MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140226/FH/2024
Date registered valid:	26 June 2024
Proposal:	Erection of a part-single / part-two storey side and rear extension together with a detached outbuilding to provide additional living accommodation.
Address:	22 Parrs Wood Road, Manchester, M20 4NJ
Ward(s):	Withington Ward
Applicant:	Mr Lee Higgins The Travel Creative
Agent (if any):	
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**20 August 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 July 2024

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 10 July 2024 Expired: 31 July 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached C3 dwellinghouse of redbrick with a red concrete tile hipped roof. The property features white uPVC windows, including a two-storey bay to the front, a paved driveway and modest front garden bordered by a mid-level redbrick wall capped by black iron railings, a single storey rear outrigger, a raised timber decking area, and a detached outbuilding situated within a spacious rear garden.












Yale

Description of area

Parrs Wood Road is a residential street situated within the Withington ward of Manchester, close to Ladybarn Park, Kingsway (A34), and Ladybarn Primary School. The area is predominantly residential in terms of its character, consisting of semi-detached and terraced dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for the erection of a part-single / part-two storey side and rear extension together with a detached outbuilding to provide additional living accommodation.

Planning history

No previous history.

Consultations & Notification Responses

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

Policies

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

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy")
was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN19 - Waste

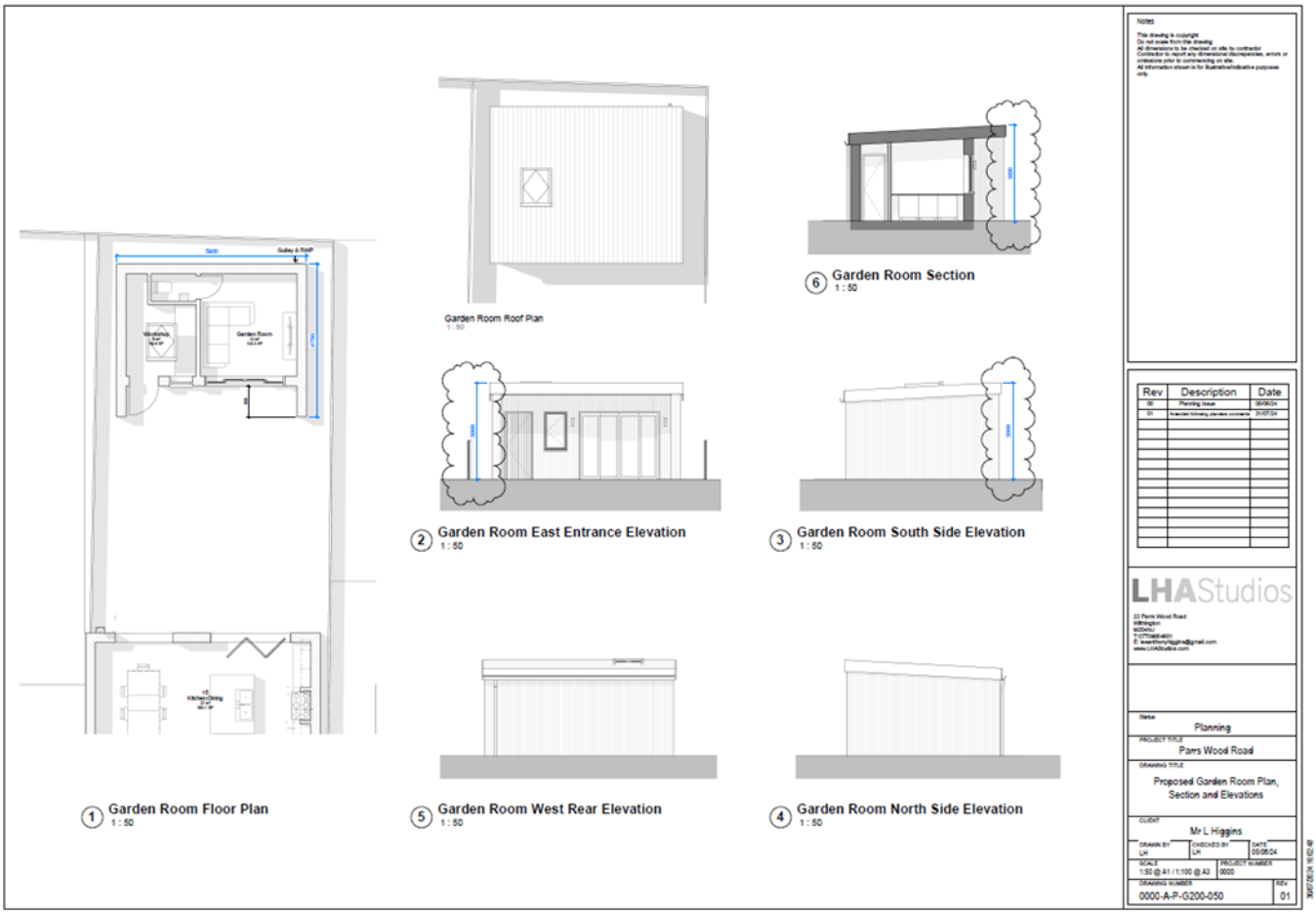
The National Planning Policy Framework (NPPF, 2021)
- Chapter 12 – Achieving Well-Designed Places

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.

- Policy JP-P1 – Sustainable Places



Proposed plans and elevations of the part-single / part-two storey side and rear extension



Proposed plans and elevations of the detached outbuilding

Issues

Policies SP1 and DM1 of the Manchester 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 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 which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle – the principle of erecting a part-single / part-two storey side and rear extension together with a detached outbuilding 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.

Siting, scale, and massing – the part-single / part-two storey extension would be sited at the side and rear of the property, wrapping around its northern and western elevations.

At ground floor level, it would project 4.3m rearwards from the host dwellinghouse (excluding the existing single storey outrigger), with an overall length/depth of 7.25m (setback 5.16m from the front of the property), a sideward projection of 1.235m, a width of 7.17m, and a flat roof height of 2.9m. It would be sited along the boundary shared with No.24 Parrs Wood Road and would maintain a gap of 0.2m to the boundary shared with No.20 Parrs Wood Road.

At first-floor level, it would project 2.5m rearwards from the host dwellinghouse, with an overall length/depth of 5.414m (setback 5.16m from the front of the property), a sideward projection of 1.235m, a width of 4.375m, a hipped roof height of 5.8m (set 2m below the existing ridge), and an eaves height of 4.766m (to match the eaves of the existing dwellinghouse). A gap of 0.2m would be maintained to the boundary shared with No.20 Parrs Wood Road and a gap of 2.78m would be maintained to the boundary shared with No.24 Parrs Wood Road.

The detached outbuilding would be sited at the western end of the property's rear garden. It would measure to 4.75m in length/depth, 5.9m in width, and 3m in height. A gap of 0.746m would be maintained to the boundary shared with No.20 Parrs Wood Road, a gap of 0.692m would be maintained to the boundary shared with No.24 Parrs Wood Road, and a gap of 0.698m would be maintained to the boundary shared with No.19 St Chad's Road.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the extension and outbuilding are understood as being subservient to the host dwellinghouse in terms of their dimensions, would avoid resulting in 'excessively large or bulky' additions to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers, in terms of introducing an overbearing feature into the area. Sufficient private outdoor amenity space would also be retained to the rear.

The proposal therefore accords with policies DM1 and SP1 of the Core Strategy and policy DC1 of the UDP.

Appearance and visual amenity – the part-single / part-two storey side and rear extension would be built of cavity walls, brickwork, roof tiles, and windows to match those featured on the existing dwellinghouse.

At ground floor level, it would feature 1no. outward-opening door to the front, a set of bi-folding doors and a projecting box window (0.5m) to the rear, with blank side elevations. Its flat roof would feature one projecting skylight (0.15m). At first-floor level, it would feature 1no. window to the front, 1no. window to the rear, with blank side elevations and roof slopes.

The materials of the detached outbuilding are to be confirmed and finalised at a later date via condition discharge. In terms of its elevations, the outbuilding would feature blank northern, western and southern elevations, whilst its eastern elevation (facing the existing dwellinghouse) would feature 1no. outward-opening door, 1no. window and a set of sliding doors.

The proposal is considered to be relatively standard in terms of its scale and design and would be in-keeping with the overall precedent of residential extensions in this area. Sited at the side and rear of the property, the extension would be visible within the street scene and public realm however, its use of matching materials should provide a blended appearance with the host dwellinghouse. Hence, the overall character of the dwellinghouse and its surrounding area should not be significantly harmed by these works. Sited at the western end of the rear garden, the outbuilding would not be visible within the street scene and public realm and would therefore avoid forming a prominent visual feature within this locale.

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

Residential amenity – given the subservient dimensions of the part-single / part-two storey side and rear extension, together with its reduced rearward projection at first-floor level (2.5m), reduced ridge height, and gaps to the plot's shared boundaries, it is considered that the

proposal should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its blank side elevations should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

The proposed outbuilding should also not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area due to its relatively minor nature, siting at the western end of the garden (away from neighbouring dwellinghouses), and maximum height of 3m. Moreover, its only windows would be in its eastern elevation (facing the existing dwellinghouse), therefore they should not significantly impact the privacy of neighbouring occupiers.

The proposal is therefore acceptable in regard to its minimal impact upon residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and policy DC1 of the UDP.

Waste storage – the proposal would eliminate external access to the rear garden, however sufficient space would be retained to the side of the dwellinghouse to allow the property's refuse bins to be stored away from the street scene.

The proposal should therefore avoid causing undue harm to the visual amenity of the area, pursuant to policies DM1 and SP1 of the Core Strategy and policy DC1 of the UDP.

Parking – the current parking arrangements would be unaffected by the proposal.

Use - in their email correspondence dating to the 23rd July 2024, the agent/applicant of the application confirmed that the extension, and property overall, would remain in use as a Class C3(a) dwellinghouse, whilst the detached outbuilding would be used as ancillary to the host dwellinghouse and not as separate residential accommodation or as a self-contained residential unit. This has been conditioned accordingly.

Other matters – no elevational alterations proposed.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1 and SP1 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. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents:

'Householder Application for Planning Permission for works or extension to a dwelling', numbered 'PP-13129058', stamped as received by the City Council as Local Planning Authority on the 10th June 2024.

‘Proposed Garden Room Plan, Section, and Elevations’, numbered ‘0000-A-P-G200-050 REV 01’, stamped as received by the City Council as Local Planning Authority on the 1st August 2024.
‘Proposed House Plans and Elevations’, numbered ‘0000-A-P-G200-001 REV 01’, stamped as received by the City Council as Local Planning Authority on the 19th August 2024.
‘Proposed Section A’, numbered ‘0000-A-P-G200-010 REV 00’, stamped as received by the City Council as Local Planning Authority on the 19th August 2024.
‘Proposed Section B’, numbered ‘0000-A-P-G200-011 REV 00’, stamped as received by the City Council as Local Planning Authority on the 19th August 2024.

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

3) The materials to be used on the external surfaces of the part-single / part-two storey side and rear extension hereby permitted shall match those specified on the submitted application form and approved plans, including brickwork and roof tiles to match the existing dwellinghouse.

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 policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

4) No above-ground works relating to the outbuilding hereby approved shall commence unless and until samples and/or specifications of all materials to be used on all external elevations of the outbuilding, have been submitted to and approved in writing by the City Council as Local Planning Authority.

The approved details shall then be implemented as part of the development.

Reason - To ensure that the appearance of the outbuilding is acceptable to the City Council as Local Planning Authority, in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy.

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

Reason - In the interests of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

6) The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as No.22 Parrs Wood Road, M20 4NJ. The proposed outbuilding is not to be used as an additional dwelling at the location or for short-term lettings and is explicitly for the private enjoyment of the occupants of the main dwellinghouse, unless otherwise agreed in writing by the City Council as Local Planning Authority.

Reason - To ensure the proposed use remains incidental to the principle use on the site. In the interest of residential amenity, in accordance with the policies DM1 and SP1 of the Manchester Core Strategy.

7) 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 part-single / part-two storey side and rear extension 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 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 policies DM1 and H11 of the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

27 Parrs Wood Road, Manchester, M20 4WJ
20 Parrs Wood Road, Manchester, M20 4NJ
24 Parrs Wood Road, Manchester, M20 4NJ
23 Parrs Wood Road, Manchester, M20 4WJ
19 St Chads Road, Manchester, M20 4WH
21 St Chads Road, Manchester, M20 4WH
25 Parrs Wood Road, Manchester, M20 4WJ

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