the principal elevation extending rearwards along the side with a projection beyond the rear wall measuring circa 4.2m. No gap would be retained to the shared boundary with no. 46 Parrs Wood Road. The proposal would form a wrap around of the property extending across the rear up to the shared boundary with the adjoining semi-detached property no. 42 Parrs Wood Road. There would be no windows on the front or side elevation, however, there would be bi folding doors along the rear which would lead into the rear garden. The roof to the front would be a mono pitch sloping roof with a flat roof on the rear with the inclusion of three roof lights.

First Floor

The first floor side extension would be set back from the front wall of the property measuring circa 900mm extending rearwards along the shared boundary with no. 46 Parrs Wood Road ending in line with the rear wall of the property. The rear extension would project beyond the side wall with a projection from the rear wall measuring approximately 3.6m extending across the rear wall up to the shared boundary with the adjoining semi detached property no. 42 Parrs Wood Road. The projection along the shared boundary would measure approximately 1.7m with an increased gap varying up to 1.5m approximately due to the angle of the rear wall. The roof would be in line with the existing ridge height of the property and would have a gable roof to the side and rear. A Juliet balcony and window are proposed on the rear elevation with a window to the front.

Given the relationship with no. 46 Parrs Wood Road, the City Council considers that the proposal does not lend itself to a suitable setback from the principle elevation of the property to overcome terracing, particularly as there is no set down from the original roof ridge of the property. It is considered that given that there is no gap to the shared boundary and the fact that there is an insubstantial set back from the front wall of the property, this would provide a detrimental impact within the street scene and therefore it is believed that should the proposal be built; the visible appearance of the extension would result in an unbroken and unrelieved "terraced" effect especially should the neighbouring property wish to build the same.

In terms of the rearward projection, the proposal would by reason of its height, rearward projection and close proximity to the site boundary with no. 42 Parrs Wood road create an undue loss of light leading to overshadowing and have an overbearing impact to the detriment of the amenity of the occupiers of this property. It is believed that due to the projection along the share boundary together with the orientation of the application site, that this would provide an overly dominant structure, which would be oppressive and visually obtrusive to neighbouring occupier and result in visual harm.

The City Council therefore considers that the proposal does not accord with policies SP1 and DM1 of the Manchester Core Strategy Development Plan and saved Unitary Development Plan policy DC1 and the guidance contained within the National Planning Policy Framework. The proposed development is therefore contrary to the provisions of DC1 of the Unitary Development Plan and policies SP1 and DM1 of the Core Strategy.

Hip to Gable and rear Dormer

The applicant proposes a hip to gable roof extension together with installation of rear roof dormer. The hip to gable is considered acceptable and the City Council believes there would be no impact upon the adjacent or surrounding properties especially as the property would not project any further than the side gable wall of the property.

The applicant proposes the construction of a rear flat roof dormer window which would be set in from the side walls of the property significantly and set down from the ridge height slightly. Two windows are proposed overlooking the rear of the garden area. It is not thought that windows in the location would provide any further overlooking than that of the existing rear view windows and therefore is considered to be acceptable.

Front porch

The application includes a front porch which would replace the existing with the same footprint. The roof would however have a dual pitch roof and would be constructed in brick. It is considered that the porch would occupy a relatively small space at the front of the property given its position within the site. The porch is set back from the public highway significantly and although is a feature within the street scene, can be acceptably accommodated at the application property and is considered does not interfere with the existing characteristics of the area.

Notwithstanding the hip to gable, dormer and front porch, overall, given the developments height, projection and relationship to adjacent properties, it is considered that the proportions of the extensions to the front and rear are unacceptable. The footprint is considered would create a bulky or disproportionate scale addition to the property. In terms of residential amenity, it is considered that there will be a significant impact, and the proposed development therefore does not comply with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan.

Scale and Massing

The size and footprint of the proposed extension is believed to provide an overbearing impact upon the residential amenities of the adjoining properties and is not considered to be an acceptable addition to the original house and therefore, it is considered that the proposal would provide an overbearing structure which would be out of character with the surrounding properties in the area.

It is therefore considered that the scale and mass of the proposed extension is not satisfactory and is considered not to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

Given the proposals prominent location it is considered that the proposal has not been sited and designed appropriate to the character of the area. The design of the extension has not been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring properties at the side and rear and is considered unacceptable.

Therefore, the proposal does not accord with the principles for residential extensions set out in saved UDP policy DC1 and Core Strategy Policies DM1, SP1 and EN1.

Bins

Bin storage has not been considered as part of this scheme. As development has been applied for along the side, access to the rear to store and manoeuvre bins would be removed. This would lead to the bins being stored at the front to the detriment of the street scene. The bin storage therefore does not accord with policy EN19 of the Core Strategy.

Car parking

Off road car parking space would still be retained to the site on the front driveway and therefore is unaffected by this proposal.

Conclusion

For the above reasons, I conclude that unacceptable harm would be caused to the occupiers of neighbouring properties and the street scene. The impression of subservience is achieved by a setback and set down from the original roof height, both which have not been sustained by this proposal. The resultant house would have a bulky appearance with an overbearing massing and scale leading to overshadowing and loss of light. Therefore, the proposal would not accord with the amenity and well-being requirements of saved policy DC1 of the Unitary Development Plan for the City of Manchester 1995 (UDP); policies SP1 and DM1 of the Manchester's Local Development Framework Core Strategy Development Plan Document 2012 (CS) and 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 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: Refuse

Article 35 Declaration

The proposal would not improve the social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There are no conditions which could reasonably have been imposed, which would have made the development acceptable, and it is therefore not possible to approve the application.

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

1) The proposed extension, by reason of its projection, scale, height and massing, along the shared boundary with the adjoining property, no. 42 Parrs Wood Road, would give rise to undue overshadowing and loss of light and visual intrusion to the detriment of the amenity that the adjoining occupants could reasonably expect to enjoy. As such the proposal is contrary to the City Council's Planning Policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document and the NPPF.

2) The proposed two storey side extension by virtue of its design, siting, and scale would have a detrimental impact on visual amenity and the character of the street scene. The resulting appearance would be an extension which will have an inadequate relationship with number 46 Parrs Wood Road which is not subservient to the host dwelling house, resulting in a terracing effect. The proposal will be out of character with the street scene and will have a negative impact on visual amenity which is contrary to the provisions of saved policies DC1 of the Unitary Development Plan for the City of Manchester (1995), policies SP1 and DM1 of the Manchester Core Strategy (2012) and the National Planning Policy Framework.

3) The proposed development does not include sufficient arrangements for waste storage containers within the curtilage of the site thus leading to providing a prominent position within the street scene. This in turn would be detrimental to the amenity of nearby residential occupiers. As such, the proposed development would be contrary to policies EN19, SP1 and DM1 of the adopted Core Strategy for Manchester.

Appendix 1 – List of consultees & neighbours notified

12 Hartswood Road, Manchester, M20 4RL
46 Parrs Wood Road, Manchester, M20 4RW
42 Parrs Wood Road, Manchester, M20 4RW

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) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA