MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138582/FH/2023
Date registered valid:	17 November 2023
Proposal:	Erection of a two storey side and part single part two storey rear extension, two storey front and front porch to provide additional living accommodation.
Address:	49 Parrs Wood Avenue, Manchester, M20 5NB
Ward(s):	Didsbury East Ward
Applicant:	Mr Andrew Reid
Agent (if any):	Mr Peter Hoole PJH Architectural Services
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 9th January 2024



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 5 December 2023
Standard consultations:
No consultations have been printed and sent.
Neighbour notifications
Printed: 21 November 2023 Expired: 12 December 2023
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 site is an early 20th century two-storey semi-detached property of red brick and render construction with tiled roof. It is situated on the east side of Parrs Wood Avenue. There are gardens to the front and rear with attached garage on the side and off-road parking on the front driveway.

Characteristically for this house type along this road the properties have a catslide roof to the front with decorative porthole window on the front elevation.






Listed building: Not applicable
Conservation area: Not applicable

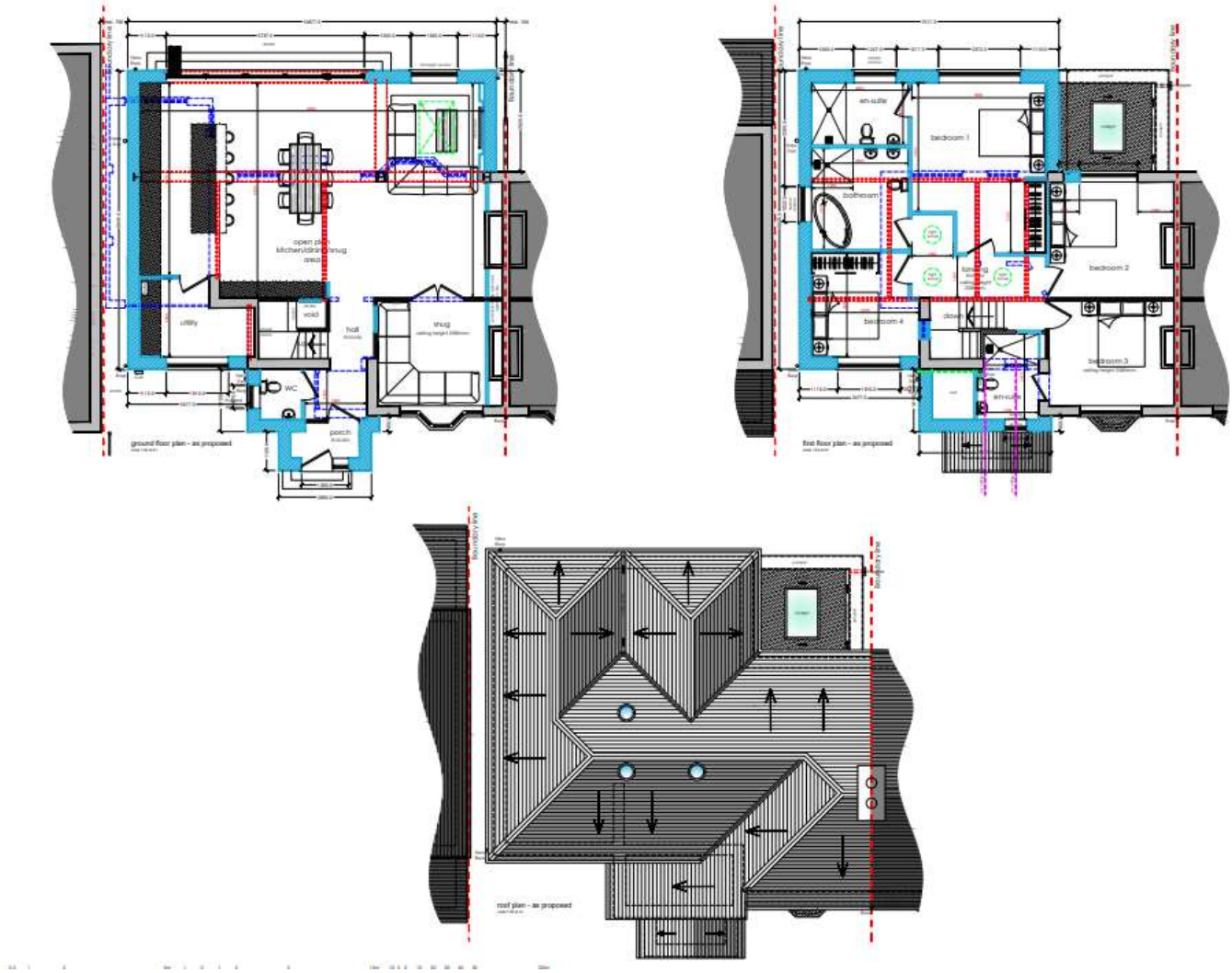
Tree Preservation Order: Not applicable

Description of area

This is primarily a residential area in nature surrounded by similar type properties.

Description of development

The applicant is seeking planning permission for the erection of a two storey side and part single part two storey rear extension, two storey front and front porch to provide additional living accommodation.



Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received.

<u>Policy and Issues</u>

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

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation to the Plan. The Examination of the Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

The City 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.

History

No previous planning applications relating to this site

Residential amenity

The applicant proposes the erection of a two storey side and part single part two storey rear extension, two storey front and front porch to provide additional living accommodation. The property is brick and render with attached garage to the side. Properties immediately to the left and right have undergone enlargements to the front, side and rear of their properties.

Front

The applicant proposes to erect a two storey front extension which consists of building the ground and first floor flush with the front elevation of the property in line with the side wall replicating the existing visual appearance of the front elevation. The roof would continue with a cat slide roof design with the insertion of a round window on the first floor reflecting the current characteristics of the front of the property. A porch will be added to the front with a projection measuring 1.125m forward of the extension to a width of 2.690m. The porch would have a dual pitch roof with a door and window facing the street.

Side and rear

The side extension would be setback from the front of the property by 1.81m retaining a gap to the shared boundary with no. 47 Parrs Wood Avenue measuring 750mm. the proposal would extend rearwards measuring 8.645m incorporating a projection beyond the original rear wall of the house by 2.925m. The proposal would wrap around the property extending across the rear at ground floor up to the shared boundary with the adjoining semi-detached property. At first floor this would measure 7.517m across the rear retaining a large gap to the shared boundary with the adjoining semi-detached property no. 51. Parrs Wood Avenue.

The roof would be hipped at first floor with a double hip to the rear elevation. The ground floor element to the rear would be flat with a parapet roof and the inclusion of a roof light. Windows would be on the front with bi folding doors and a window on the rear elevation at ground level. Windows to the front, side and rear would be at first floor level. Although the window along the side at first floor would serve a bathroom, a condition for obscure glaze has been attached to ensure there would be no future overlooking or loss of privacy given by the location of this window.

The City Council considers that the character of the area has been retained although houses in the immediate vicinity are themselves altered and extended. The proposal is considered to be acceptable in this location and it is not considered that the proposal would create any undue loss of privacy, loss of light or have an overbearing impact upon neighbouring occupiers. Extensions to the front, side and rear are particularly popular in this area, therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

The extensions is not considered to be overly large, is not unduly excessive and is comparable in terms of size and its position to others found in the immediate area. The extension has been sympathetically designed to take the amenity of neighbouring occupiers into account and therefore it is felt that the proposed extension can be acceptably accommodated at the application property retaining a large proportion of amenity space to the site.

Potential for a terracing effect is not considered to be an issue in this instance, and whilst the extension proposed is large, it is not considered to be overly dominant and is considered to be subservient to the main house. The gap to the side boundary and setback from the front elevation, creates a sense of space around the proposal, and allows the extension to be subservient to the main house and not form an incongruous feature within the street scene or detract from the character of the area.

It is considered that the proposal would not interfere with the existing characteristics of the area and given the orientation of the application site, it is not considered that there would be any significant loss of light or overshadowing as a result of the proposal especially as there are additions to no.47 and 51 Parrs Wood Avenue. It is not anticipated that the proposal would give rise to undue harm caused by the introduction of an extension to the front, side and rear of the property.

In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials, it is intended to use matching brick, render and tile as specified in the application form. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and rear and is considered acceptable and detailed as what is normally expected of such a structure.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable
Disabled access

Car parking

Off street car parking still remains at the front of the property and therefore is unaffected by this proposal.

Refuse

The storage of refuse bins are not affected by the proposal as access along the side would still be available for the movement of refuse bins.

Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The proposal has been sited and designed to ensure that it in keeping with the existing property and is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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. The application has been determined in a timely manner and in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to Policy DM1 of the Core Strategy and the National Planning Policy Framework.

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:

Stamped received on 17th November 2023 numbered P103 Proposed Ground Floor and Roof Plans

Stamped received on 17th November 2023 numbered P104 Proposed Elevations

Stamped received on 17th November 2023 numbered P107 Proposed Block Plan

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

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those as stated on the Householder 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 extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) Before first occupation the windows in the side elevation at first floor facing no. 47 Parrs Wood Avenue 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.

Appendix 1 – List of consultees & neighbours notified

47 Parrs Wood Avenue, Manchester, M20 5NB
31 Parrs Wood Avenue, Manchester, M20 5WB
29 Parrs Wood Avenue, Manchester, M20 5WB
27 Parrs Wood Avenue, Manchester, M20 5WB
51 Parrs Wood Avenue, Manchester, M20 5NB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA