

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140565/FH/2024

Date registered valid: 18 July 2024

Proposal: Retrospective single storey extension to side and rear elevations, erect new brick skin to outer walls.

Address: 94 Parrs Wood Road, Manchester, M20 4RP

Ward(s): Withington Ward

Applicant: Mr Ismail Altaf

Agent (if any): Mr V Alyas Architek

Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 11/09/2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 19/08/2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 5 August 2024 Expired: 27 August 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 semi-detached class C3 dwellinghouse on Parrs Wood Road. The property is built from red brick with brown roof tiles on a hipped roof. There is hardstanding for vehicle parking to the front and an existing single storey outrigger to the rear.



Figure 1. Front view of property.



Figure 3. Rear view.



Figure 2. Finish of as built structure.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Parrs Wood Road is within the Withington Ward of Manchester in this location, running parallel to the Kingsway. The area is predominantly residential in terms of its character comprising of semidetached and terraced 2-storey dwellings, with Ladybarn Park and Ladybarn Primary School in close proximity.

Description of development

The applicant is seeking retrospective planning permission for a single storey side extension, and single storey rear extension and the instillation of brick slip cladding to the exterior.

Consultations & Notification Responses

Local residents, as per appendix 1 - no comments or objections received.

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 2023)

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

Whilst the principle of extension is considered acceptable, this must be assessed in terms of its impact upon the residential and visual amenity of the neighbouring properties and upon the character of the host property itself and the area within which it is located.

Sitting, Scale and Mass

The proposed extension is in two sections around the existing outrigger, to the side and to the rear of the main dwellinghouse. The side element of the proposal projects from the side wall of the dwellinghouse by 4195mm, and spans 3460mm, it is set back from the front wall by 4530mm and has a flat roof with a maximum height 2635mm. The rear element of the proposal would project to the rear by 3305mm in line with the existing outrigger and would span 2785mm, leaving a gap of 75mm to the boundary with the adjoining property.

It is considered that the scale and mass of the proposal is satisfactory as it would not result in 'excessively large or bulky' additions to the property. The proposal therefore is considered to accord with the principles for residential extensions set out in the carried forward policy DC1 of the UDP and policies DM1 and EN1 of the Core Strategy.

Residential Amenity

Given that the proposed extension has a flat roof with a maximum height of 2635mm, and the adjoining property having a rear extension of a similar projection, it is considered that the proposal should not cause an undue loss of light for neighbouring residents, nor would it introduce an overbearing presence into the area.

However, due to the properties positioning on the junction of Stephens Road and Parrs Wood Road, the proposal will be highly visible from the public highway and therefore features prominently within the street scene. The poor-quality materials used and build quality are considered to have a negative impact on the street scene and characteristics of the area.

The proposal therefore does not comply with Core Strategy policies DM1 and saved policies DC1 of the UDP.

Design and Visual Amenity

The proposal is for two flat roof single storey extensions on the side and rear of the property, as built the structures are finished with thin plastic cladding and exposed MDF, the application states brick slip will be added to the exteriors of the extensions as built.

There is a single storey side extension of a similar scale at 92 Parrs Wood Road on the opposing side of Stephens Road. This extension is also prominent on the street scene when viewed from the primary elevation, however the higher quality design and finishes of the structure results in better cohesiveness to the host dwellinghouse. In contrast, the proposal would create an incongruous design feature which does not blend in with the street scene or the host dwellinghouse, conflicting with policies DM1 and SP1 of the Core strategy and DC1 of the UDP.

In this instance, the materials used and the finishes on the structure are considered to be unacceptable, this is due to the poor longevity of brick-slips attached to plastic and MDF and the overall low-quality finish of the as built structure as evidenced by figure 2. It is considered that the proposed development is in conflict with Core Strategy Policies DM1 and SP1, and the design in terms of materials used is considered to be unacceptable.

Waste Storage

No change to waste storage arrangements would occur as a result of the proposal.

Parking

No change to parking arrangements would occur as a result of the proposal.

Conclusion

On balance, the proposal is considered to be unacceptable and therefore does not respond positively to The National Planning Policy Framework (NPPF), (December 2023); The Manchester Core Strategy Development Plan Document policies DM1, SP1, and EN1; Saved policy DC1 of the Unitary Development Plan for Manchester; and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

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

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. Significant issues have arisen on this occasion a satisfactory solution was not possible due to the retrospective nature of this application.

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

- 1) The proposal, by reason of its introduction of poor-quality material finish would produce an incongruous design feature, in a prominent location, out of keeping with the existing dwelling and alien to the visual amenity and character of the street scene. As such the proposal is contrary to the City Council's Planning Policies SP1 and DM1.

Appendix 1 – List of consultees & neighbours notified

95 Parrs Wood Road, Manchester, M20 4SH
89 Parrs Wood Road, Manchester, M20 4SH
83 Parrs Wood Road, Manchester, M20 4SH
81 Parrs Wood Road, Manchester, M20 4SH
88 Parrs Wood Road, Manchester, M20 4RP
106 Stephens Road, Manchester, M20 4XD
90 Parrs Wood Road, Manchester, M20 4RP
99 Parrs Wood Road, Manchester, M20 4SH
97 Parrs Wood Road, Manchester, M20 4SH
93 Parrs Wood Road, Manchester, M20 4SH
91 Parrs Wood Road, Manchester, M20 4SH
87 Parrs Wood Road, Manchester, M20 4SH
85 Parrs Wood Road, Manchester, M20 4SH
63 Stephens Road, Manchester, M20 4XB
83 Briarfield Road, Manchester, M20 4SS
103 Parrs Wood Road, Manchester, M20 4RS
101 Parrs Wood Road, Manchester, M20 4RS
98 Parrs Wood Road, Manchester, M20 4RP
96 Parrs Wood Road, Manchester, M20 4RP
92 Parrs Wood Road, Manchester, M20 4RP
104 Stephens Road, Manchester, M20 4XD
102 Stephens Road, Manchester, M20 4XD
65 Stephens Road, Manchester, M20 4XB
81 Briarfield Road, Manchester, M20 4SS

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 (Middle) -
Area Team Boundary - Name: SOUTH AREA