MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138326/FH/2023
Date registered valid:	27 October 2023
Proposal:	Erection of a single storey rear extension together with the installation of a wood stove flue, a pitched roof to existing side extension and elevational alterations
Address:	350 Parrs Wood Road, Manchester, M20 6JD
Ward(s):	Didsbury East Ward
Applicant:	Alex Lawton
Agent (if any):	Mr Thomas Di Felice, TD Design and Planning
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**15 January 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 09 November 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 3 November 2023 Expired: 24 November 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

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 and back, a tarmac driveway and modest front garden bordered by a low-level redbrick wall, a two-storey side extension, a single storey rear outrigger and conservatory extension, and a spacious rear garden.



Figure 1. Principal elevation.



Figure 2. Rear elevation.



Figure 3. Rear garden.



Figure 4. Shared boundary.

Description of area

Parrs Wood Road is a residential street situated within the Didsbury East ward of Manchester, close to Barlow RC High School, Didsbury Park, and Kingsway (A34). The area is predominantly residential in terms of its character, consisting of semi-detached residential properties, 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 single storey rear extension together with the installation of a wood stove flue, a pitched roof to existing side extension and elevational alterations.

Planning History

39015 - Two storey side extension to form garage with bedroom over – **APPROVED** (30.08.1991).

Consultations & Notification Responses

Three letters of objection were received from three local residents in response to the original scheme. Their concerns are summarised as follows:

- Overlooking and loss of privacy.
- Detrimental to residential amenity.
- Potential for noise disturbance.
- Out-of-keeping with the character of nearby residential properties.
- Overbearing impact.
- Adverse impact upon visual amenity.
- Overdevelopment of the application property.
- Overshadowing caused by the privacy screen.

The scheme has now been revised so as to omit the first-floor rear balcony originally included within the scheme. It is considered that the revised scheme adequately addresses the concerns raised by local residents in their objection letters.

Environmental Health – made no objection to the proposal, requesting an informative be attached to the decision notice.

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 EN1 – Design Principles and Strategic Character Areas
- Policy EN19 - Waste

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

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.

Issues

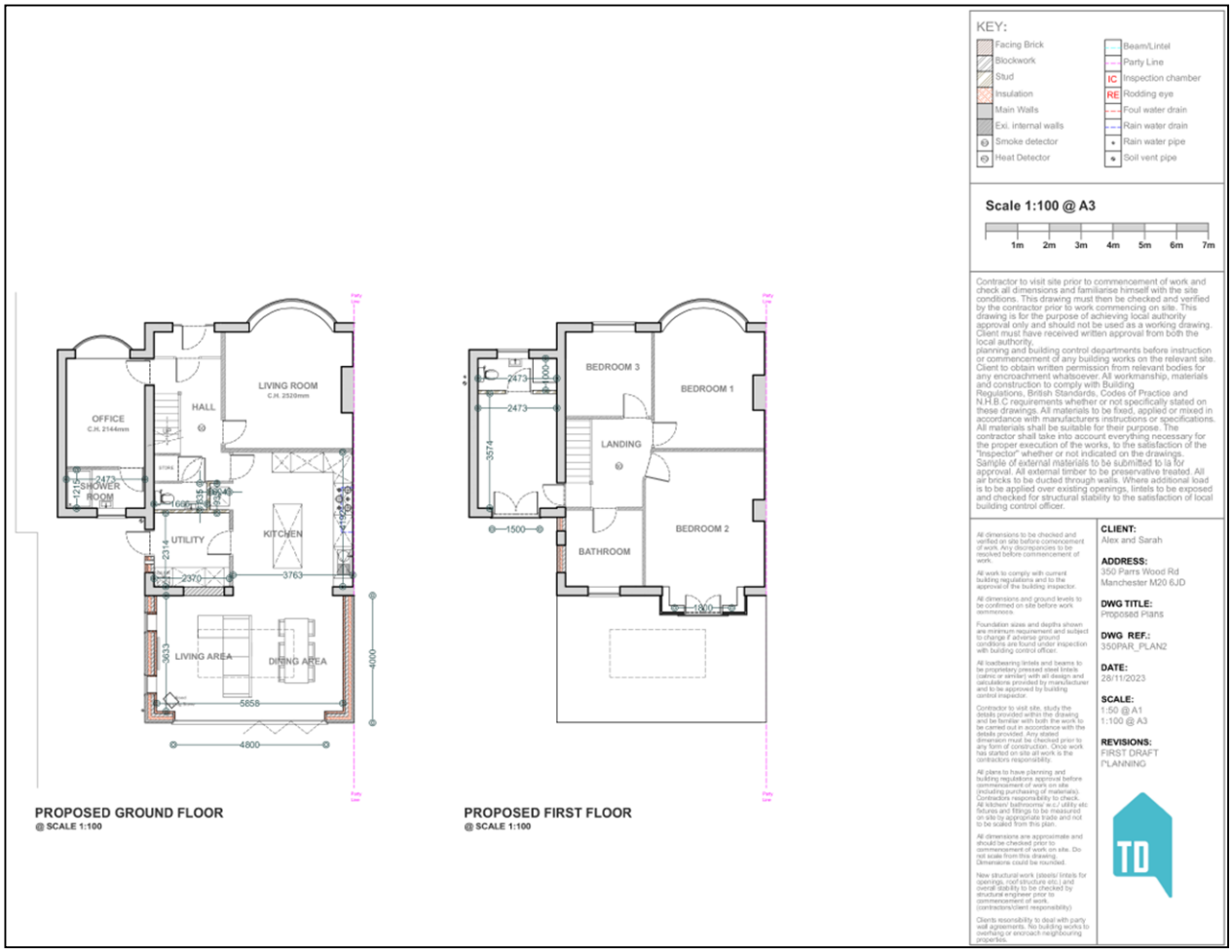
Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and 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 single storey rear extension together with the installation of a wood stove flue, a pitched roof to the existing side extension and elevational alterations in order 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. The principle of the proposal therefore accords with policy DC1 of the UDP; however, consideration must be given to the development's siting, scale and massing, appearance, and impact upon visual amenity, residential amenity, waste storage, and parking.

Siting, scale, and massing – the extension would be sited at the back of the property, facing northwest, replacing the existing single storey rear extension and ground floor bay window. It would project 4m rearwards from the host dwellinghouse, with a width of 6.586m, and a flat roof height of 3.194m. It would be sited along the boundary shared with No.352 Parrs Wood Road, and a gap of 3.363m would be maintained to the boundary shared with No.106 Atwood Road.

The 4m rearward projection exceeds the limit stipulated within policy DC1 of the UDP (of 3.65m), however is considered acceptable in these circumstances given that the extension would be sited north of the adjoining semi and would maintain a considerable gap to plot's northern shared boundary, thus avoiding causing substantial harm to the residential amenity of the area. Moreover, the extension is considered to be subservient to the host dwellinghouse in terms of its dimensions and would not result in an 'excessively large or bulky' addition to the property.

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



PROPOSED GROUND FLOOR
@ SCALE 1:100

PROPOSED FIRST FLOOR
@ SCALE 1:100

Figure 5. Submitted proposed plans.



PROPOSED REAR ELEVATION
@ SCALE 1:100

PROPOSED FRONT ELEVATION
@ SCALE 1:100

PROPOSED SIDE ELEVATION
@ SCALE 1:100

PROPOSED SIDE ELEVATION
@ SCALE 1:100

Figure 6. Submitted proposed elevations.

Appearance and visual amenity – the extension would be built of brickwork, roof tiles, windows and doors to match the existing. Its side elevation, facing No.352 Parrs Wood Road, would be blank and featureless, whilst its side elevation, facing No.106 Atwood Road, would feature two vertical windows. Its rear elevation would feature a set of bi-folding doors, whilst its flat roof would feature one roof lantern (projecting upwards by 0.477m).

The proposal is considered to be relatively standard in terms of its design and scale for developments of this type as well as being in-keeping with the overall precedent of residential extensions in this locale. Sited at the back of the property, the extension would not be visible within the street scene or public realm and, as such, should have a minimal effect upon the visual amenity of the area. Moreover, its use of matching materials should provide a blended appearance with the host dwellinghouse, thus avoiding forming a visually prominent feature.

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

Residential amenity – given that the extension would have a maximum flat roof height of 3.194m, would be sited north of the adjoining semi, and would maintain a considerable gap to the plot's northern shared boundary, it is understood 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, though the extension's north / northeastern side elevation would feature two vertical windows, these would be sited approximately 3.363m away from the nearest shared boundary (with an obscure glazing condition attached) and, as such, should not infringe upon the privacy of neighbouring occupiers.

Waste storage – the current waste storage arrangements would be unaffected by the proposal.

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

Other matters – the proposal also includes the installation of a wood stove flue to the rear of the property. Environmental health made no objection to this aspect of the proposal, requesting that an informative be attached to the decision notice.

The proposal also includes the replacement of the two-storey side extension's existing roof with a hipped roof form measuring to 6.708m in height with eaves to match the existing. This alteration is considered acceptable given its minimal impact upon visual and residential amenity.

The proposal also includes a number of elevational alterations to the host dwellinghouse and existing extensions. These are set out below:

- Replacement of the ground-floor window in the side elevation, facing No.106 Atwood Road, of the host dwellinghouse with an outward-opening door.
- Replacement of the first-floor windows in the rear elevation of the side extension with a set of inward-opening doors and a Juliet balcony.
- Blocking up of the first-floor windows in the side elevation facing No.106 Atwood Road of the host dwellinghouse.
- Installation of a new first-floor window in the rear elevation of the host dwellinghouse.
- Enlargement of the existing first floor bay window to the rear elevation of the host dwellinghouse, including the installation of a Juliet balcony.

These alterations are considered acceptable given their minimal impact upon visual and residential amenity.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and visual amenity, residential amenity, waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 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. Minor 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 labelled:

-'Proposed Plans', numbered '350PAR_PLAN2', stamped as received by the City Council as Local Planning Authority on the 12th January 2024.
-'Proposed Elevations', numbered '350PAR_ELE2', stamped as received by the City Council as Local Planning Authority on the 12th January 2024.

Reason - To ensure 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 developments hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture.

Reason- To ensure the appearance of the building to be developed is not adversely affected by the materials to be used in the construction of the developments, 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) The extension's flat roof, sited adjacent to the proposed first-floor Juliet balcony in the rear elevation of the host dwellinghouse, shall not be used for any other purpose other than as a means of escape in an emergency or for maintenance of the building.

Reason - To safeguard the amenities of nearby residential properties against overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) Before first occupation, the proposed windows in the side elevation facing No.106 and No.108 Atwood Road 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.

Informatives

1) If installing a solid fuel burning appliance (such as wood burning stove) in Manchester, which is covered by smoke control areas, you must first get confirmation from the supplier that it is an exempt appliance (https://smokecontrol.defra.gov.uk/appliances.php). If the appliance is not exempt, only smokeless or authorised fuel is permitted to be burnt (https://smokecontrol.defra.gov.uk/fuels.php). Further controls were introduced in 2021 to control the sale of bagged traditional house coal and wet wood (https://cleanairgm.com/air-pollution-from-domestic-burning/). For further information visit (https://www.manchester.gov.uk/info/100006/environmental_problems/2836/smoke_and_fire/6).

Appendix 1 – List of consultees & neighbours notified

106 Atwood Road, Manchester, M20 6JN
108 Atwood Road, Manchester, M20 6JN
104 Atwood Road, Manchester, M20 6JN
102 Atwood Road, Manchester, M20 6JN
352 Parrs Wood Road, Manchester, M20 6JD
2 Aldwick Avenue, Manchester, M20 6JL
365 Parrs Wood Road, Manchester, M20 6JE
363 Parrs Wood Road, Manchester, M20 6JE
354 Parrs Wood Road, Manchester, M20 6JD

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